



Staff Report to the Zoning Administrator

Application Number: **251199**

Applicant: Shane O'Neal

Agenda Date: August 15, 2025

Owner: Paula Pyers

Agenda Item #: 2

APN: 043-072-63

Time: After 9:00 a.m.

Site Address: 264 Beach Drive, Aptos, CA 95003

Project Description:

Proposal to establish a new one-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 and an On-Site Parking Exception.

Location: Property is located on the southern side of Beach Drive (264 Beach Drive), approximately 750-feet southeast of the intersection of Beach Drive and Rio Del Mar Boulevard in Aptos.

Permits Required: Vacation Rental Permit, On-Site Parking Exception

Supervisory District: 2ns District (District Supervisor: Kimberly De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251199, based on the attached findings and conditions.

Analysis

The subject property is developed with an existing one-bedroom single-family residence, located in the 'No Limit' zone of the Seacliff/Aptos/La Selva Beach Designated Area. The single-family dwelling was constructed around 1935 and contains one bedroom, one bathroom, and a rooftop deck.

Vacation rentals within residential structures are permitted within the RM-2.5 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.

As indicated in Santa Cruz County Code 13.10.694(D)(2)(c)(iv), one one-site parking space is required for vacation rentals containing one or two bedrooms. In situations where the required on-

site parking cannot be provided, an On-Site Parking Exception may be requested in conjunction with a Vacation Rental Permit with consideration by the Zoning Administrator at a public hearing. The existing dwelling covers the entirety of the parcel on which it is located and there are no on-site parking spaces available on the subject parcel; therefore, approval of an On-Site Parking Exception is required in conjunction with this Vacation Rental Permit.

Granting the On-Site Parking Exception will not adversely affect existing traffic and parking on nearby streets and properties, as street parking is available along Beach Drive at this location. The subject parcel is located on a residential block where many of the other dwellings on the block do not contain off-street parking facilities, such as driveways or garages. Historically, parking for many of these residences is provided on the street along Beach Drive. Notwithstanding, it is appropriate to consider how the project should be conditioned given that on-street parking availability may be limited at times due to the fact that no on-site parking is available for most of the units on this part of Beach Drive. Thus, if authorized, this vacation rental has been conditioned to allow a maximum of one non-exclusive on-street parking space, which coincides with the number of spaces required for a one-bedroom vacation rental.

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 August 29, 2030.

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

The property is located within the 'No Limit' zone of the Seacliff/Aptos/La Selva Beach Designated Area, which does not limit the number of vacation rentals allowed on a residential block for all parcels fronting along the subject section of the street along Beach Drive.

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 **251199**, 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
- 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: 251199

Assessor Parcel Number: 043-072-63

Project Location: 264 Beach Drive, Aptos, CA 95003

Project Description: Proposal to establish a new, one-bedroom Vacation Rental for the purposes of overnight lodging for a period no longer than 30-days at a time.

Person or Agency Proposing Project: Shane O'Neal

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 RM-2.5 (Multi-Family Residential, 2,500 square-foot minimum) 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 High 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.

On-Site Parking Exception Findings

- (a) Existing traffic and parking on nearby streets and properties would not be adversely affected by granting of an on-site parking reduction, as off-site parking is typically available and not subject to significant levels of congestion.

This finding can be made, in that the subject parcel is located on a residential block where many of the other residences on the block do not contain off-street parking facilities, such as driveways or garages. Historically, parking for many of these residences has occurred on the street along Beach Drive. The cars associated with the proposed Vacation Rental would not exceed the number that would be typically associated with use of the property as a single-family dwelling with full-time occupants and as required by the vacation rental ordinance. In this case, the ordinance requires one parking space for a one-bedroom rental; thus, the permit has been conditioned to allow one non-exclusive on-street parking space.

Conditions of Approval

Exhibit D: Project plans, prepared by Shane O’Neal, dated 04/15/2025.

- I. This permit authorizes the operation of a vacation rental for the purpose of lodging overnight 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 four 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 one non-exclusive on-street parking space.
 - E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed eight 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.



