



Staff Report to the Zoning Administrator

Application Number: **241286**

Applicant: James Babcock

Agenda Date: February 21, 2025

Owner: James Babcock

Agenda Item #: 2

APN: 068-271-06

Time: After 9:00 a.m.

Site Address: 220 Miracle Lane, Santa Cruz 95060

Project Description:

Proposal to establish a new four-bedroom vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Vacation Rental Permit.

Location: Property is located on the eastern side of Miracle Lane (220 Miracle Lane), approximately 550 feet north of the intersection of Miracle Lane and Redwood Drive in Santa Cruz.

Permits Required: Vacation Rental Permit

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241286, based on the attached findings and conditions.

Analysis

The subject property is developed with an existing four-bedroom single-family residence, not located in any of the Designated Areas described in Santa Cruz County Code 13.10.694(C). The two-story single-family dwelling was originally constructed in 1985 under permit #78046; a subsequent remodel in 2020 was authorized to enclose an existing breezeway from the dwelling to the garage, resulting in dwelling that contains four bedrooms and three bathrooms.

Vacation rentals within residential structures are permitted within the RA zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance. Vacation rental permits are subject to renewal pursuant to County Code Section 13.10.694(D)(3), as conditioned.

The provided parking will meet the requirements of SCCC 13.10.694(D)(2)(c)(iv) B. Pursuant to this Code Section, parking for vacation rentals is limited to the number of on-site parking spaces.

A minimum of one on-site space is required for vacation rentals containing one or two bedrooms and a minimum of two on-site spaces is required for rentals containing three or more bedrooms. The subject dwelling is comprised of four bedrooms; therefore, two on-site parking spaces are required. Four parking spaces are available on-site, meeting the parking requirements of SCCC 13.10.694(D)(2). Due to the lack of on-street parking available along Miracle Lane, parking shall be limited to the number of on-site spaces.

Pursuant to SCCC 13.10.694(D), vacation rental permits expire the same month and day five years subsequent to the effective date of the Vacation Rental/Renewal Permit; therefore, the date of expiration of this permit is March 07, 2030.

Kristina Delic has been designated as the 24-hour contact for the vacation rental. Kristina Delic is located in Boulder Creek, within the required 30-mile response radius from the proposed vacation rental property.

The property is not located within any of the Vacation Rental Designated Areas, therefore, not subject to the designated area caps or block limits described in SCCC 13.10.694(D).

Public Input

County Staff received several emails from neighbors with concerns regarding noise, fire risk, traffic, and road safety (Exhibit G).

The vacation rental ordinance requires that all vacation rentals comply with the standards of the County's noise ordinance (SCCC 8.30); additionally, a copy of the noise ordinance shall be posted inside the vacation rental in a location readily visible to all guests. The noise ordinance sets thresholds for offensive noise, and a noise shall be automatically considered offensive if it occurs between the hours of 10:00 p.m. and 8:00 a.m. Citations for any violations of Chapter 8.30 are considered to be a 'significant violation'; if two significant violations occur on a vacation rental property within a 12-month period, the permit shall be noticed for a public hearing to consider permit revocation.

Access to the site requires taking Glen Canyon Road, to Redwood Drive, to Miracle Lane. Glen Canyon Road and Redwood Drive are County maintained and moderately trafficked. Miracle Lane is a privately maintained, two-lane road that serves multiple parcels and private driveways.

Santa Cruz County is comprised of several rural communities where properties are accessed from narrow winding private roads. Vacation rental permits are routinely issued on legally developed parcels throughout these rural communities. The subject parcel was legally developed with permits in 1985; therefore, it was determined at the time of building permit issuance that site access complied with fire and emergency access requirements.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **241286**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By: Michael Lam
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E-mail: Michael.Lam@santacruzcountyca.gov

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans, Lease Agreement and 24hr Contact
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 241286

Assessor Parcel Number: 068-271-06

Project Location: 220 Miracle Lane, Santa Cruz 95060

Project Description: Proposal to establish a new four-bedroom vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time.
Requires a Vacation Rental Permit

Person or Agency Proposing Project: James Babcock

Contact Phone Number: (415) 444-9608

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

E. ☒ **Categorical Exemption**

F. **Reasons why the project is exempt:**

Class 1 – Existing Facilities: Conversion of an existing single family residence, to a short term residential vacation rental, will not result in environmental impacts in that a vacation rental use is synonymous with a residential use.

Class 3-Conversion of Small Structures: Conversion of the existing single family residence, to allow for short term vacation rental use, will not result in modifications to the existing, legally constructed residential structure.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Michael Lam, Project Planner

Date:_____

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made; in that the proposed residential vacation rental is located in an existing residential structure in an area designated for residential uses and is not encumbered by physical constraints to development. The residential vacation rental will comply with health and safety standards established for vacation rental units, including smoke and carbon monoxide alarms, working ground fault circuit interrupters, emergency egress in all sleeping rooms, and handrails along stairs and walking surfaces above 30 inches in height to insure the optimum in safety. In addition, the vacation rental standards address noise, occupancy, and parking to ensure that there are no detrimental effects of the vacation rental.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the location of the proposed vacation rental and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances, including the vacation rental ordinance, and the purpose of the RA (Residential Agricultural) zone district as the primary use of the property will be a residential vacation rental dwelling that meets all requirements of the vacation rental ordinance.

- (c) **General Plan Conformance.** The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential vacation rental use is consistent with the use and density requirements specified for the R-R (Rural Residential) land use designation in the County General Plan as it is a residential use in an existing residential structure and the vacation rental ordinance implements the standards contained in the Noise Element of the General Plan.

A specific plan has not been adopted for this portion of the County.

- (d) **CEQA Conformance.** The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) **Utilities and Traffic Impacts.** The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential vacation rental is to be located within an existing single family residential structure. The expected level of traffic generated by the proposed vacation rental is commensurate to any other residential use of the dwelling because the short term rental occupancy of a residence does not change the type of use within the dwelling and, further, guest celebrations that result in temporary increased traffic can occur with both non-vacation rental residential use and vacation rental use. The project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the short-term vacation rental is proposed to be located within an existing residential dwelling located within a residential neighborhood, consistent with the land use intensity and density of residential neighborhoods. Both non-vacation residential uses and vacation rental uses can include celebrations that result in temporary increase in vehicles and building occupancy.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the coastal zone.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed short-term vacation rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior changes to the existing residence are proposed as part of this application.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed short-term vacation rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior changes to the existing residence are proposed as part of this application.

Conditions of Approval

Exhibit D: Project plans, prepared by James Babcock, dated July, 2019.

- I. This permit authorizes the operation of a vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. Operational Conditions
 - A. The vacation rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Vacation Rental Certification form on file with the Department of Community Development and Infrastructure.
 - B. Issuance of this permit shall not infer approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term "new development" shall include, but is not limited to, fencing, patios, and accessory structures. The term "use" shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.
 - C. The maximum, overnight occupancy of the vacation rental shall not exceed 10 people (two per bedroom, plus two additional people, children under eight not counted).
 - D. The maximum number of vehicles associated with the overnight occupants shall not exceed four (number of on-site parking spaces). No on street parking allowed.
 - E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (twice the number of overnight occupants, children under 8 not counted).
 - F. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). A copy of the County Noise Ordinance (County Code Chapter 8.30) shall be posted inside the vacation rental in a location readily visible to all guests.
 - G. Vacation rental rules shall be posted inside the vacation rental in a location readily visible to all guests. The rules shall include, but not necessarily be limited to the following: maximum number of guests allowed; maximum number of people allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m.; maximum number of vehicles allowed; restrictions on noise (contained in the County Noise Ordinance), illegal behavior, and disturbances, including an explicit

statement that fireworks are illegal in Santa Cruz County; and directions for trash management.

- H. Fireworks are illegal in Santa Cruz County and prohibited at the vacation rental.
- I. The vacation rental shall have a sign identifying the structure as a permitted vacation rental and listing a 24-hour local contact responsible for responding to complaints and providing general information. The sign shall not exceed 216 square inches, be legible from, and be posted no more than 20 feet back from the nearest street. For all rentals, the sign shall also display the beginning and end dates of the five-year vacation rental permit. Sign information shall be updated upon any renewal of this permit. The sign shall be continuously maintained while the dwelling is rented.
- J. The name, address, and telephone number(s) of the local property manager (24-Hour contact person) shall be posted inside the vacation rental in a location readily visible to all guests.
- K. Any change in the local property manager's name, address, or telephone number shall be promptly furnished to the Planning Department, the local Sheriff Substation, the Auditor-Controller-Treasurer Tax Collector, the main County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the vacation rental is located. Proof of mailing or delivery of the updated contact information to all of the above shall be submitted to the Planning Department within 30 days of change in the local property manager's contact information.

