



Staff Report to the Zoning Administrator

Application Number: **241293**

Applicant: O'Neal Vacation Rentals

Agenda Date: February 21, 2025

Owner: TD Beach Properties LLC

Agenda Item #: 3

APN: 032-151-25

Time: After 9:00 a.m.

Site Address: 23665 E. Cliff Drive, 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 northwestern corner of East Cliff Drive (23665 E. Cliff Drive) and 37th Avenue 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 241293, based on the attached findings and conditions.

Analysis

The subject property is developed with an existing four-bedroom single-family residence, located in the Live Oak Designated Area. The dwelling was originally constructed in 1964; however, the dwelling has significantly changed over time.

A Building Permit (permit #55489) was issued in 1978, which authorized the addition of a family room and living room to the first floor, and a 'cellar' underneath the proposed room additions.

A Variance (permit #83-1150-V) was approved by the Zoning Administrator in 1983, which authorized a setback reduction to allow for an 800 square-foot second-story addition. The addition consisted of an additional bedroom, bathroom, and a deck above the first floor. The resulting structure is a two-story single-family dwelling that contains four bedrooms and six bathrooms.

The dwelling was permitted to operate as a Bed & Breakfast in 1987 under permit #87-0005. Bed & Breakfast permits require a host to remain on site during operation; this requirement limited the

number of guest rooms associated with the Bed & Breakfast to three. It is unclear when the Bed & Breakfast use ended; however, the property received a Vacation Rental permit (permit #111329) in 2011 to operate a four-bedroom Vacation Rental. The Conditions of Approval for permit #111329 stated that the owner shall not operate the Bed & Breakfast simultaneously as the Vacation Rental. The Vacation Rental Permit was later renewed in 2016 and expired in 2021.

With regard to the status of the bed and breakfast, a permit is considered voided by cessation of use. Pursuant to the 18.10.132 (D), cessation of use occurs if a use permitted by a development permit ceases or is abandoned for cumulatively more than 24 months of the previous five years. Then, without further action by the County, said permit shall become null and void. Thus, the bed and breakfast use permit has been determined to be void since cessation of use occurred as early as 2011 when the first Vacation Rental permit was approved and since the Vacation Rental has operated since then.

Vacation rentals within residential structures are permitted within the R-1-4-PP 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. Guests are also allowed to park one additional off-site vehicle in the vicinity of the vacation rental but shall not have any exclusive or assigned use of any available street parking. 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).

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.

O'Neal Vacation Rentals has been designated as the 24-hour contact for the vacation rental. O'Neal Vacation Rentals is located in Santa Cruz, within the required 30-mile response radius from the proposed vacation rental property.

The property is located within the Live Oak Designated Area, in which a total of 262 vacation rental permits may be issued and wherein 20% of parcels in a Designated Area Block (DAB) may be occupied by parcels with vacation or hosted rental permits. There are currently 203 approved and 8 pending vacation rental applications within Live Oak Designated Area, resulting in 51 available permits. The subject parcel is located within DAB #L-130, a block comprised of 36 parcels. Currently, 2 parcels within this block possess vacation or hosted rental permits.

As such, there is capacity in both the Designated Area and the DAB to accommodate issuance of this permit. If this application is approved, 8.3% of the parcels in DAB #L-130 will have been issued either a vacation or hosted rental permit.

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 **241293**, 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
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3371
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

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: 241293

Assessor Parcel Number: 032-151-25

Project Location: 23665 E. Cliff Drive, 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.

Person or Agency Proposing Project: O'Neal Vacation Rentals

Contact Phone Number: (831) 291-3616

- 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 ensure 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 R-1-4-PP (Single-Family Residential, 4,000 square-foot minimum, Pleasure Point Combining District) 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-UM (Urban Medium Density 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 can be made, in that the short-term vacation rental of an existing residential dwelling is consistent with the provisions of the certified Local Coastal Program.

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 Shane O’Neal, dated 10/29/2024.

- 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 five (number of on-site parking spaces, plus one additional non-exclusive on-street parking spaces).
 - 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.

