



Staff Report to the Zoning Administrator

Application Number: **251238**

Applicant: O'Neal Vacation Rentals

Agenda Date: November 07, 2025

Owner: Gina Wylie

Agenda Item #: 5

APN: 032-191-27

Time: After 9:00 a.m.

Site Address: 131 Anchorage Avenue, Santa Cruz CA 95062

Project Description:

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

Location: Property is located on the western side of Anchorage Avenue (131 Anchorage Avenue), approximately 170-feet north of the intersection of Anchorage Avenue and East Cliff Drive in Santa Cruz.

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

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251238, based on the attached findings and conditions.

Analysis

The subject property is developed with an existing two bedroom single-family residence, located in the Live Oak Designated Area. The single-family dwelling was constructed in 1963 and contains two bedrooms and one bathroom.

Vacation rentals within residential structures are permitted within the R-1-5-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.

As indicated in Santa Cruz County Code 13.10.694(D)(2)(c)(iv), one on-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 does not contain on-site parking; therefore, approval of an On-Site Parking Exception is required in conjunction with this Vacation Rental Permit.

The subject property maintains a 15-foot setback from the Anchorage Avenue right-of-way. Santa Cruz County Code 13.16.060(E) provides parking space size standards; a standard size parking space shall be no less than 18-feet in length and each compact car space shall be no less than 16-feet in length. The front yard of the subject dwelling has insufficient space for a compact car parking space; therefore, the front yard has been fenced in and utilized as an outdoor living area.

Granting the On-Site Parking Exception will not adversely affect existing traffic and parking on nearby streets and properties as on-street parking is available for this dwelling and many other dwellings along Anchorage Avenue that do not contain on-site parking spaces.

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 many of the dwellings on Anchorage Avenue. 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. The lease agreement has been revised to specify this parking limitation. Findings for approval are attached.

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 November 21, 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 with the Live Oak Designated Area, in which a total of 262 vacation rental permits may be issued and wherein 20 percent of parcels in a Designated Area Block (DAB) may be occupied by parcels with vacation or hosted rental permits. There are currently 209 approved and 9 pending vacation rental applications within Live Oak Designated Area, resulting in 44 available permits. The subject parcel is located within DAB #L-144, a block comprised of 19 parcels. Currently, 0 parcels within this block possess vacation or hosted rental permits where 4 are allowed.

As such, there is capacity in both the Designated Area and the DAB to accommodate issuance of this permit. If this application is approved, 5 percent of the parcels in DAB #L-144 will have been issued either a vacation or hosted rental permit.

Public Correspondence

County staff received emails and phone calls from neighbors with concerns regarding the use of the alley/easement behind the dwelling for parking purposes. The alley/easement is parallel to Anchorage Avenue, between Anchorage Avenue and Palisades Avenue. Historically, it functioned as a vehicular easement that began at Calla Drive and terminated on Palisades Avenue. Over time, property owners fenced in their rear yards, closing off access from Calla Drive. Access from Palisades Avenue remains available; however, this alley/easement was not intended to authorize

parking. The project has been conditioned to prohibit the use of this alley/easement for the purposes of vehicular parking.

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 **251238**, 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

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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
- G. Public Comment/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: 251238

Assessor Parcel Number: 032-191-27

Project Location: 131 Anchorage Avenue, Santa Cruz CA 95062

Project Description: Proposal to establish a new two-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.

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: _____

EXHIBIT A

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-1-5-PP (Single family residential - 5,000 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.

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 Anchorage Avenue. 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 two 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 Garrett Miller, dated 05/30/2025.

- I. This permit authorizes the operation of a two-bedroom 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 six 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. The alley/easement behind the dwelling shall not be used for parking by vacation rental guests.
 - E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 12 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: _____ November 07, 2025 _____

Effective Date: _____ November 21, 2025 (after 5 p.m.) _____

Expiration Date: _____ November 21, 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.