In addition, the applicant shall complete the online contact (see link below) information survey to ensure that the Community Development and Infrastructure Department is apprised of current contact information and for emergency notifications by the County Office of Response, Recovery and Resilience. Survey can be accessed via this link: <https://forms.office.com/g/5kjvAnC8n6>.

- L. The local property manager (24-hour contact person) shall be located within 30 miles of the vacation rental. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC 18.10.136.
- M. All advertising for vacation rentals shall include the vacation rental permit number in the first two lines of the advertisement text, and where photos are included, a photo containing the permit number shall be included, as well as a photo of the required signage that includes the 24-hour contact information and vacation rental identification. Advertising a vacation rental for a property without a vacation rental permit is a violation of this chapter and violators are subject to the penalties set forth in SCCC 19.01.
- N. The owner/applicant shall comply with the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient

occupancy tax for the vacation rental unit.

- O. Permits for vacation rentals shall expire five years from the date of approval. To continue in operation as a legal vacation rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. Vacation rental permits are non-transferable and become void when a property transfer triggers reassessment.
- P. A violation of any of the requirements to obtain a vacation rental permit may be grounds for denial of a new vacation rental permit application. Further, violations of vacation rental regulations, or of any other provision of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing vacation rental permit after consideration at a public hearing by the Zoning Administrator (or by the Planning Commission upon referral).
- Q. If more than two significant violations occur on a vacation rental property within a 12-month period, a permit shall be noticed for a public hearing to consider permit revocation, pursuant to SCCC 18.10.136. "Significant violations" are: citations for violation of SCCC 8.30 (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the vacation rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of vacation rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the local property manager to respond to calls within 60 minutes; and failure to maintain signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a vacation rental permit for the same parcel without prior consent of the Board of Supervisors.
- R. The Vacation Rental shall provide overnight lodging for a period of not more than 30 days at a time.
- S. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

III. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its

sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

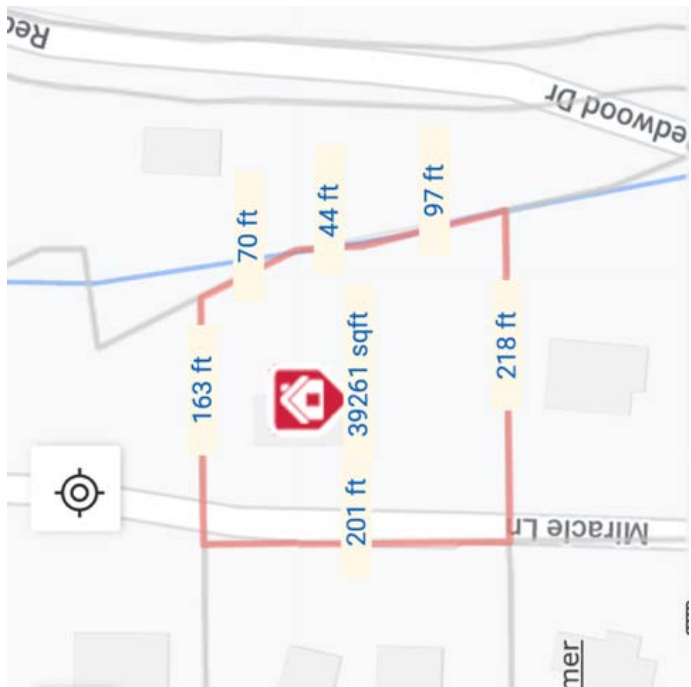
Approval Date: _____

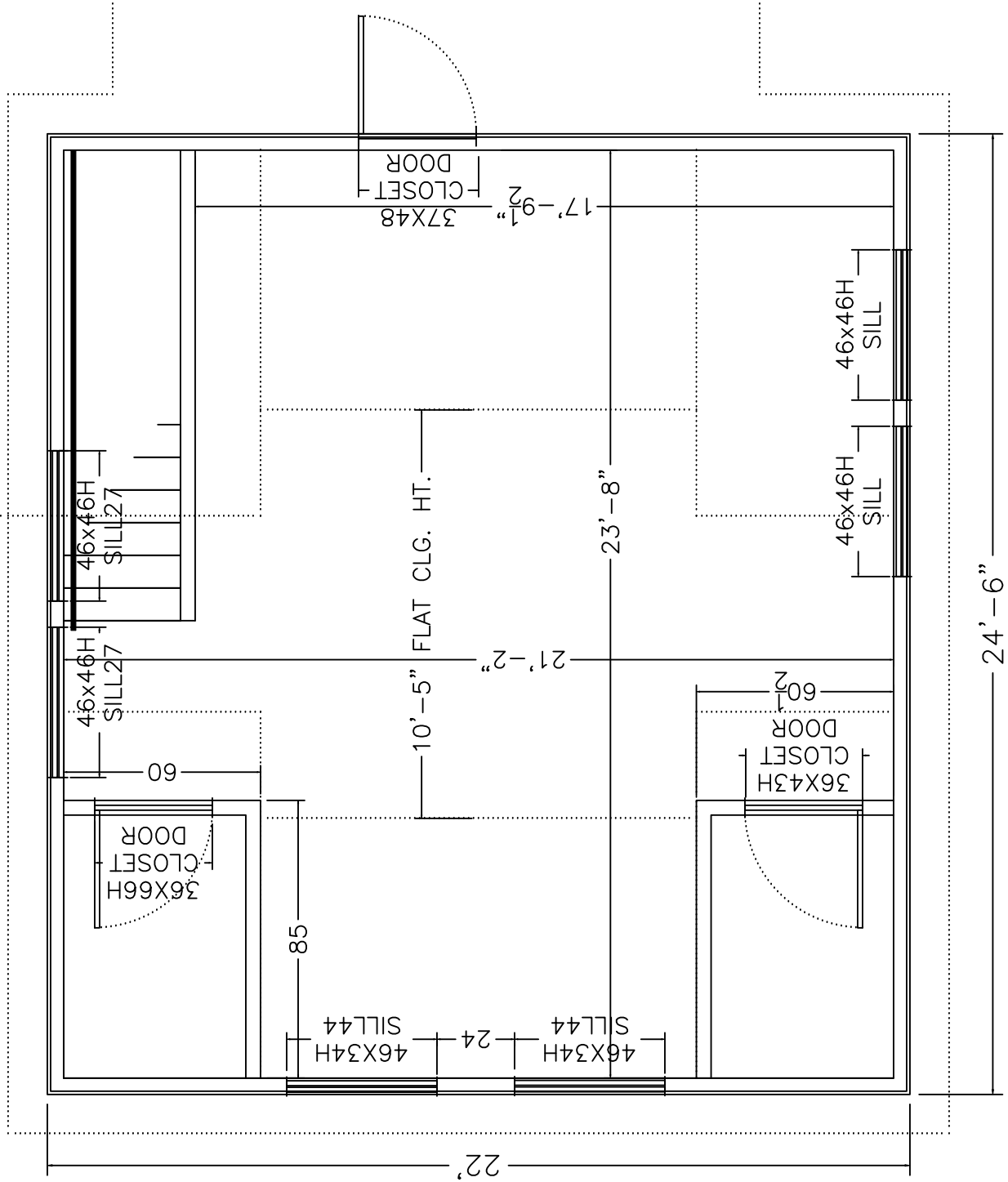
Effective Date: _____

Expiration Date: _____

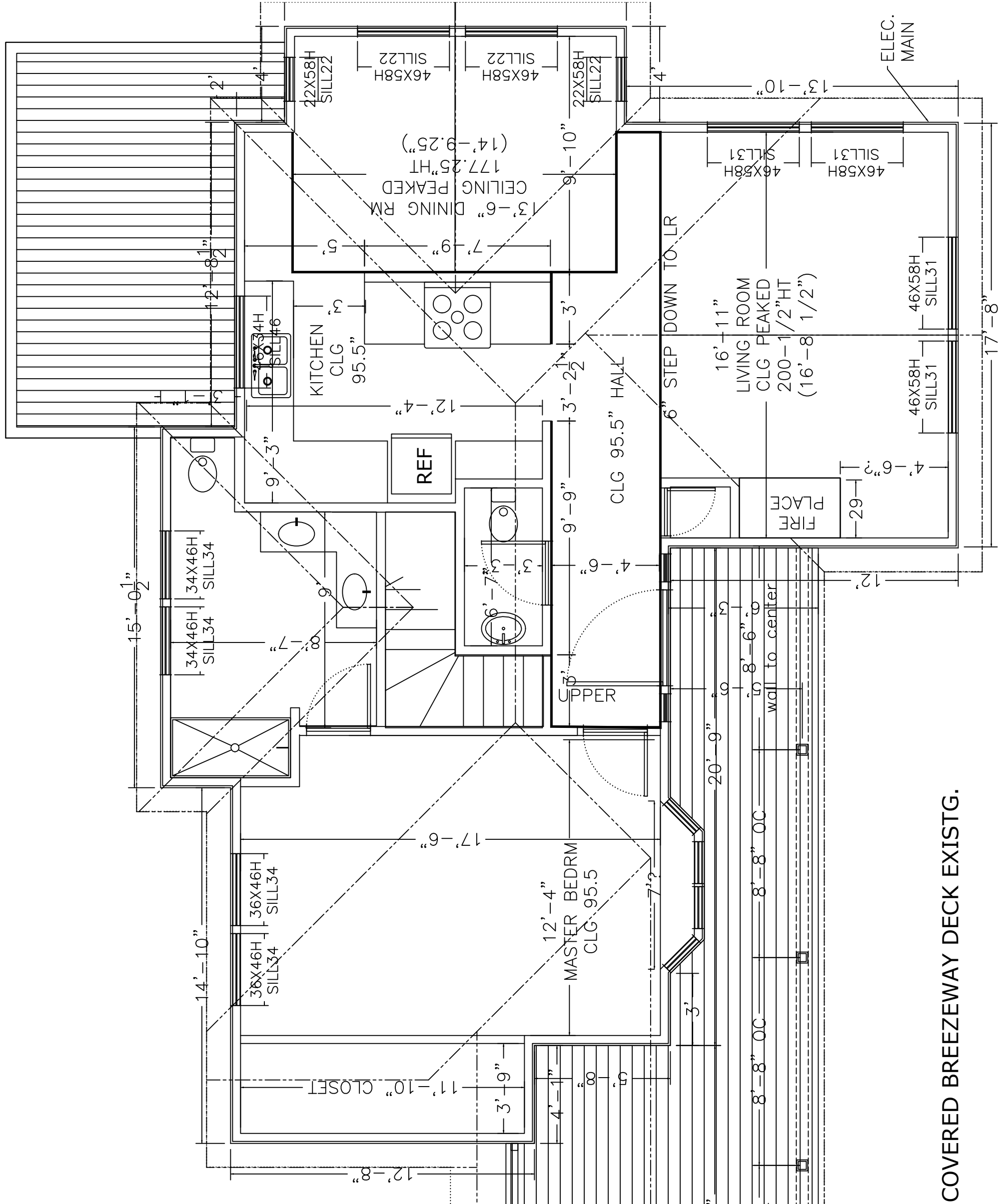
Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

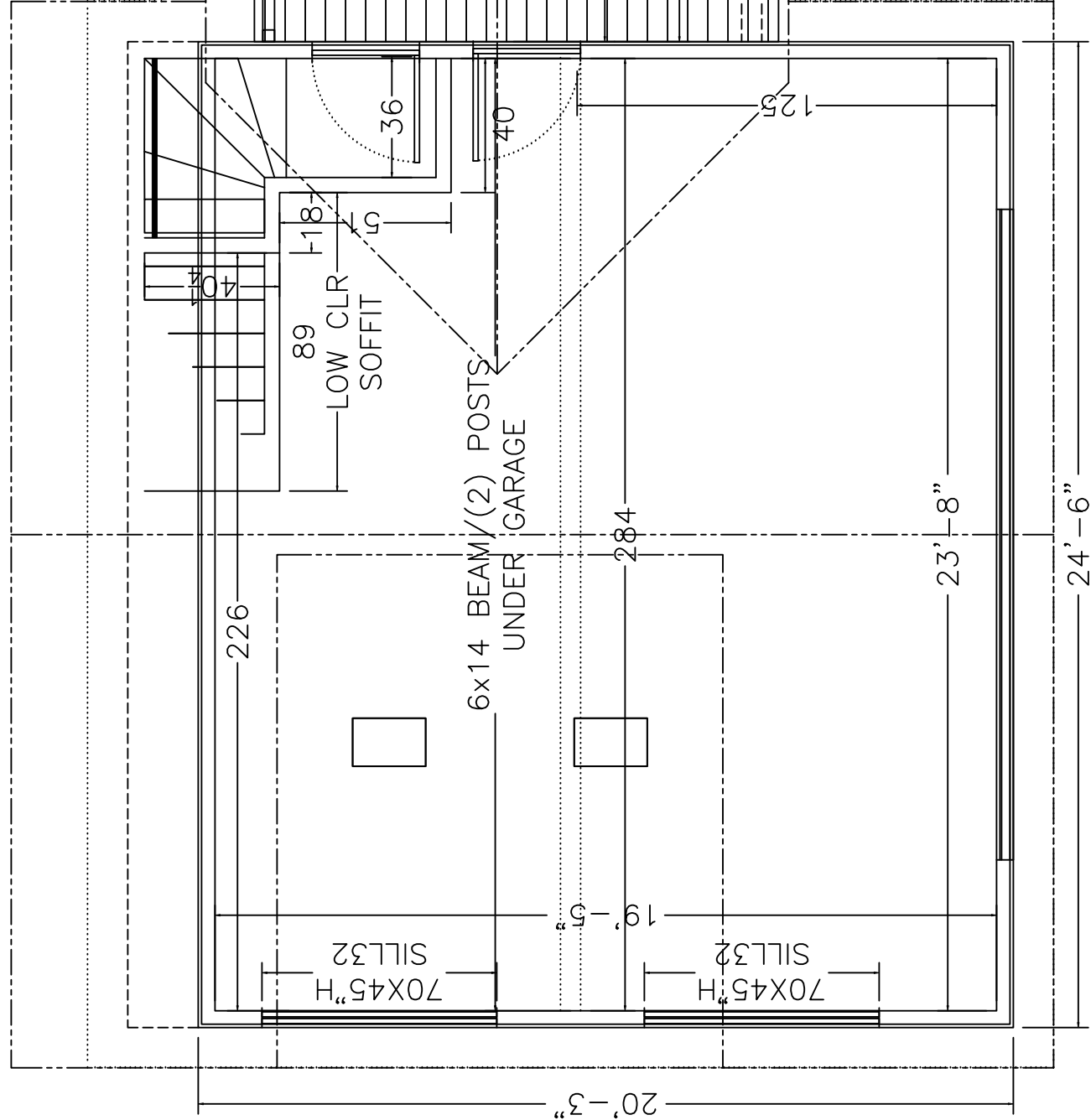




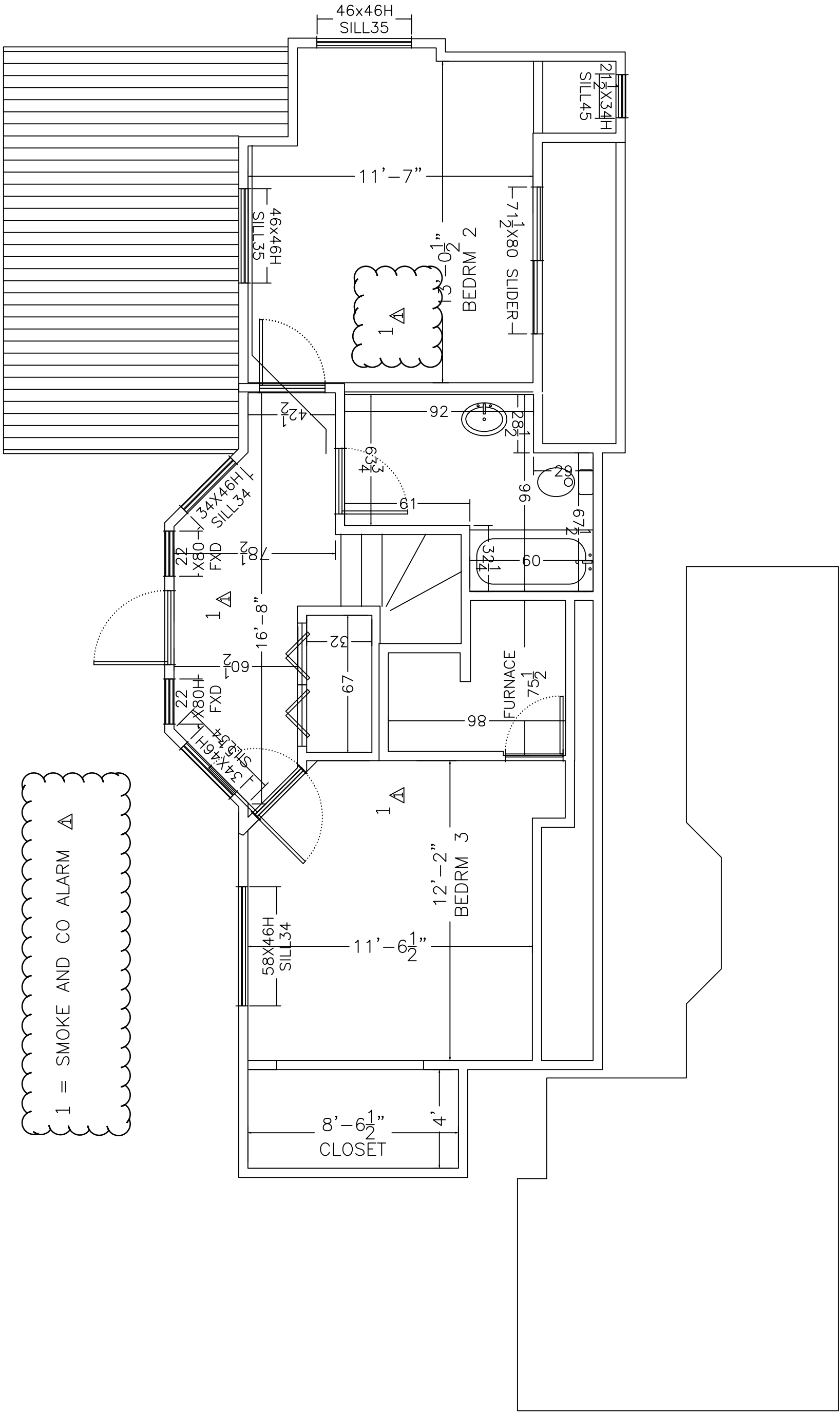
PLAN UPPER AT GARAGE 1/4"=1'-0"