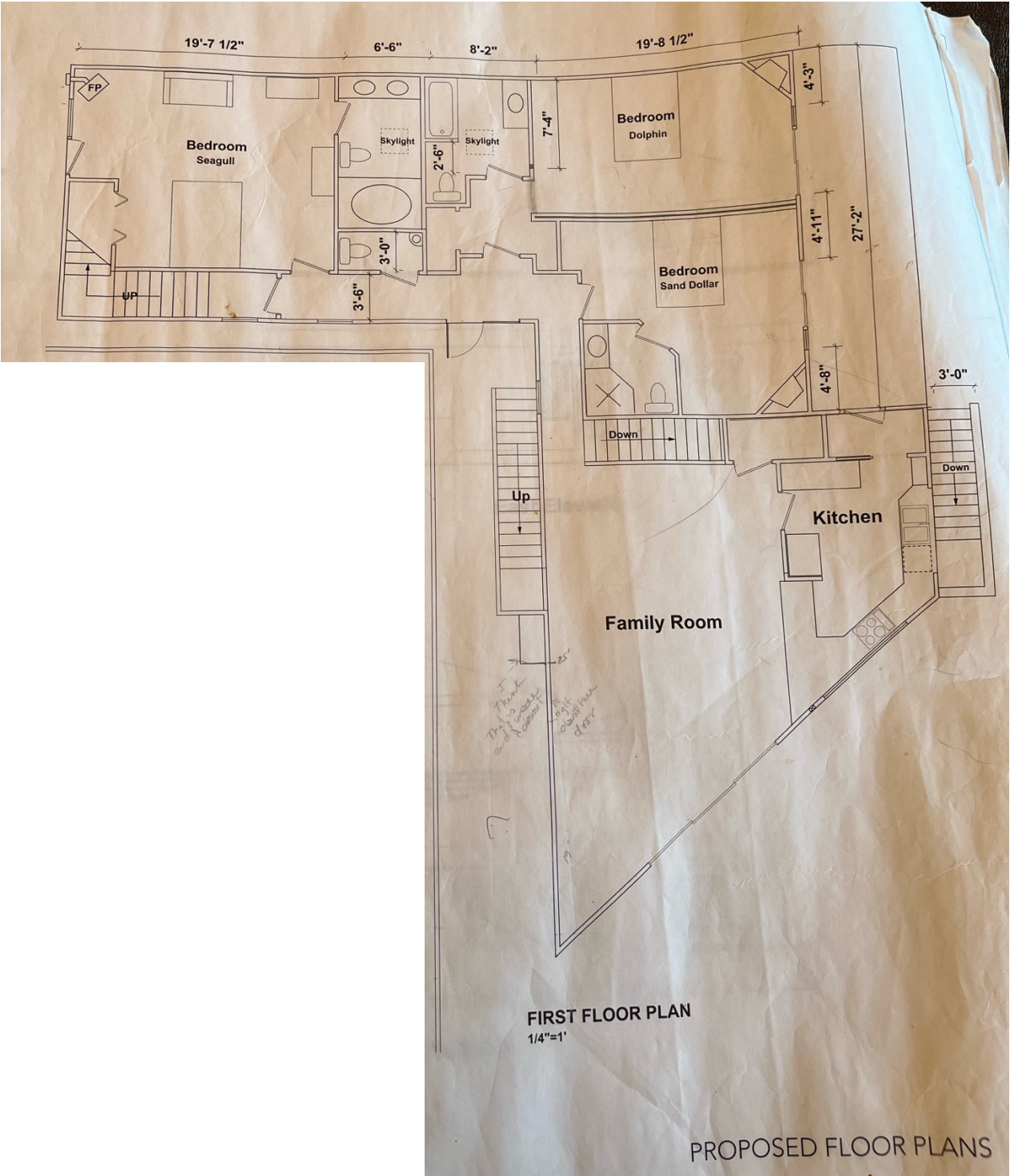
Approval Date: February 21, 2025

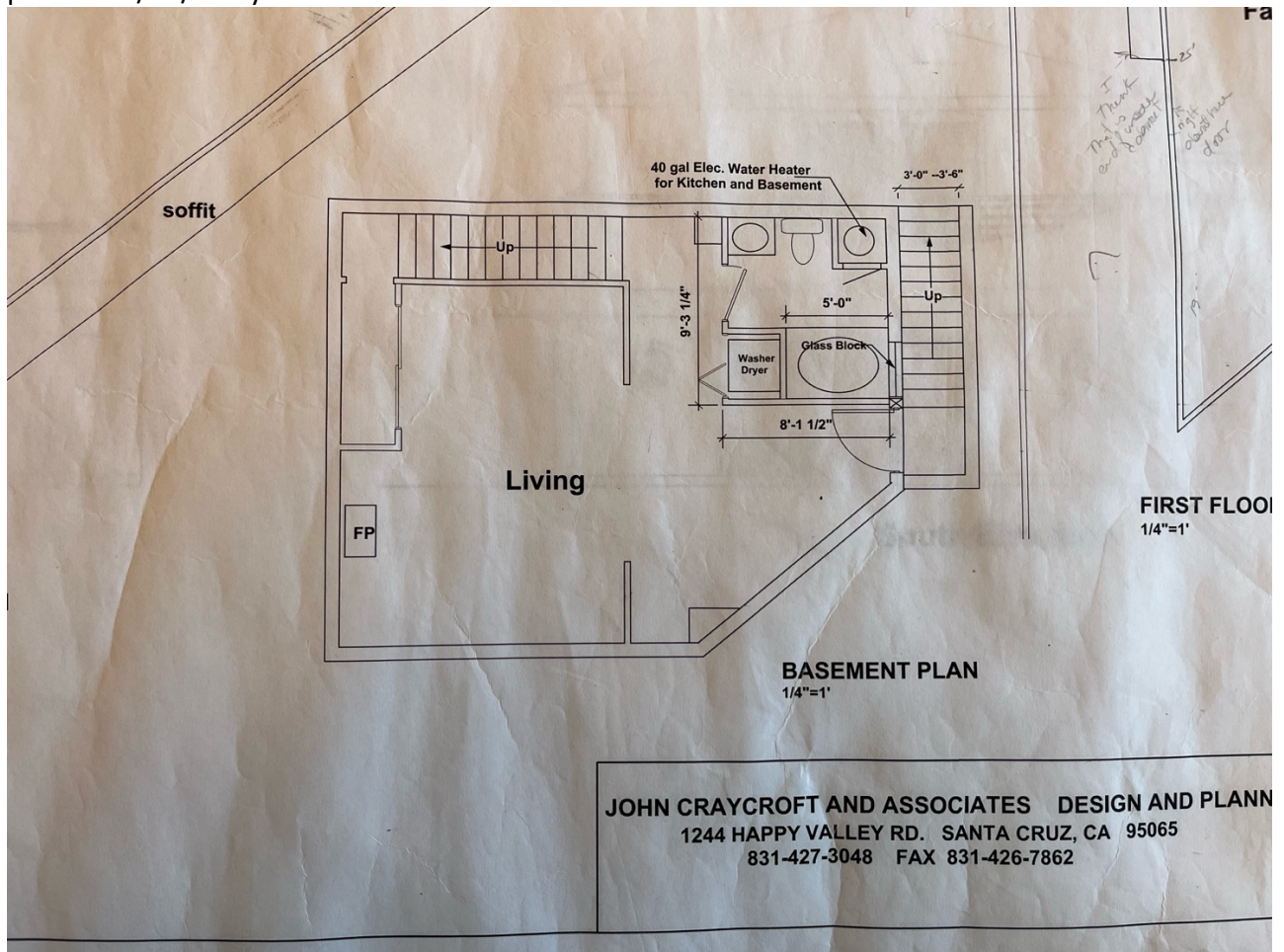