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



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**Vacation Rental Permit
& Renewal Application Form** | Form
PLG-150
Page 5 of 6
Rev 1/12/23

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 <i>Shane O'Neal</i>		Date 5/8/2025
Property Manager/ Agent <small>596AA4273965467</small>		Date



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Vacation Rental Permit & Renewal Application Form

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

Applicant's Signature

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the County of Santa Cruz is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of planning permits as determined by the Planning Director.

I certify that, to the best of my knowledge, the bedroom(s) associated with this hosted rental are legal and suitable for human occupancy.

I understand that hosted rentals are for bedrooms in the primary dwelling unit and are not permitted in accessory structures (including ADU's), legally restricted affordable housing units, balconies, sheds or porches, RV's, or tents.

I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, and that proof of such is on file with the Zoning Section.

I further certify that there are no restrictions against short term rentals associated with the subject property, including, but not limited to, Homeowner's Association regulations, and I understand that any permit issued will be rendered void if there are restrictions on the subject property.

I understand that the County of Santa Cruz has attempted to request everything necessary for an accurate and complete review of my proposal; however, after Planning staff has taken in the application and reviewed it further, it may be necessary to request additional information and clarification.

Signed by:

Gina Wylie

A150E140A77245E

Signature of Owner or Authorized Agent

5/8/2025

Date

Address: 153 Bar Harbor Ct Aptos 95003

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

- The maximum number of overnight guests that are allowed is 6 people. The maximum number of total guest to be at the property at any time is 9 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. Usage of the alley behind the house for parking or recreation is strictly prohibited.
- 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.