County of Santa Cruz
Community Development & Infrastructure
701 Ocean Street 4th Floor, Santa Cruz, CA 95060
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Vacation Rental Permit & Renewal Application Form

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Permit and Property Information

Permit No. (if application is for a renewal): NA

Assessor's Parcel Number*: 04307263

Street Address: 264 Beach Dr., Aptos, CA 95003

Transient Occupancy Tax Registration Number: Managed under O'Neal Vacation Rentals TOT Portal

Number of bedrooms to be rented: 1

*Assessor's Parcel Numbers (APNs) may be obtained from the Assessor's Office at 831-454-2002.

Owner Information

Name: Paula Pyers

Mailing Address: 1184 Clearview Drive

City: El Dorado Hills State: CA Zip Code: 95762

Phone No.: 408-439-3917 Email: mypyers@gmail.com

Applicant Information (if different than owner information)

Name: O'Neal Vacation Rentals

Mailing Address: 1100 Water Street suite 2C

City: Santa Cruz State: CA Zip Code: 95062

Phone No.: 831-291-3616 Email: info@onealvr.com

NOTE: If the application submittal is made by anyone other than the owner, a signed Owner/Agent form (available [here](#)) or a property management agreement must be submitted with the application.



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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



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Rental Safety Certification

The following items require verification to assure the rental is equipped and maintained to minimum safety standards to help provide for a safe vacation experience. Verification can be performed by owner (self-certified), certified home inspector, County Building Inspector, or by the property manager/agent.

- ☒ **Smoke alarms** (listed and approved by the State Fire Marshall) installed in the following locations per the current building code requirements.
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
 - At least one alarm on each story, including basements and habitable attics.
- ☒ **Carbon Monoxide alarms** (listed by an approved agency such as UL) installed in the following locations per the current building code requirements.
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
 - At least one alarm on each story, including basements and habitable attics but not including crawl spaces or uninhabitable attics.
- ☒ **Working GFCI's** (ground fault circuit interrupters) required at all receptacles within 6 feet of all kitchen, bathroom, bar and laundry sinks per the current electrical code requirements.
- ☒ All sleeping rooms shall be provided with at least one **emergency egress window** with a minimum net clear opening of 5 square feet, with a minimum opening height of 24 inches and minimum net clear opening width of 20 inches, with the bottom of the clear opening being not greater than 44" measured from the floor. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided such devices are releasable or removable from the inside without the use of a key, tool, or special knowledge. Per current building code requirements.
- ☒ All stairs shall have at least one continuous **handrail** running the full length of the stairs per current building code requirements.
- ☒ All walking surfaces measured vertically more than 30" above grade or other floor levels, including mezzanines, platforms, stairs, ramps, and landings shall have **guard railing** a minimum of 42" in height with openings no greater than 4" per the current building code requirements. Exception: Guards on the open sides of stairs shall have a height not less than 34" measured vertically from a line connecting the leading edges of the treads.
- ☒ **Pool/spa safety barrier** enclosures shall comply with Santa Cruz County Code, Sec. 12.10.216. Exception: Self-contained spas/ hot tubs with approved safety covers need not comply with barrier requirements
- ☒ Rental equipped with at least one **fire extinguisher** (type 2A10BC) installed in a readily visible/accessible location near the kitchen.

I hereby certify that the safety standard conditions listed above are fully complied with and will be maintained in a useable and functioning condition. **Form must be signed by one of the following four parties.**

Owner of Rental Unit		Date
Certified Home Inspector	License #	Date
County Building Inspector <small>596AA4273965467</small>		Date 2/26/2025
Property Manager/ Agent		Date



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24-Hour Contact

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

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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



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Rental Safety Certification

The following items require verification to assure the rental is equipped and maintained to minimum safety standards to help provide for a safe vacation experience. Verification can be performed by owner (self-certified), certified home inspector, County Building Inspector, or by the property manager/agent.