Effective Date: March 07, 2025

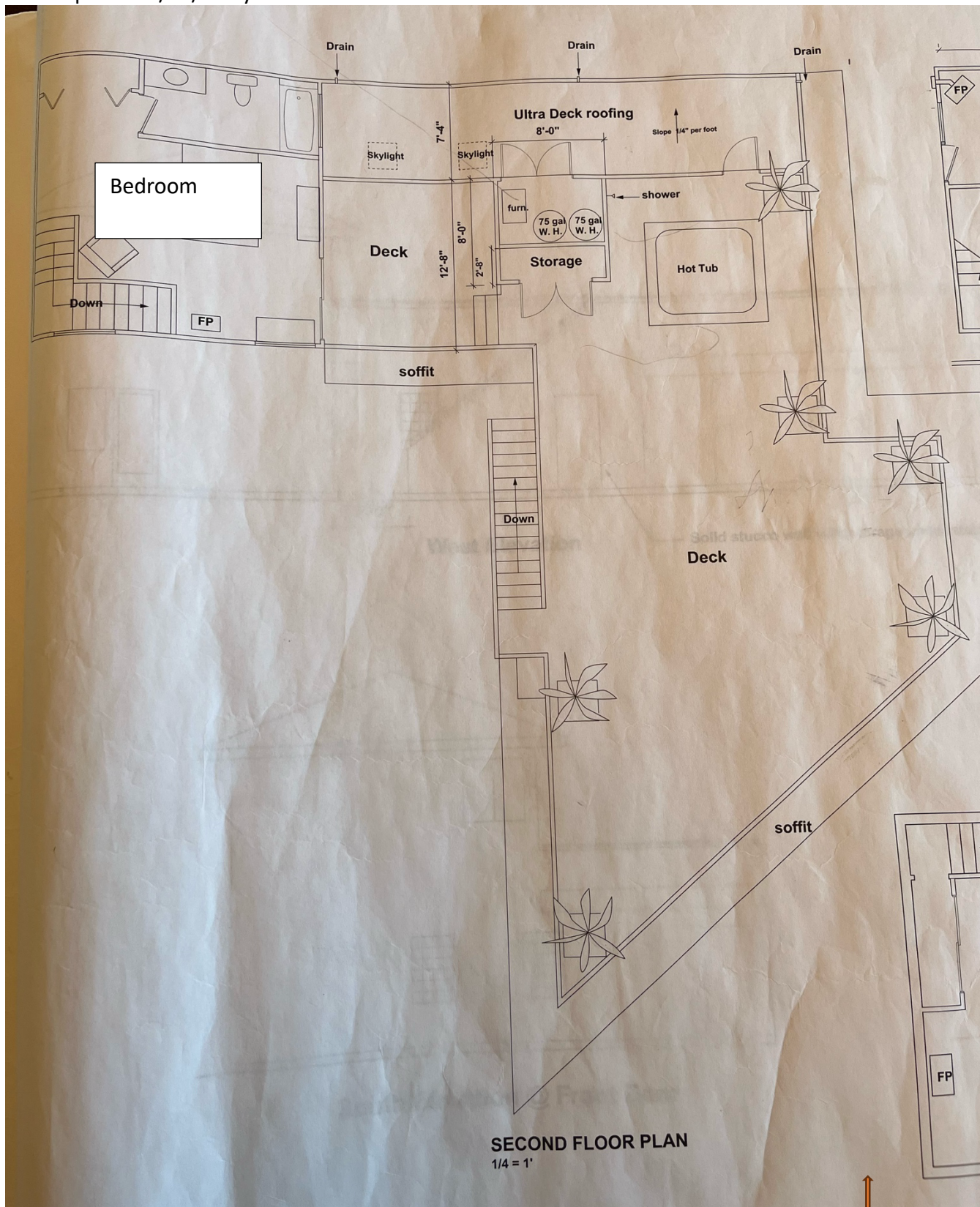
Expiration Date: March 07, 2030