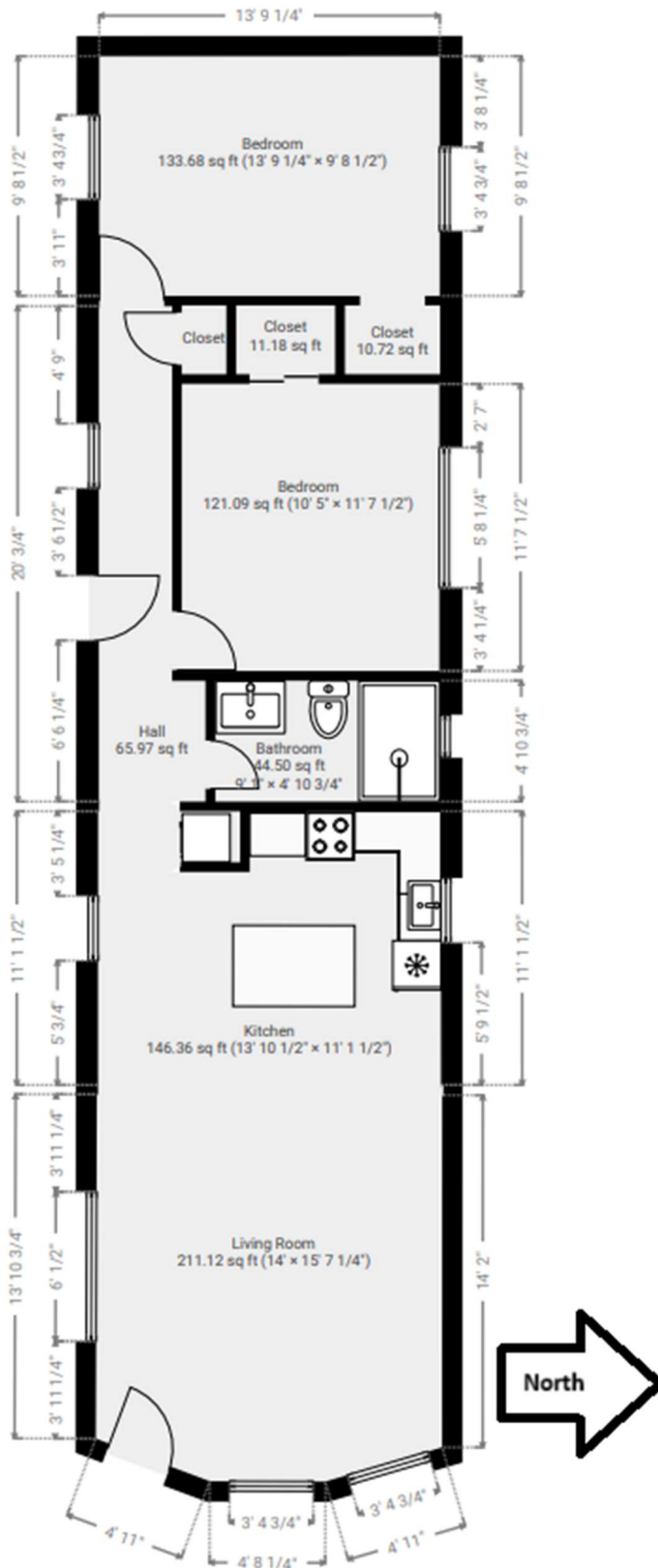
EXHIBIT D

- 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 3:00PM. 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 3pm 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.