- ☒ **Smoke alarms** (listed and approved by the State Fire Marshall) installed in the following locations per the current building code requirements.
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
 - At least one alarm on each story, including basements and habitable attics.
- ☒ **Carbon Monoxide alarms** (listed by an approved agency such as UL) installed in the following locations per the current building code requirements.
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
 - At least one alarm on each story, including basements and habitable attics but not including crawl spaces or uninhabitable attics.
- ☒ **Working GFCI's** (ground fault circuit interrupters) required at all receptacles within 6 feet of all kitchen, bathroom, bar and laundry sinks per the current electrical code requirements.
- ☒ All sleeping rooms shall be provided with at least one **emergency egress window** with a minimum net clear opening of 5 square feet, with a minimum opening height of 24 inches and minimum net clear opening width of 20 inches, with the bottom of the clear opening being not greater than 44" measured from the floor. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided such devices are releasable or removable from the inside without the use of a key, tool, or special knowledge. Per current building code requirements.
- ☒ All stairs shall have at least one continuous **handrail** running the full length of the stairs per current building code requirements.
- ☒ All walking surfaces measured vertically more than 30" above grade or other floor levels, including mezzanines, platforms, stairs, ramps, and landings shall have **guard railing** a minimum of 42" in height with openings no greater than 4" per the current building code requirements. Exception: Guards on the open sides of stairs shall have a height not less than 34" measured vertically from a line connecting the leading edges of the treads.
- ☒ **Pool/spa safety barrier** enclosures shall comply with Santa Cruz County Code, Sec. 12.10.216. Exception: Self-contained spas/ hot tubs with approved safety covers need not comply with barrier requirements
- ☒ Rental equipped with at least one **fire extinguisher** (type 2A10BC) installed in a readily visible/accessible location near the kitchen.

I hereby certify that the safety standard conditions listed above are fully complied with and will be maintained in a useable and functioning condition. **Form must be signed by one of the following four parties.**

Owner of Rental Unit

Date

Certified Home Inspector

License #

Date

County Building Inspector

Date

Shane O'Neal
596AA4273965467

2/26/2025

Property Manager/ Agent

Date

Address: 264 Beach Drive

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

- The maximum number of overnight guests that are allowed is 4 people. The maximum number of total guest to be at the property at any time is 6 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 1 vehicle to be parked on the street (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

EDITH DRISCOLL, AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR
701 OCEAN STREET, SUITE 150, SANTA CRUZ, CA 95060-4073
POST OFFICE BOX 5639, SANTA CRUZ, CA 95063 • (831) 454-2510 • FAX (831) 454-2257

TRANSIENT OCCUPANCY TAX - REGISTRATION APPLICATION

Santa Cruz County
Tax Collector

FEB 24 2025

PLEASE PRINT OR TYPE

Sequence # _____
Name of Facility or Unit _____

264 Beach

Address of Facility or Unit _____
264 Beach Drive, Aptos CA 95003

Property Manager (If Applicable) _____
O'Neal Vacation Rentals

Mailing Address _____
1100 Water Street ste 2C, Santa Cruz, CA 95062

Email Address _____ info@onealvr.com _____ Phone# _____ 831-291-3616

FOR COUNTY USE ONLY

Certificate Number: _____

Date Issued: _____

APN Number: 043-072-63

Websites You Plan to Use: ☒ VRBO ☐ Home Away ☒ AirBNB ☐ AirBNB Only* ☐ Other _____

Type of Rental: ☐ Hotel/Motel ☐ Bed and Breakfast ☒ Whole House ☐ Hosted Rental

Number of Occupancy Units _____

IMPORTANT: Change of Operator and/or Ownership Requires a New Application

Owner(s) Name (List Principals):

Operator's Name	Address	Phone Number
O'Neal Vacation Rentals	1100 Water Street ste 2C, Santa Cruz, CA 95062	831-291-3616