Deputy Zoning Administrator

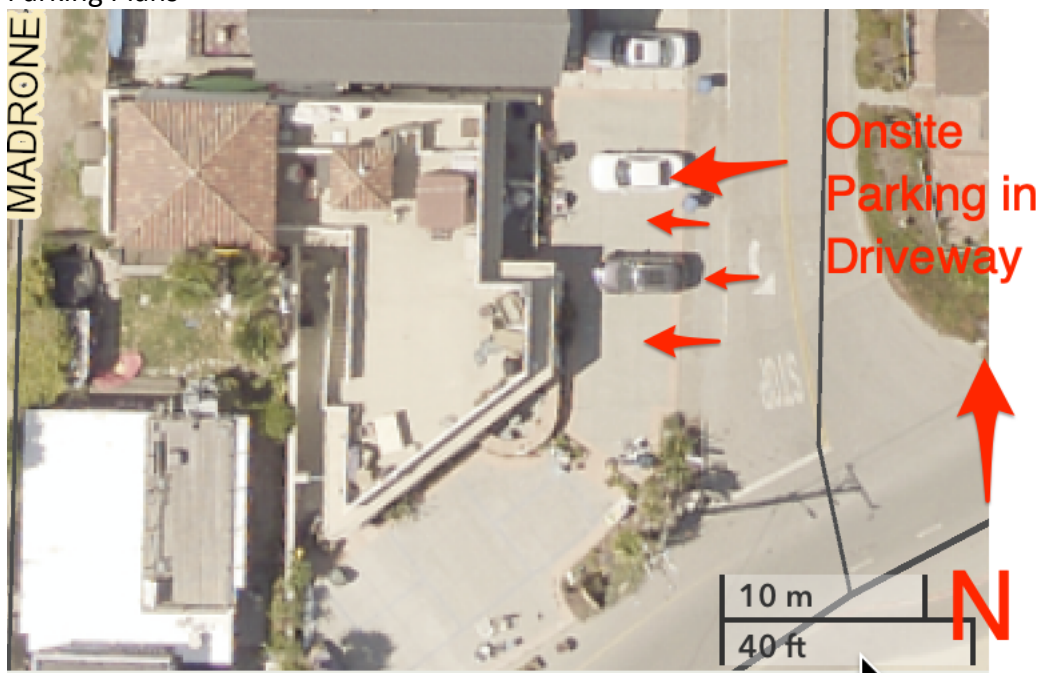
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.