COVERED BREEZEWAY DECK EXISTG.



PLAN GARAGE 1/4"=1'-0"





County of Santa Cruz
Community Development & Infrastructure
701 Ocean Street 4th Floor, Santa Cruz, CA 95060
www.cdi.santacruzcountyca.gov

Vacation Rental Permit & Renewal Application Form

Form
PLG-150
Page 4 of 6
Rev 1/12/23

24-Hour Contact

NOTE: The 24-hour contact must reside within a 30-mile radius of the vacation rental.

Name: Kristina Delic

Physical Address: 363 River Drive

City: Boulder Creek

State: CA

Zip Code: 95006

Phone No.: 831 431 7215

Email: keykeydelic@gmail.com

Elected / Public Official or County Employee Information Publication

If the contact person identified above is an elected or appointed official (including a public safety official) as defined by sections 6254.21 or 6254.24 of the California Government Code, this application must be signed below by the contact person and constitutes written permission under Government Code section 6254.21 that the contact person's name and phone number may be placed on the County's internet website. If the contact person identified above is an employee of the County of Santa Cruz within the scope of section 468 of the County Procedures Manual, this application must be signed below by the contact person, it constitutes a waiver of the provisions of that section, and it constitutes written permission to place the contact person's name and phone number on the County's internet website.

Contact person signature, if applicable

Date

VACATION RENTAL SHORT-TERM LEASE AGREEMENT

This Vacation Rental Short Term Lease Agreement, hereinafter referred to as "Agreement," is entered into by _____ [name of tenant], a resident of _____ [address of tenant], hereinafter referred to as "Tenant" and by James Babcock with a business address of 100 Shoreline Highway, Suite B280, hereinafter referred to as "Landlord."

1. **The Property.** The property is described as a house with 2 bedrooms and 3 bathrooms that is located at 220 Miracle Lane, Santa Cruz, California 95060 [Property Location], hereinafter referred to as the "Property."
2. **Period of Stay and Allowable Number of Guests.** The total people in renting party (i.e., Tenant and others staying with Tenant on the Property) shall not exceed 4 guests. The rental period shall be as set by Air BnB.
3. **Rental Amount.** The total rental amount, cleaning fee, taxes, and other charges for the period shall be as set through Air BnB.
4. **Rental Deposit and other fees.** The landlord reserves the right to retain any initial Rental Deposit after the fully refundable period prior to the rental start date. The amount is fully refundable up to one week prior to the start date.
5. **Termination of Agreement.** Upon request, the Landlord may inspect the premises and make any necessary repairs with prior notice in accordance with applicable laws. If any of the terms of this agreement are violated by the Tenant, the rental period shall be immediately terminated in accordance with applicable law.
6. **Vacation of Premises.** When this agreement is terminated, the Tenants waive all rights to process if they do not vacate the premises by the specified date and time. The Tenants must vacate the premises at that time and date agreed upon.
7. **Maintenance and Repairs of the Property.** In addition, the Tenants must keep the premises clean and ready for rent and use them legally and carefully. The tenants must pay for maintenance and repairs if they leave the premises in a lesser condition. If tenants

damage the premises or furnishings, the Landlord will deduct the cost of said services from the security deposit before reimbursing the deposit.

8. **House Rules.** The tenant agrees to abide by the following House Rules at all times and shall ensure all rental guests and anyone else who is allowed on the property abide by them:
 - A guest must be at least 21 years of age unless accompanied by an adult
 - Pets are not allowed
 - The check-in time is after 4 PM, and the check-out time is by 10 AM
 - Between 10 PM and 8 AM, please be respectful of the neighbors and reduce the volume of your noise
 - Gatherings must occur between 8 AM and 10 PM, and the number of visitors shall not exceed 8.
 - No more than 3 vehicles are allowed.
 - Trash must be kept in closed containers and not allowed to accumulate.
 - Illegal activity of any kind is prohibited, including the use of fireworks.
9. **Subletting.** No right of subletting shall be granted to the Tenant.
10. **Respect Quiet Enjoyment.** Tenants are expected to behave civilly and respect the rights of surrounding property owners while remaining respectful of them. They shall refrain from creating noise or disturbances likely to disturb or irritate the surrounding property owners. As a consequence of creating a disturbance of this nature, this agreement will be immediately terminated, and Tenants will have to vacate the premises immediately.
11. **Landlord's Liability.** The Landlord's liability for personal injury or property damage arising from the use of premises is indemnified and held harmless by Tenants and Tenants' Guests, regardless of the nature of the injury or damage. The tenants explicitly acknowledge that any insurance the landlord maintains does not cover their personal property, so they should purchase their insurance.
12. **Attorney's Fees.** If legal action is required to enforce this agreement, Tenant will be responsible for Landlord's reasonable attorney's fees and other costs.

13. **Use of Property.** It is expressly acknowledged and agreed that Tenants do not intend to use the Property as a residence or household or for commercial purposes during the term of this Agreement. Neither the tenant nor any other party may use the property for illegal activities. This agreement will terminate without a refund of rent and deposits.

14. **Governing Law.** This contract is governed by the laws of the state of California where it was entered.

Landlord and Tenant agree to the above conditions on this ____ day of _____, 20____
and hereby swear that the information provided is accurate and true:

Tenant 1's Signature _____ Tenant 2's Signature _____

Tenant 1's Print Name _____ Tenant 2's Print Name _____

Date _____ Date _____

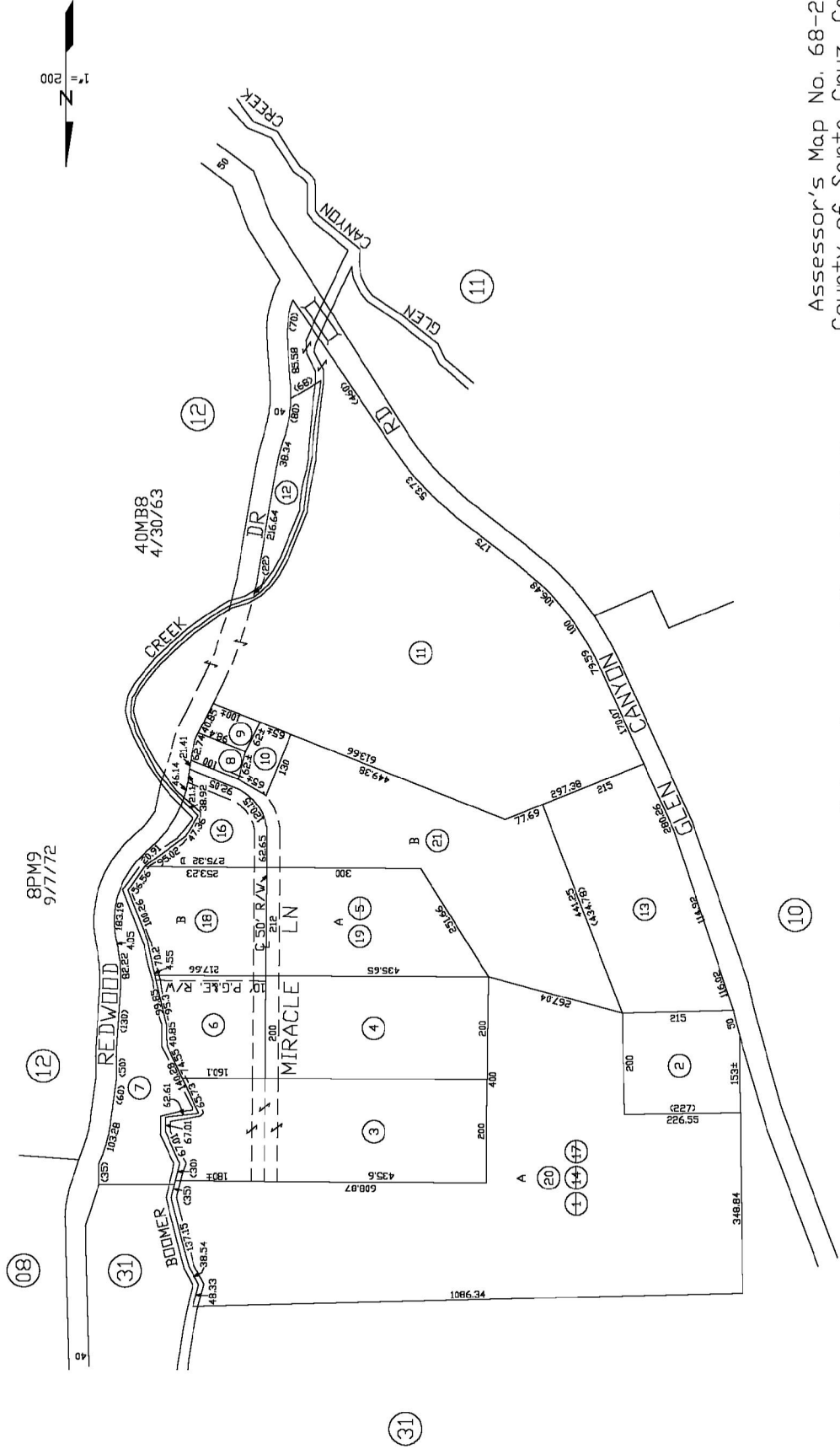
Landlord's Signature _____

Print Name _____

Date _____

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. S.W. 1/4 SEC. 31, T.10S., R.1W., M.D.B. & M. Tax Area Code 68-27
 92-006



Assessor's Map No. 68-27
 County of Santa Cruz, Calif.
 Aug. 1999

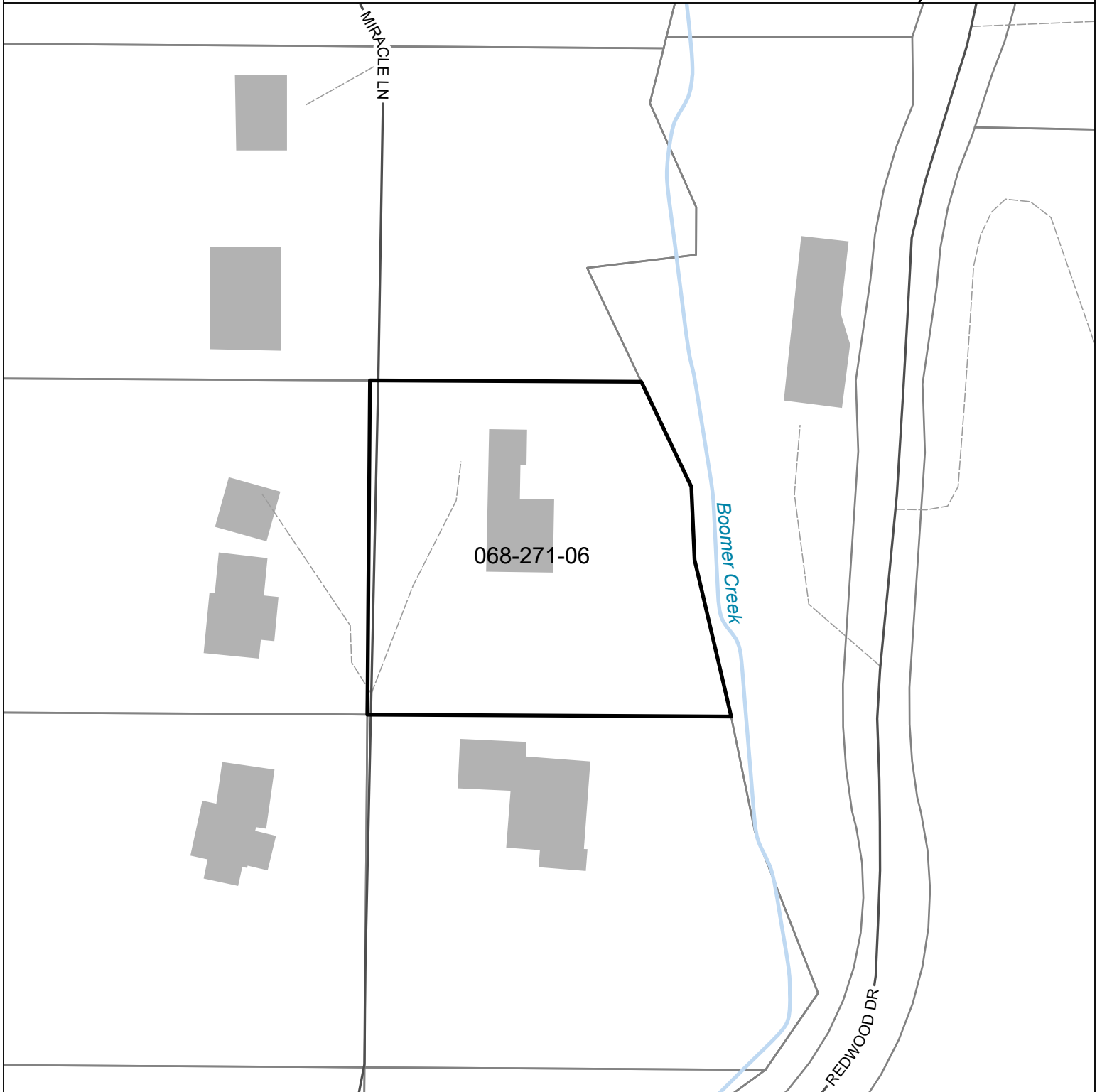
Note - Assessor's Parcel Block &
 Lot Numbers Shown in Circles.