Local Emergency Contact

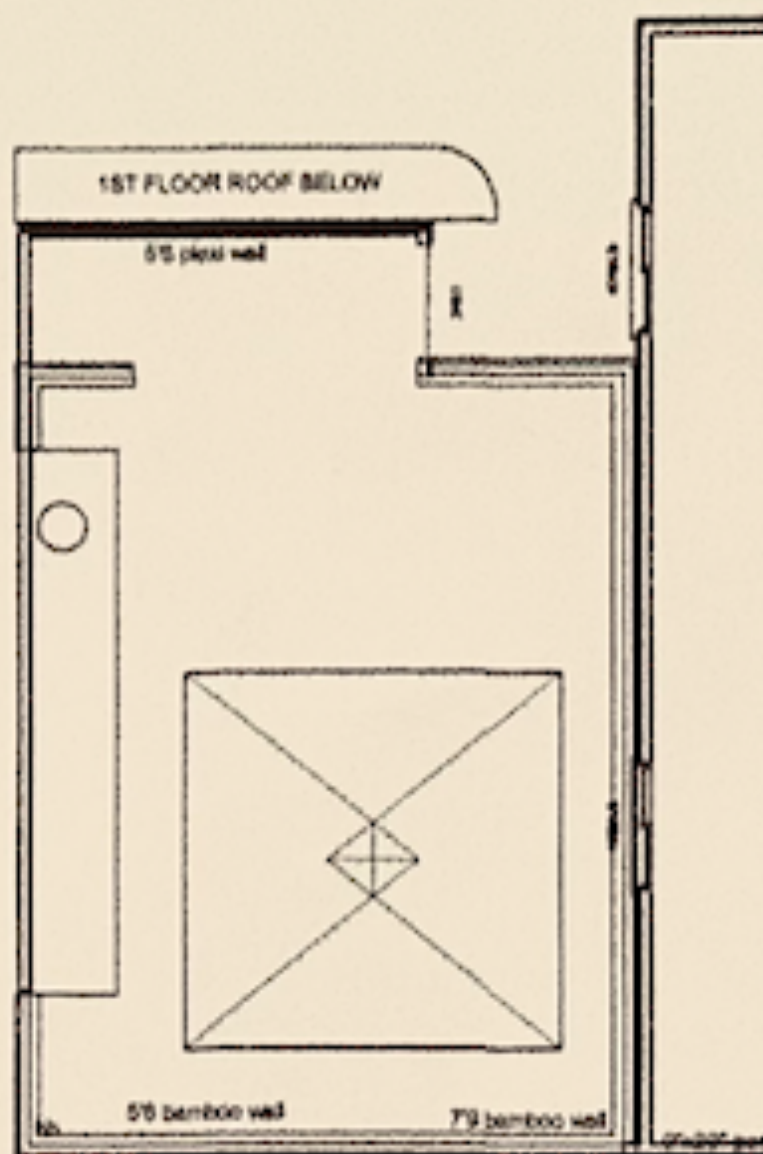
Name	Email Address	Phone Number
O'Neal Vacation Rentals	info@onealvr.com	831-291-3616

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signed _____

Date 2/21/25

*AirBNB has an agreement with the County of Santa Cruz to collect and pay the TOT for all listings done on their site that are within the unincorporated area of the County. If you commit to only using AirBNB for all of your rentals you will not be required to report monthly.