Plans Updated 10/29/24 by Shane O'Neal
Parking Plans



Address: 23665 E Cliff Dr.

House Rules & Rental Agreement - By booking this home, you are agreeing to these terms:

- The maximum number of overnight guests that are allowed is 10 people. The maximum number of total guest to be at the property at any time is 12 people.
- **Occupancy Limits** Our rental rates are based upon a maximum of two persons per bedroom. Children are counted in total occupancy, unless they are under the age of two years old. Guests who violate the occupancy limits (i.e., having more than two persons per bedroom) are in serious violation and breach of these Terms & Conditions, and O'Neal Vacation Rentals reserves the right to deny access or to require all guests to vacate the premises. No refund of monies will be issued due to violation of the house rules, noise ordinances, or occupancy limits.
- **No Event/Party Policy** - No gatherings, loud celebrations, parties or other private events (collectively "events") are to be held at the vacation rental property during your occupancy. Holding an event is considered an abuse and breach of these Terms and Conditions and is cause for immediate termination of occupancy. Upon any infraction of rules, O'Neal Vacation Rentals may, at its sole option, terminate all agreements with you, including termination of occupancy immediately. In this event, you will forfeit all monies, including security deposits. Only those guests listed on the attached guest list to this rental agreement may occupy the property during the reservation periods.
- The maximum number of vehicles allowed is 3 vehicles to be parked onsite in the driveway (the number of required on-site parking spaces (one space for 1 and 2 bedroom units and two for 3+ bedroom units, plus one non-exclusive on street where available).
- Information regarding limitations on noise (quiet hours between 10:00 p.m. and 8:00 a.m.).
- All trash and recycling must be taken out and placed in outside trash and recycle bins located in the house manual.
- Prohibition on illegal behavior including an explicit prohibition of ANY fireworks.
- Noise levels must be kept strictly under 60 dBA during the day. Music and/or excessive noise outdoors (i.e., yelling, noise amplification, musical instruments, animal barking etc) must be kept to a respectful minimum at all times. Outdoor Music is not permitted after 9PM. Guests must be mindful of their noise levels at all time.

- Parties / events, lack of decorum and disruptive noise will not be tolerated; If the neighbors are disturbed, O'Neal Vacation Rentals reserves the right to ask the tenant to vacate the premises with no refund.
- Guests, other than those in the party provided, may not stay overnight in the property. All guests are the sole responsibility of the renter.
- No Smoking Policy - All properties are non-smoking. Violation of the no smoking policy will result in forfeiture of the full security deposit and damage liability of up to \$2,500 for any discovered damage to furniture or any odors.
- No pets allowed, unless otherwise stated in the listing. If any sign of any pet is discovered Guest authorizes O'Neal Vacation Rentals to charge the guest an additional minimum \$500 cleaning fee.
- In order to book this property, you must be over 25 years old.
- Guests must maintain all property and furnishings in good order.
- Guests may only use appliances for their intended use.
- Guests are responsible for doing a house walkthrough and reporting any damage upon entering the home.
- Check-in time is 4:00PM. Check-out time is 11:00AM. There are no late checkout options available. Please note that these times are strictly enforced, and that arriving before 4pm or checking out after 11am without prior approval is against our policies. Failure to abide to these requested check-in and check-out times will result in a \$50 fine for every 30 minute violation before or after the times provided.
- Good Neighbor Policy - You agree to abide by all rules and regulations set forth by local ordinances, which includes a "Good Neighbor Policy". You are advised to keep in mind that vacation rental properties are located in quiet, private neighborhoods. Please respect our neighbors. Anyone found to be violating noise ordinances will be subject to an initial \$500 fine followed by a possible eviction in egregious circumstances. Guests will not be given any refund for issues related to noise ordinance violations. Possible violations include, but are not limited to, limiting sound amplification outdoors, over occupying parking areas, over occupying rental property, and failing to follow your agreement with the Management Company. Quiet hours are strictly enforced between 9:00PM-8:00AM and no outdoor music or noise is permitted during those times. Parking is not permitted on the streets at any time. There are no parties allowed at this property.