Plans Updated 5/30/25 by Garrett Miller



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

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

Tax Area Code

82-040

32-19

CALLA

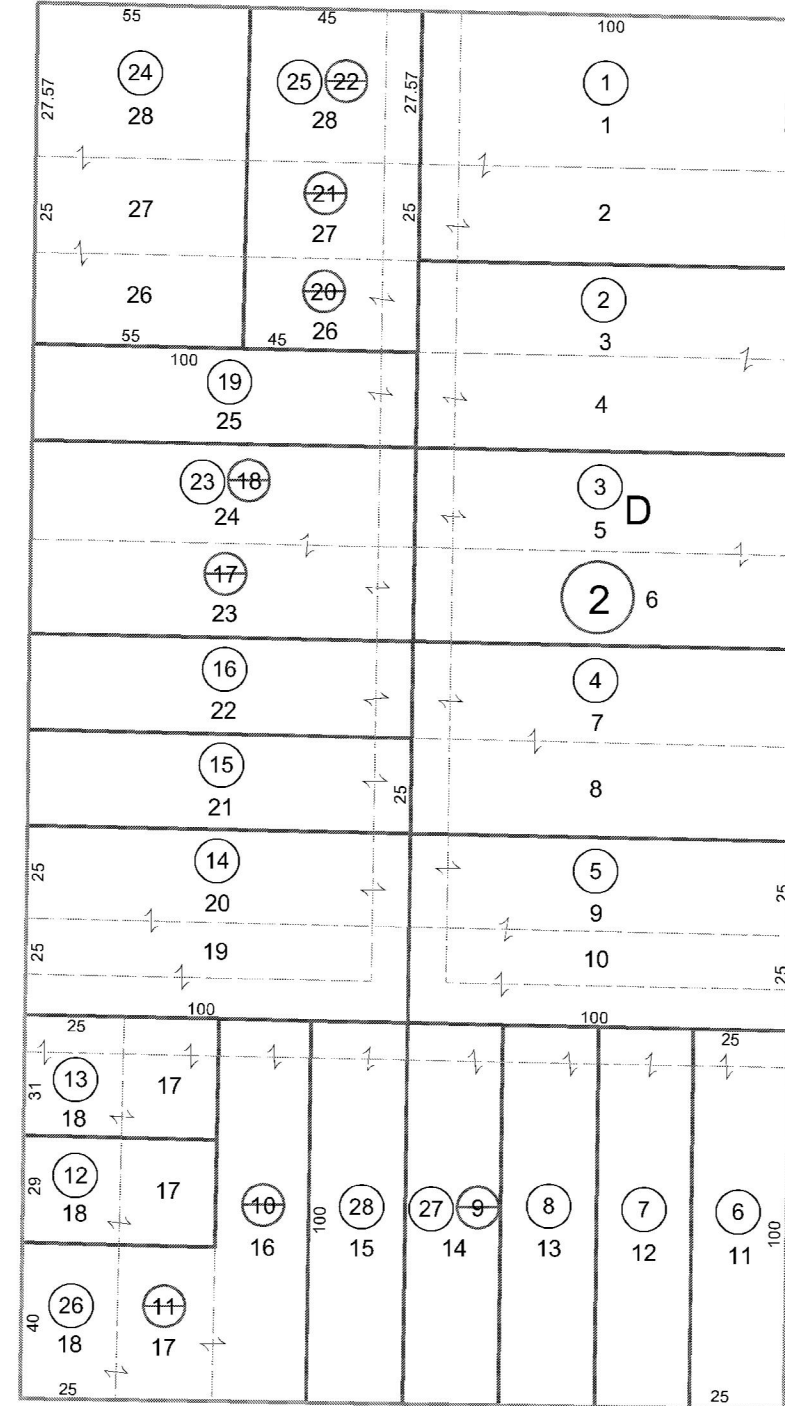
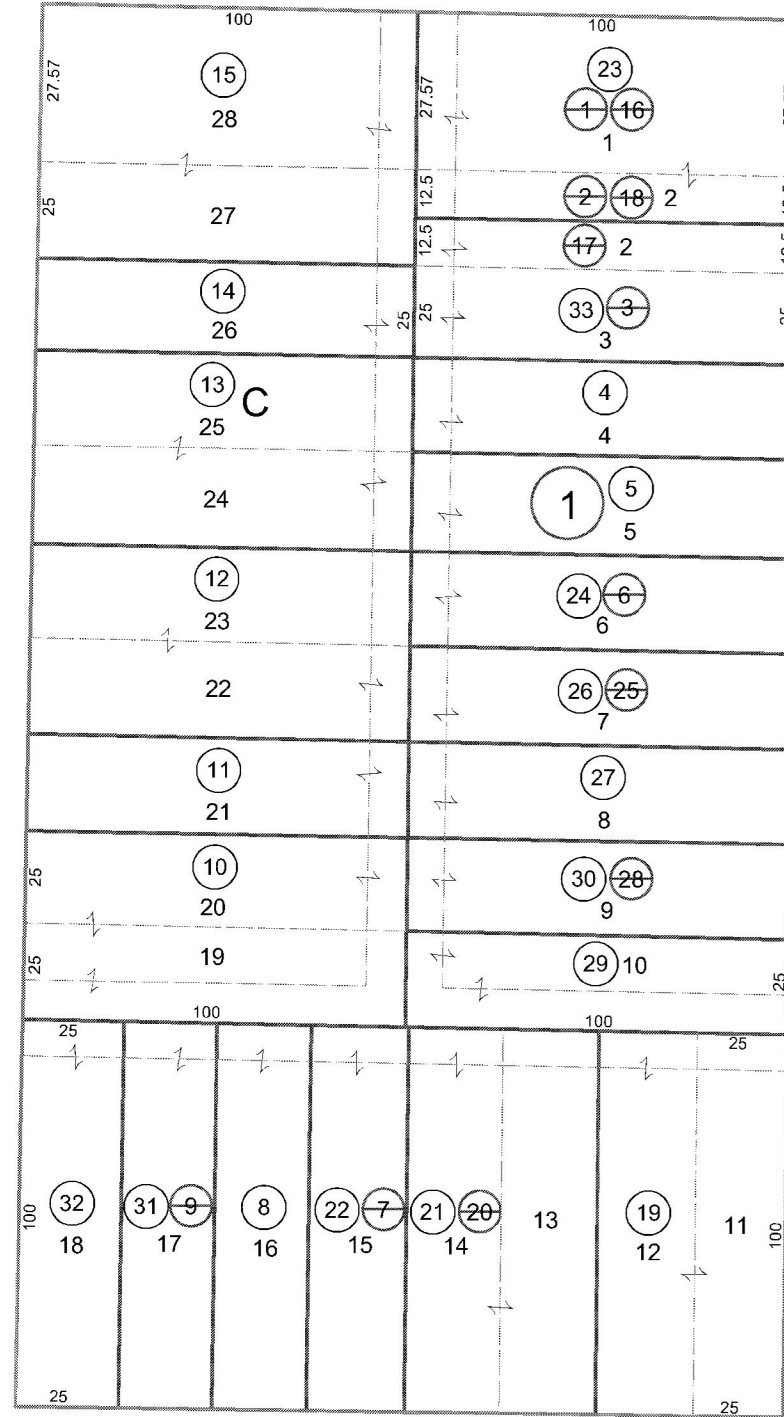
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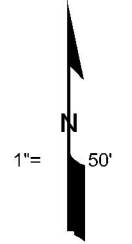


Bk.28
30

Bk.28
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Note - Assessor's Parcel & Block
Numbers Shown in Circles.