FOR TAX PURPOSES ONLY

LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY

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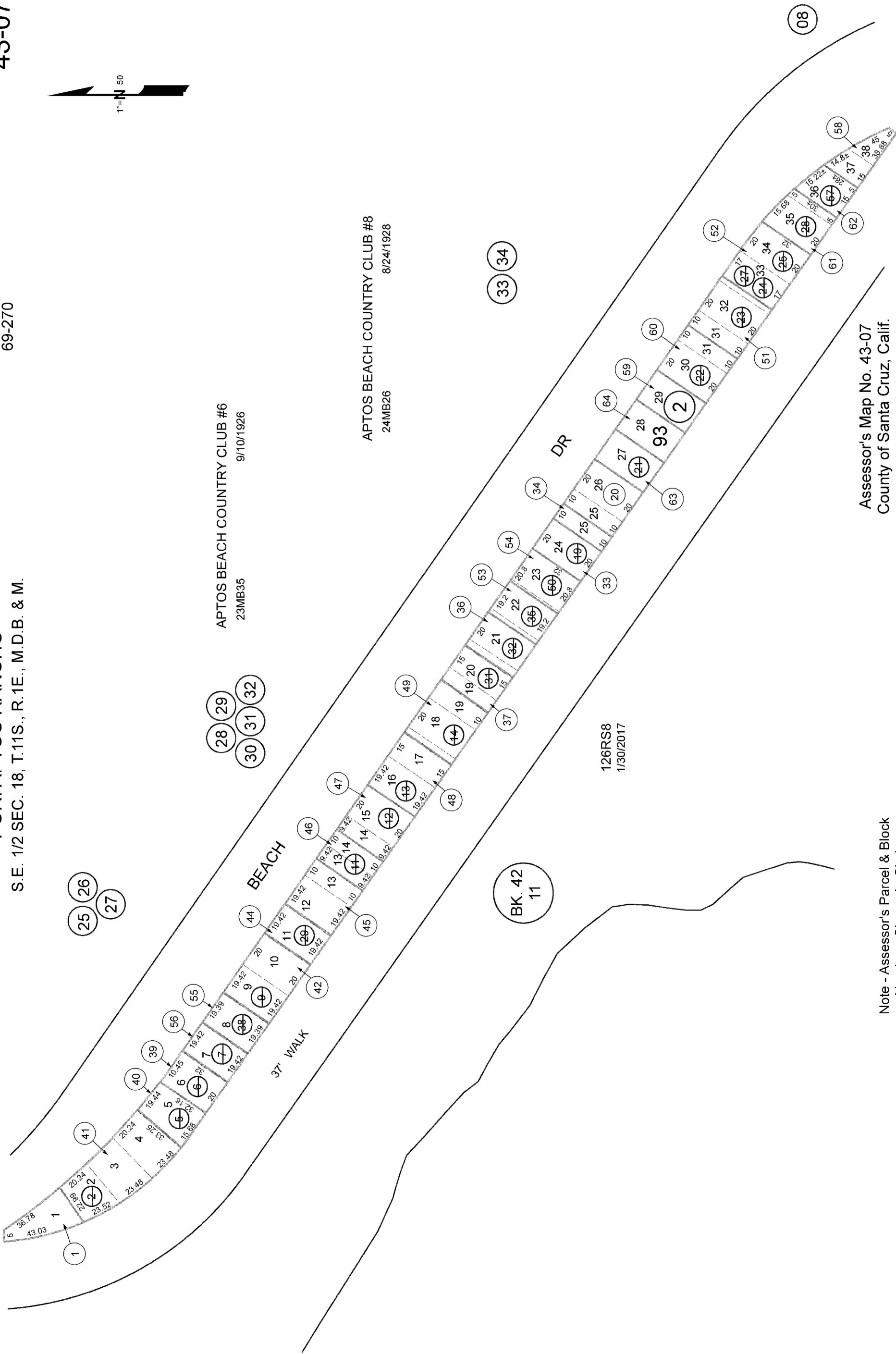
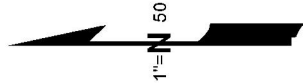
Electronically Redrawn 10/22/01 mvm
Rev 5/24/99 CB (Tax Consolidation)
Rev 5/25/01 mvm (Changed page refs.)
Rev 1/4/02 mvm (TCA)
Rev 2/19/03 DD (Cor tax code line 69-270)
Rev 6/7/04 CB (TCA change)
Rev 3/10/17 jg (126RS8)

EXHIBIT E

POR. APTOS RANCHO
S.E. 1/2 SEC. 18, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-270

43-07

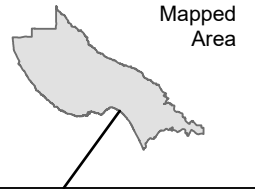


Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 43-07
County of Santa Cruz, Calif.
Feb., 1999