EXHIBIT E



Santa Cruz County Planning Department

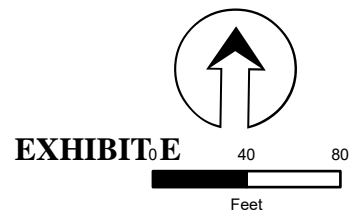
Parcel Location Map



Parcel: 06827106

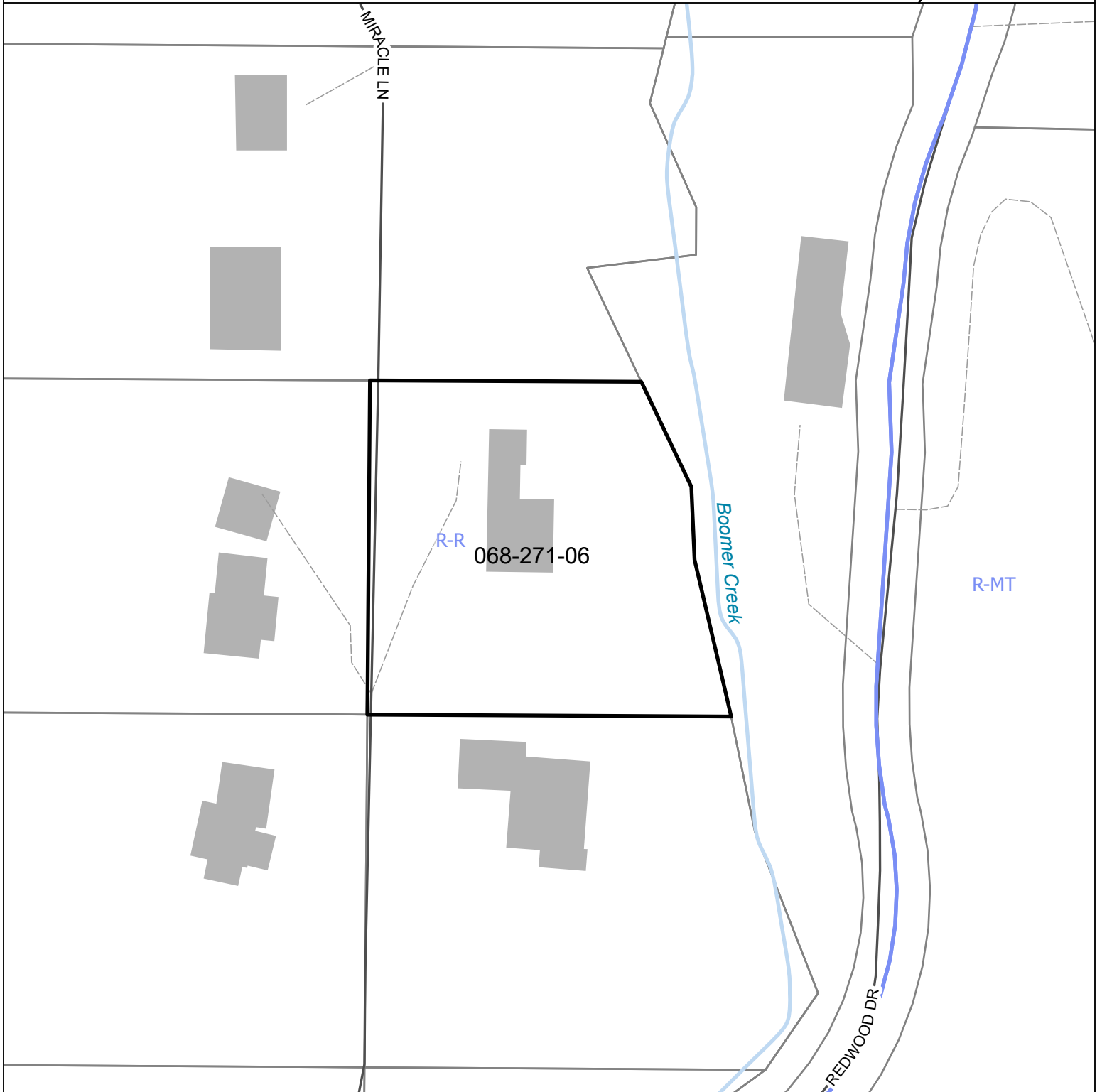
☐ Subject Parcel

Map printed: 10 Feb. 2025





Parcel General Plan Map



 Subject Parcel



Parcel Zoning Map



Mapped Area

MIRACLE LN

Boomer Creek

RA
068-271-06

SU

REDWOOD DR

 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic (CSA 12 Septic Maintenance)
Fire District: Scotts Valley FPD
Drainage District: n/a

Parcel Information

Parcel Size: 0.90 acres
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Miracle Lane
Planning Area: Carbonera
Land Use Designation: R-R (Rural Residential)
Zone District: RA (Residential Agricultural)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Technical Reviews: None

Environmental Information

Geologic Hazards: Not a mapped constraint
Fire Hazard: Not a mapped constraint
Slopes: 0% to 50+ %
Env. Sen. Habitat: No physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: No physical evidence on site

Michael Lam

From: Aaron Lodge <alodge@teachjustice.com>
Sent: Tuesday, December 3, 2024 1:39 PM
To: Michael Lam
Cc: Aaron Lodge
Subject: 220 Miracle Lane vacation rental

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello Mr. Lam,

My name is Aaron Lodge a local long time attorney in Santa Cruz. My family bought the property on Miracle Lane in the very early 70s, and my father and I cleared the first path up there. We got our 1964 Chevy truck stuck up on the hill which sat for years until we freed it. We build the paved road to the top. I still own about 15 acres all together including some on Miracle Lane and adjacent property on Redwood Drive up against Miracle Lane.

I generally have nothing against building and development and progress, but to a point. Last Wednesday I returned home from a thanksgiving dinner in San Jose (the day before thanksgiving), and it was late at night. I found multiple cars parked illegally along Redwood Drive and sticking out. As I parked at my house, and got out of my car I heard loud music coming from Miracle Lane. I thought it was maybe a Thanksgiving party of some sort which to me was fine especially if an owner was hosting a party. I went into my house. For several more hours I continued to hear the noise and I thought it was very unusual. Of course, I knew nothing about the vacation rental or Airbnb thing going on. At one point, I heard a loud scream and I quickly got my gun and loaded it. I have been a very responsible gun owner from about 1975 and it is extremely rare that I get it out, but the scream past midnight made me think some kind of violence might be going on. I listened carefully and then heard a second scream which was quickly accompanied by some loud laughter and banter and then I knew it was not an incident to worry about so I put my gun away and tried to just go to sleep.

The next morning, I heard some more loud noises which presumably were people returning to their poorly parked cars along redwood Drive. I just wrote it off as somebody having a Thanksgiving party which would be fine. Then I heard about all this stuff about a vacation rental going in at the same house on Miracle Ln. I realized the party must have been related to that and was probably not an owner having a nice Thanksgiving dinner with family but a group of remote strangers renting the place just to have a wild and crazy party out in the woods.

Miracle Ln. and Redwood Drive cannot handle a large four bedroom vacation rental, purely for the purpose of freak off and other crazy type parties. We do not have parking. Miracle Ln. is a private driveway of which just last year I paid nearly \$50,000 to re-pave because too many cars and some trucks have gone back-and-forth without our permission and created major potholes. We also have had major runoff problems with water, which is exacerbated when there are multiple cars, especially if they are parked partially on the side of the road. The house in question does not have access to city water or to

PG&E gas. They have a well and are drawing from the same water source that we all use, which is greatly in danger as it is. There are no street lights and it is somewhat dangerous walking in the complete dark at night, especially if someone is drunk or drugged, they can easily fall into a ditch or ravine or the creek, which has happened before when people have had parties up and down the road.

There are so many reasons to not allow this. My personal cell number is 831-600-3030 and this email is coming from my legal email address of which I get every day. Please feel free to call or Wright and if there is anyone else I can reach out to, let me know. Also, if there is a hearing I would like to appear so please inform me of that.

Aaron Lodge, Esq.



Aaron J. Lodge
ATTORNEY AT LAW

Aaron J. Lodge, J.D., LL.M.
Attorney at Law and Professional Mediator

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Michael Lam

From: Andrea Rosenfeld <andrea.rosenfeld88@gmail.com>
Sent: Monday, December 2, 2024 1:28 PM
To: Michael Lam
Cc: First District
Subject: Pending permit request for 22 Miracle Lane, Santa Cruz

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Michael,

I understand you are the planner currently considering a new request for an unhosted short term rental permit at 22 Miracle Lane, Santa Cruz. I am writing to urge you to deny this permit request.

I am a neighbor of this property at 980 Burl Road, and have lived on the nearby road for over 50 years. Since we have seen the positing re: a permit application for 22 Miracle Lane, myself and my neighbors have been very concerned about the impact this would have on our community.

Even though the permit is not even approved, it is reported that a short term renter had a party on November 30th. There was loud music playing from 10:00 PM - 3:00 AM at this property. Neighbors said cars were parked all over the narrow lane, some blocking access. Miracle lane is very steep and narrow. Its entrance to Redwood drive is a blind intersection, which has a mirror to aid with visibility. It is known as one of the most dangerous areas of Redwood drive. The thought of party-goes and other parties unfamiliar with this road, frequenting a house on Miracle Lane is very disconcerting. There is a reason Miracle Lane is named as such; at the time it was developed, it was a "miracle" that they could build a road like they did. I remember when they created this road, that seemed overly windy, overly steep, and when it filled up with houses. To think it will now be on the "map" as a short term rental destination is very concerning. A neighbor said they recently narrowly missed being hit by a car exiting Miracle Lane that did not stop. Only someone unfamiliar with this road would not have stopped at this notorious intersection.

According to a Lookout article dated September 25, 2024, entitled "**Citing housing crisis, Santa Cruz County supervisors take aim at vacation rentals,**" [Christopher Neely](#) explained that "Santa Cruz County will send a letter to vacation rental platforms including Airbnb and Vrbo demanding they remove all listings without county permits, and a new subcommittee will tweak the county rules hoping to curb the proliferation of unhosted rentals, following a board of supervisors vote on Tuesday." It is my understanding that parts of the county which include Redwood drive have not yet been regulated.

I have long been of the mind that vacation rentals limit local housing options, and the report agreed, saying "an expanding inventory of vacation rentals only limits the local housing market at a time when the state is mandating local jurisdictions boost housing supply." The supervisors plan to meet to discuss new regulations, stating, "while Airbnb contributes to rising housing costs, its impact could be managed

through targeted regulations on absentee landlords while expanding the opportunities for owner-occupiers to share their extra space,” the report reads.

I urge you to deny this permit, certainly until after the supervisors have created new regulations, and to seriously consider denying it altogether, and other permits for unhosted short term rentals, both for the safety and the viability of our neighborhood.

Thank you,

Andrea Rosenfeld
980 Burl Road
andrea.rosenfeld88@gmail.com
415.370.2154

Michael Lam

From: Brandon Gregg <brandongregg80@gmail.com>
Sent: Sunday, December 1, 2024 12:56 PM
To: Michael Lam
Cc: Justin Cummings; Manu Koenig
Subject: Opposition to Permit for Vacation Rental at 220 Miracle Lane (#241286)

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Mr. Lam and County Representatives,

I am writing to formally oppose the granting of a permit for a vacation rental at **220 Miracle Lane**. As a resident of this small street and private road, I have significant concerns about the negative impact this short-term rental would have on our community's safety, cohesion, and quality of life.