- **Property Inspection** - An inspection of the vacation rental property will take place 24 hours in advance of your arrival. If there are any concerns with the property, please notify Management immediately to ensure that such issues may be remedied in a timely manner. The property will be subject to inspection upon reasonable notice to guest, which includes knocking on the door or ringing the doorbell before entry in the event that noise complaints are issued. The guest understands that this may occur anytime during the guest's stay if there is noise or reasonable suspicion of a party or any other violation of the house neighborhood rules or city ordinance.
- **Obligation to Follow Rules + Surveillance** – The entire property is monitored by video electronic surveillance on the exterior of the house for guest security and to ensure that the rules of the community are respected. Guest acknowledges that this Property is under 24-hour exterior surveillance and security monitoring and patrols. Properties may include noise alert monitoring systems in order to ensure that neighborhood noise levels are respected. There is no electronic video surveillance monitoring the interior of the house. Absolutely no illegal activity allowed.
- **Vacation Rental (Not a Lease)** - This is a vacation rental agreement for temporary vacation stay at a managed vacation rental property. **THIS AGREEMENT IS NOT A LEASE AND CONVEYS NO RIGHTS IN REAL PROPERTY.** By agreeing to the Terms & Conditions, you stipulate and agree that you have not and will not receive a real property interest in or rights to the vacation rental property. **Liability and Obligation to Follow Rules** By agreeing below, you understand that O’Neal Vacation Rentals is only responsible for reservations, house cleaning, and check out. By agreeing to the Terms & Conditions below, you waive, discharge and agree to hold harmless O’Neal Vacation Rentals and the real property owner from all damages or injuries arising from or related to your stay at the managed property, including but not limited to, any accidents or injury to yourself, your guests and associates, and loss of money, jewelry or valuables of any kind. You are responsible for keeping your valuables safe at all times. Guests agree to follow any and all House Rules provided to them by the Property Manager, as well as any and all rules of the Homeowners Association where the property is located, and any and all City or County ordinances in the area where the property is located. The guest will be held responsible for violation of any of these rules and hereby agrees to strictly abide by any and all rules thereof. The guest acknowledges that there may be periodic patrols and security monitoring to ensure that rules are followed.



County of Santa Cruz
Community Development & Infrastructure
 701 Ocean Street 4th Floor, Santa Cruz, CA 95060
 www.sccoplanning.com

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: O'Neal vacation Rentals

Physical Address: 1100 Water Street suite 2C

City: Santa Cruz State: CA Zip Code: 95062

Phone No.: 831-291-3616 Email: cs@onealvr.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