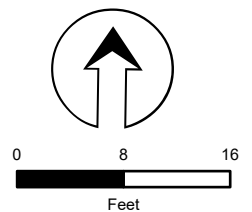
Parcel Location Map



Parcel: 04307263

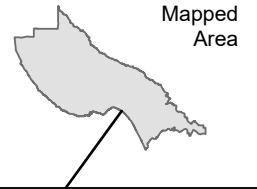
☐ Subject Parcel

Map printed: 5 Aug. 2025

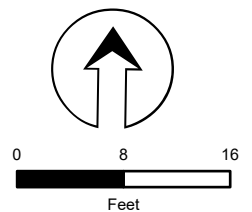




Parcel General Plan Map

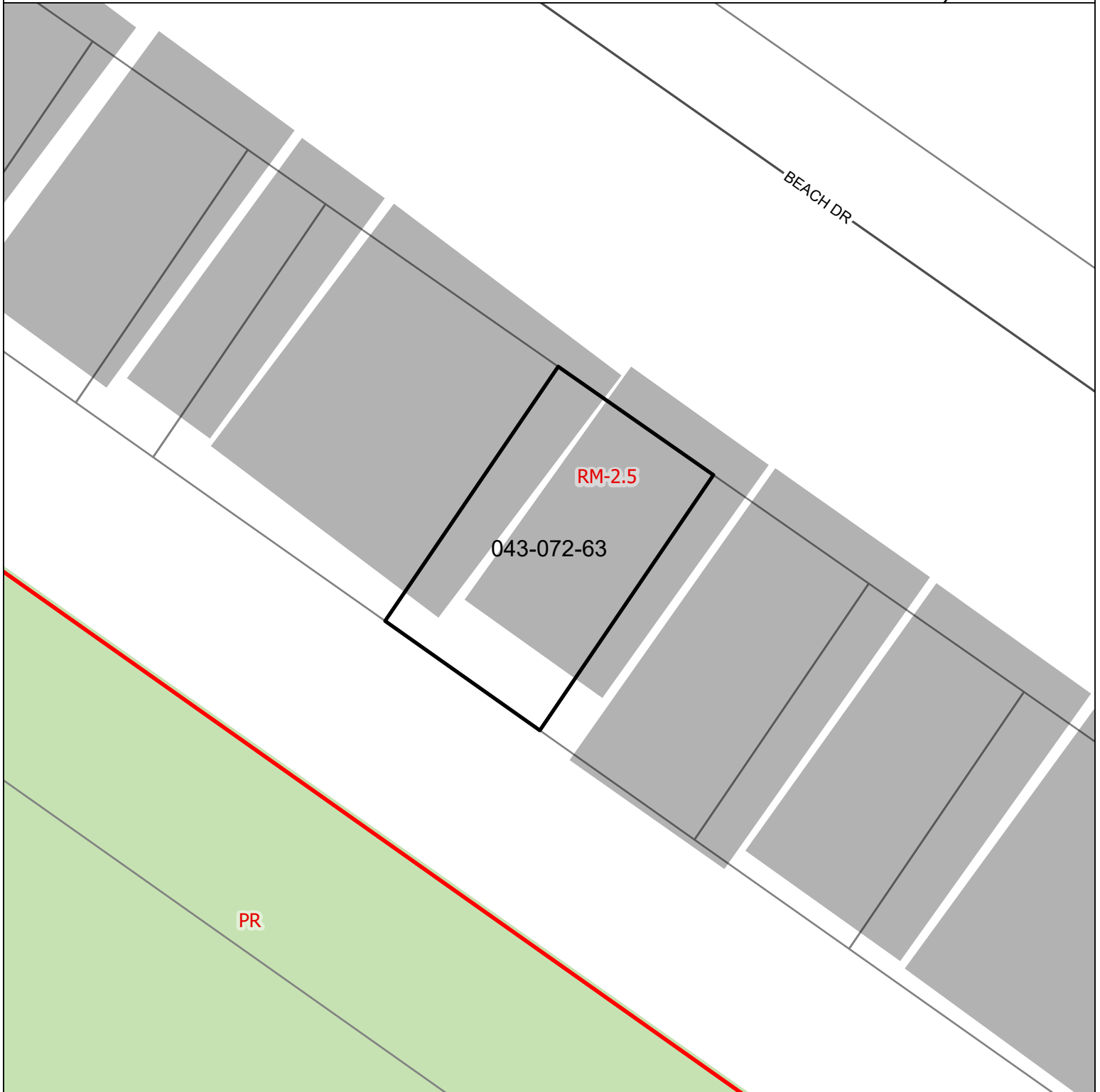
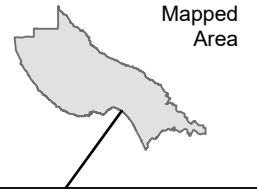


 Subject Parcel

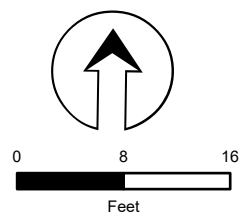




Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Flood Control Zone 6

Parcel Information

Parcel Size: 640 square-feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential, Parks & Recreation
Project Access: Beach Drive
Planning Area: Aptos
Land Use Designation: R-UM (Urban High Density Residential)
Zone District: RM-2.5 (Multi-Family Residential, 2,500 square-foot minimum)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Technical Reviews: None

Environmental Information

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