Key Concerns

1. Unauthorized Rental Activities

It has come to our attention that the property is already being rented out without the necessary permits and has hosted multiple parties. These activities have caused disturbances, including noise, increased traffic, and disruptions to the peace of our neighborhood. The unauthorized nature of these operations raises serious concerns about the property owner's adherence to county regulations and willingness to comply with community standards.

2. Incorrect Owner Representation

The official property owner is listed as **BABCOCK J FAM GRANTOR RE TRUST**, not James Babcock as indicated on the permit application. The trust, associated with Cheryl and James Babcock, holds approximately 10 properties, either personally, via a trust or through their CFO, Christopher Hill, under **Babcock Properties in Mill Valley**. They are a property company, not an individual homeowner.

3. Increased Traffic and Parking Challenges

Our private road is not designed for the heightened traffic and parking demands of short-term rentals. Guests unfamiliar with the area may inadvertently cause congestion, block driveways, or obstruct emergency vehicle access. This poses a significant safety risk, especially for children playing in the area.

4. Road Maintenance Burden

As residents, we share the costs of maintaining our private road. Increased traffic from transient renters and delivery services will accelerate road wear and tear, unfairly increasing costs for long-term residents.

5. Neighborhood Disruption

The quiet, residential nature of our community is a primary reason many of us chose to live here. Short-term renters, who lack long-term investment in neighborhood norms, could increase noise, cause disturbances, and disrupt the harmony of the community.

6. Safety and Fire Risks

Transient visitors unfamiliar with local fire safety protocols are a significant concern, particularly during fire season. Their presence may strain emergency resources and increase the risk of accidents. We take great pride in being a Santa Cruz Fire Safe neighborhood.

7. Community Integrity and Precedent

Granting this permit could set a damaging precedent, prioritizing absentee property owners' financial interests over our community's well-being. This decision could erode the safety, exclusivity, and cohesion of our neighborhood. We believe in long term rentals and other programs to support lower housing for our community, not vacation homes by outside non-Santa Cruz investors.

8. County Alignment

Santa Cruz County has intensified efforts to regulate vacation rentals, recognizing their adverse effects on housing availability, parking, and neighborhood tranquility. Granting this permit would contradict the County's proactive stance on reducing the impact of unregulated short-term rentals.

Request for Denial

I respectfully urge the Planning Department to consider the potential harm this Airbnb would bring to our neighborhood. The ongoing unauthorized rental activities further underscore the necessity of denying this permit to preserve the safety, harmony, and livability of our community.

Commitment to Accountability

If this permit is granted, our community will closely monitor any disturbances, including excessive noise, illegal parking, or county code violations, and promptly report them to the appropriate authorities.

Thank you for your time and attention to this matter. Please feel free to contact me directly to discuss these concerns further.

Sincerely,

Brandon Gregg

145 Miracle Lane, Santa Cruz, CA 95060

Michael Lam

From: F.LaBarba <fjohnlab@earthlink.net>
Sent: Tuesday, December 3, 2024 10:28 AM
To: Michael Lam
Subject: Proposed vacation rental / APN: 068-271-06-000 / 220 Miracle Ln, Santa Cruz, CA

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Michael,

We are contacting you concerning a recent application for a proposed vacation rental Located at APN: 068-271-06-000

220 Miracle Ln, Santa Cruz, CA

Even though we have resided on Redwood Drive for close to 52 Years, we are not NIMB's by any means. Generally we feel that most folks should be able to do what they want on their own property.

Miracle lane consists of a small tightly knit neighborhood of 10 residential homes.

The potential of ten to twenty folks gathering for parties, etc. would be very disruptive to the adjacent residents.

It is likely that visitors would be unaware of the neighbors, and would be insensitive to them and what would be considered neighborly behavior.

The main objection we have with the permit is the safety issues that will ultimately arise at the intersection of the Blind junction of Miracle Lane and Redwood Drive. This intersection has been increasingly hazardous since Miracle Lane was developed this past 30 years.

Just about every resident on Redwood Drive has encountered at least one "close call" or "Near Miss" at that juncture.

Heading north, or up Redwood Drive, the intersection is completely Blind, with only a high tree mounted Mirror to view who might be driving into the intersection from Miracle Lane, with only a glimpse of an opposing driver traveling down hill on Redwood Drive.

The area is so constricted that two vehicles heading each way on Redwood Drive, (north and south) Typically requires one vehicle to pull over, while the other driver passes through the Bottle neck in the road there. Photos Attached below.

The addition to ten to twenty new visitors not accustomed to the situation, surely will have a hazardous result to all who drive Redwood Drive daily. I am sending you two photos of the intersection in question.

Thank you in advance for your consideration and due diligence concerning the potential traffic hazard associated with this permit.

Sincerely,

F. John & Beth Ann LaBarba

BELOW (Traveling down or “ South “ in to the intersection)





Below: (Traveling up or “ North “ into the Blind Intersection)



F. John LaBarba
F. John LaBarba Const.
741 Redwood Drive
Santa Cruz, CA
95060
831-423-1109 Office
831-818-2210 Cell
831-457-1048 Fax

Websites:

<https://www.houzz.com/professionals/general-contractors/f-john-labarba-construction-pfvwus-pf~1225384703?>

<http://fjohnlabarba.com/>,

* Celebrating our 45th. Year of Business in Santa Cruz *

“ Think Local “

Michael Lam

From: GerryandSteven Rieger <gandsrieger1@msn.com>
Sent: Thursday, December 26, 2024 11:59 AM
To: Michael Lam
Subject: 220 Miracle Lane Permit to Develop

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I'm writing to express my concerns with the proposed development project by Mr. Babcock. I am a single woman, recently widowed and live directly across from the 220 Miracle Lane house. My concerns are as follows, and I hope that you will seriously take them and all those of the entire neighborhood and "do the right thing" by maintaining our close-knit community.

Miracle Lane is a private road and not maintained in any fashion by the county. All of us living on Miracle share all expenses to maintain and repair the road. This is a single-lane road and was never meant for heavy traffic of any kind. During the various parties and one ticketed event that have recently taken place, I observed a continuous stream of vehicles, ignoring the speed bumps and travelling at high speeds up and down the road. I experienced almost being hit as I was taking my evening walk when 2 cars coming from opposite directions attempted to pass each other on our one lane road in front of my house, even though seeing me. I have always felt safe taking my walks, until that night!

I am one of several senior individuals who live on Miracle. There have been several instances when vehicles from Mr. Babcock's property have illegally parked in my fire engine turnaround, twice van-camping overnight and into the next day. Not only is this illegal, but could also impede emergency vehicles, including EMT support to provide much needed services in life-threatening situations.

This is an area full of wildlife. All of us enjoy the deer and live cooperatively with them. We slowdown in the road for deer crossings. One of the deer trails down to the creek goes through the 220 property. During the time of the various parties and ticketed event, the deer were not seen for several weeks after.

Those of us who live here are here because we respect our environment, the wildlife and the quality of life that our neighborhood offers. That's why we moved here in the first place. We look out for each other and will continue to do so.

Mr. Babcock has done nothing to ever meet the neighbors, and his only communication was a big white board telling us what he wants to do without considering the wants and needs of others. He has no interest in our community or our way of life and appears to care only about making financial gains without regard, and at the expense of our community.

Mr. Lam, I implore you to consider my concerns and those of all who live on Miracle Lane and stop this project from happening.

Sincerely,

Gerry Rieger
225 Miracle Lane

Michael Lam

From: Jennie Dusheck <dusheck@gmail.com>
Sent: Tuesday, December 3, 2024 12:19 PM
To: Michael Lam
Cc: Justin Cummings; Manu Koenig
Subject: 220 Miracle Ln. Application for Vacation Rental

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Michael Lam
Santa Cruz County Planning

Dear Michael,

I write concerning an application for a proposed vacation rental at 220 Miracle Ln, Santa Cruz (APN: 068-271-06-000). I don't know any resident on Redwood Drive or Miracle Lane who wants this.

Traffic safety.

It's easy to imagine a fatal accident with a regular stream of visitors, especially if impaired. Already, non residents tend to assume the road is two lanes, when it is barely wide enough for a single vehicle in places, at least three of them on blind corners.

Cell service is almost non existent on most of the road, google maps is often wrong, and people regularly get lost and drive up the wrong driveways, sometimes multiple times.

Fire risk.

Out of town visitors unaware of the risks here are more likely to carelessly start a fire. And numerous cars blocking the narrow lanes, whether on Miracle Lane or Redwood Drive could potentially prevent firetrucks from reaching fires or residents from escaping a fire.

Large parties.

The neighbors at Miracle Lane are already experiencing disruption from a series of recent parties at 220 Miracle Lane, one of which apparently lasted until 3 am.