23



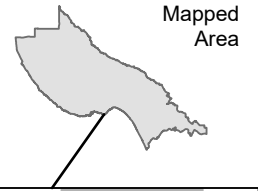
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Rev. 4/12/01 mvm (changed page refs.)
Rev. 12/14/04 mvm (4-00518114, Comb. 1-33)

Assessor's Map No. 32-19
County of Santa Cruz, Calif.
October, 1998
EXHIBIT



Santa Cruz County Planning Department

Parcel Location Map



Parcel: 03219127

Subject Parcel

Map printed: 29 Oct. 2025

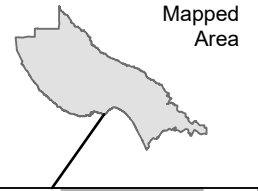


EXHIBIT E



Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel

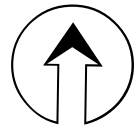
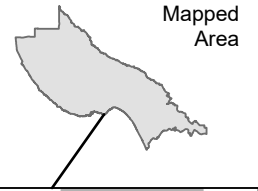


EXHIBIT E



Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel

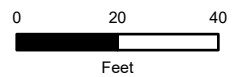
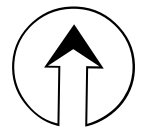


EXHIBIT E

Parcel Information

Services Information

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

Parcel Information

Parcel Size: 2,570 square-feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Anchorage Avenue
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-5-PP (Single family residential - 5,000 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
Fire Hazard: Not a mapped constraint
Slopes: 0-15%
Env. Sen. Habitat: Not a mapped resource
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not a mapped resource

Michael Lam

From: DAIDRE EGERTER <daidre@me.com>
Sent: Tuesday, August 5, 2025 11:20 AM
To: Michael Lam
Subject: Pending Vacation application

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

To Michael Lam, Planner

Appl #251238
Apn 032-191-27

Owner: Gina Wylie
Applicant: O'Neal Vacation Rentals
Supervisory district: 1
Planner: Michael Lam
Address: 131 Anchorage Avenue

My name is Daidre Egerter and live full time at 130 Palisades Ave. My home is located directly across a dead end alley from 131 Anchorage Ave, a home that has an application for vacation rental. I have no objections to a vacation rental, but what I do object to are vacationers using the alley behind the home for parking or other uses. The alley is a busy place with the neighbors who do live here and there tends to be noise with people who don't understand that our bedroom's face the alley and use it like a personal party space. There's already another Airbnb facing the alley and can party late into the night in the yard. I am asking that in the description of the vacation rental that the alley is listed as not available/accessible space for those renting the home. The noise from cars and motorcycles is not a welcome addition in the alley. It's very tight living in Pleasure Point and vacationers may show little awareness or respect for the places they occupy. I would like to avoid situations with use of the alley by blocking it from being available before the application is put through.

Thank you,
Daidre Egerter

Sent from my iPhone

Michael Lam

From: Michael Guth <mguth@guthpatents.com>
Sent: Tuesday, October 14, 2025 2:06 PM
To: Michael Lam
Subject: Following up

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

Hi there,

I hadn't heard back about the vacation rental permit on Anchorage. Can you please provide me an update on that?

You had told me that if they had tried to claim an access easement across my land that you would let me know, and I didn't hear back. In the alternative, they were going to need a hearing to park on the street on Anchorage, but I didn't get any mail notice on that option either.

And stuff!

Mike

--

Yours Sincerely,
Michael A. Guth
Attorney at Law

This email and any relevant attachments may include confidential and/or proprietary information. Any distribution or use by anyone other than the intended recipient(s) or other than for the intended purpose(s) is prohibited. If you are not the intended recipient of this message, please notify the sender by replying to this message and then delete it from your system.