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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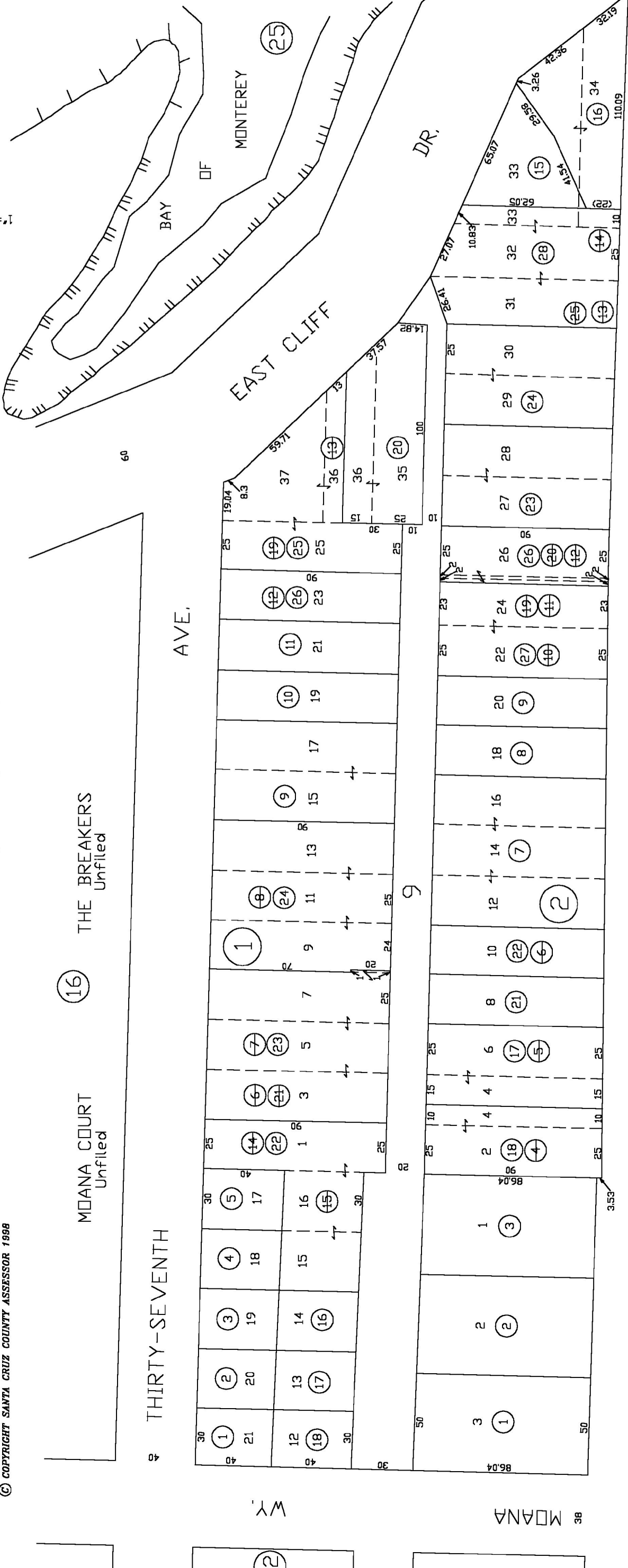
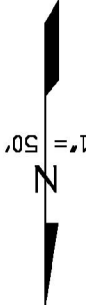
POR, RANCHO ARROYO DEL RODEO

E. 1/2 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code

82-040

32-15



THIRTY-SIXTH

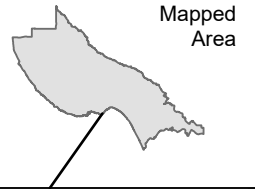
AVE.

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

Assessor's Map No. 32-15
County of Santa Cruz, Calif.
Oct, 1998



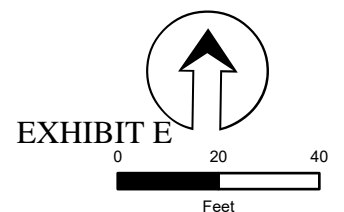
Parcel Location Map



Parcel: 03215125

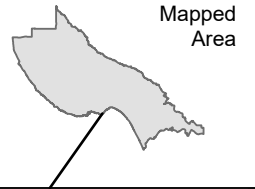
☐ Subject Parcel

Map printed: 10 Feb. 2025





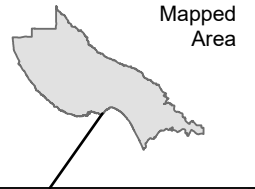
Parcel General Plan Map



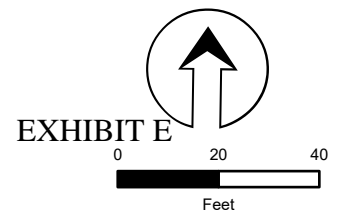
 Subject Parcel



Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: XX
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Flood Control Zone 5

Parcel Information

Parcel Size: 5,009 square-feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: 37th Avenue
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-4-PP (Single-Family Residential, 4,000 square-foot minimum, Pleasure Point Combining District)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Technical Reviews: None

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site