Were the owners present and just had an occasional party, no one would object. But three big parties in a row where attendees sign up online and the host doesn't live there either is obviously disruptive to the peace and quiet on their tiny road.

A few months ago, a neighbor's son threw a similar party. The next day we found cans and trash strewn along Redwood Dr for a quarter mile. A different neighbor reported that two young women walked through the dark that night to get to her door. They needed help because men were not leaving them alone and they couldn't call for help because of the lack of cell service. We all agreed that we didn't want more such parties, including the owner of the property where the party took place.

The absentee owners of 220 Miracle have already demonstrated an apparent indifference to behaving like good neighbors. Please don't permit a vacation rental here.

Thanks for considering our letters.
Jennie

Jennie Dusheck
Boomer Creek Firewise Leader
1463 Redwood Drive
Ph: 831•427•1391
dusheck@gmail.com

Michael Lam

From: Jennie Dusheck <dusheck@gmail.com>
Sent: Sunday, February 9, 2025 5:08 PM
To: Michael Lam
Cc: Manu Koenig
Subject: Short term rental permit for 220 Miracle Lane, Santa Cruz, CA

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Michael Lam,

I write to oppose a permit for the proposed vacation rental at **220 Miracle Lane, Santa Cruz, CA 95060**.

I am leader for the Boomer Creek Firewise Community on Redwood Drive, off of Glen Canyon Road. Our road is a designated high fire risk area. Everyone on Redwood Drive is very aware that we live on a dead end road with only one paved exit. Our community has been working hard to reduce our fire risk through home hardening, defensible space, communication and education.

We have significant concerns about what currently amounts to a party house near our only exit.

220 Miracle Lane is an empty home that is already being rented out for parties, despite its out of town owner, Babcock Properties, not having obtained a permit to operate the home as a short term rental. Late night noise and traffic from these parties have disturbed neighbors on or near Miracle Lane, Redwood Drive and Glen Canyon Road.

Miracle Lane is a narrow, private road. Confused visitors already block driveways and make it difficult for residents to come and go. Large numbers of parked cars on Miracle Lane and Redwood Drive could obstruct emergency vehicles, posing a risk not only to residents of Miracle Lane but to the many more residents on Redwood Drive.

We are also concerned that visitors unfamiliar with local fire safety issues might start a fire during fire season that would put all our homes and lives at risk.

We endorse Santa Cruz County's efforts to regulate vacation rentals because of their negative impact on housing availability, parking, and neighborhood tranquility.

We urge the Planning Department to consider the potential harm this Airbnb would bring to our neighborhood and reject the application for a permit.

The fact that the owners are already flouting the law suggest things will be even worse if they receive a permit.

Best,

Jennie Dusheck

Boomer Creek Firewise Leader

1463 Redwood Drive

Santa Cruz, CA 95060

cc: Supervisor Manu Koenig

Michael Lam

From: Mayra Zavala <mayrazavala09@gmail.com>
Sent: Thursday, December 5, 2024 9:24 AM
To: Michael Lam
Subject: 220 Miracle Lane

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Mr. Lam,

My name is Mayra Zavala, and I am a resident on Miracle Lane, where I live with my family, including small children and pets. I am writing to express my strong opposition to the approval of a vacation rental at 220 Miracle Lane.

Miracle Lane is a small, private road with only ten houses. It is a close-knit community where the majority of residents, based on my conversations, oppose this vacation rental project. While I understand that there is no fixed threshold of opposition letters required to influence a project in Santa Cruz County, I believe that the organized and substantial feedback from our small group of residents can and should be considered in the decision-making process.

Our community faces direct and daily impacts from activities at 220 Miracle Lane due to our proximity and the narrow, confined nature of our street. The introduction of a vacation rental here has already led to disruptive behavior, including loud parties that extend late into the night. This environment is incompatible with our quiet, family-oriented neighborhood and poses risks to the safety and well-being of our children and pets.

Given the small size of our street and the unanimous sentiment of our immediate neighbors, I urge the Planning Commission to carefully consider the unique dynamics and needs of our community when evaluating this proposal. We ask that you prioritize the voices of those most directly affected and protect the character and harmony of our neighborhood.

Thank you for your time and attention to this matter. I am happy to provide additional details or join a hearing if needed.

Sincerely,
Mayra Zavala

Michael Lam

From: Terri Fisher- Mastick <tfarch@aol.com>
Sent: Wednesday, November 27, 2024 4:57 PM
To: Michael Lam
Subject: Letter of Concern/Objection to Vacation Rental Application at 220 Miracle Ln.

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Wed, Nov 27

Michael Lam - Project Planner
Planning Department
TEL (831) 454- 3371
EMAIL: michael.lam@santacruzcountyca.gov

RE: Application # 241286
James Babcock - Property Owner (Absentee)
TEL: (415) 444 - 9608
EMAIL: jamesb@cthulu.com

I am a local Architect who has had to adhere to Zoning Ordinances and rules during my career. I am the immediate neighbor to 220 Miracle Ln. and have resided here for 32 years. Ours is a quite RA neighborhood with Single Familys, REtirees, and Long term renters
We live in the **Unincorporated Area** of Santa Cruz County, in **RA Zoning**.

Vacation Rentals and where allowed:

1. Short term Rentals of an entire home require a **Vacation Rental Permit** per County code Section 13.10.694 most recently updated by Ordinances 5264 & 5265.
2. Vacation rentals (short term rentals) are allowed in all zone districts that allow residential use by itself.
3. Maximum guests: Two guests per bedroom plus two additional overnight guests. During the daytime twice the number of overnight guests may be present. (Thus there could be up to **10 overnight guests** allowed and **20 guests** during the day.) Our lane can not handle this quantity and allow vehicles and service equipment to pass)
4. Vacation Rental Permits require a **Level V review** (Zoning Administrator Public Hearing) if the home

has four or more bedrooms. This is why the sign is posted, It does not state the date of the Public Hearing on the Sign, nor does it state what date that any objections to the proposed permit must be received.

5. It also states that other contracts that apply to the home such as HOA, Road Agreements, etc. must be followed (We do not have any legal documents or contracts, just loose and agreed upon decisions which so far we have all agreed to. As of this date the Babcock property owner has not participated in any of our neighborhood projects)

RA Districts: A residence is an **Allowed Use** in an **RA district**. A **Vacation Rental** is a **Conditional Use** in an **RA district**. (This in itself requires a **Use Permit to allow for a vacation rental**)

The purpose of an RA District:

1. Purpose: To allow for residential development while **LIMITING** it to non-urban densities.
2. Location: Outside of urban and rural services lines.
3. Uses: To allow for **SMALL SCALE** commercial **AGRICULTURE**, such as animal keeping, truck farming and specialty crops.
4. Development: To be **SUITABLE** for development with adequate **water, septic system suitability, vehicular access and fire protection**.
(These areas all concern me greatly. I would like to find out from the Planner that adequate review has been given to **ALL** of these items.)
5. Natural Resources: To **protect** natural resources
6. Natural Hazards: To **protect** from natural hazards

Not only are we (Terri and Bruce Mastick) irritated that our absentee neighbor (who has no idea how our neighborhood functions) did not contact any of us to let us know that this permit is in the works.....We have many concerns about this application, submitted by an absentee homeowner that will affect our lane. It could greatly affect the integrity, safety, natural features and continuity of our quiet, residential, neighborhood. I have questions regarding many things:

1. Private Road !!!!!!!!!
2. Annual Power and WIFI Outages
3. Fire Protection and Monitoring (Outdoor fire pit / bbq????)
4. Noise and Quiet Hours
5. Parking (UP to 20 people? If they park on the lane it will narrow the lane and prohibit fire trucks to pass)
6. Private Road Access and Maintenance Agreement (We usually assess per property and amount of use

of the road in order to come up with the cost for repairs) The amount of use by 220 Miracle Ln. is in question????? Delivery trucks????? We are due to repair the lower part of our road by the mailboxes.

7. Lack of turn around on the lane without encroaching on a neighbors property (Visitors often cause damage

when attempting a turn around on the lane. We would have to make it clear that the property owner would be responsible for repairs. I see this as legal issues that would need to be resolved with the property owner prior

to agreeing with a vacation rental at the property.)

8. Traffic concern at blind Intersection at the corner of Miracle Ln. and Redwood

9. Protection of Wild Life and local pets

10. General the appropriateness in out residential neighborhood.

If this is not considered an official letter complaint/concern because I did not submit it in official format, please

contact me in order that i might submit an official letter of concern. We live on a private road there are many

concerns that need to be addressed. Fire safety, traffic parking road maintenance to name a few. I have left a message on your machine and would appreciate a call back.

Best,

Terri and Bruce

285 Miracle Ln.

Santa Cruz, Ca 95056

(831) 566-0196 Terri's cell