



Staff Report to the Zoning Administrator

Application Number: **251512**

Applicant: O'Neal Vacation Rentals

Agenda Date: March 6, 2026

Owner: James & Mary Ioannidis

Agenda Item #: 5

APN: 042-141-24

Time: After 9:00 a.m.

Site Address: 123 Aptos Beach Drive, Aptos, CA 95003

Project Description:

Proposal to establish a new two-bedroom vacation rental within a single unit of an existing duplex, for the purpose of overnight lodging for a period of not more than 30 days at a time.

Location: Property located on the northwest corner of the intersection of Aptos Beach Drive and Stephen Road (123 Aptos Beach Drive)

Permits Required: Vacation Rental Permit and Onsite Parking Exception to reduce the number of required onsite parking spaces from one to zero and increase the number of offsite parking spaces from one to two.

Supervisory District: Second District (District Supervisor: Kim DeSerpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251512, based on the attached findings and conditions.

Project Description & Setting

The subject property is located on the northeast corner of the intersection of Aptos Beach Drive and Stephen Road. The project site is flat in topography and developed with an existing legal non-conforming duplex constructed in 1955, before the County of Santa Cruz issued building permits. This is a proposal to establish a new vacation rental within one of the two units onsite. The proposed vacation rental would be a two-bedroom, two-bathroom configuration.

On July 14, 2025, a vacation rental permit for this same unit was processed under Application No. 251297. That application was subsequently withdrawn on December 11, 2025, due to a transfer of property ownership. A new application was then submitted and paid for by the current property owners, who provided a grant deed in the application materials confirming ownership as of December 4, 2025. The subject property and entire duplex is currently held in common ownership.

Zoning & General Plan Consistency

The subject property is a 1,761 square foot lot, located in the RM-3 (Multifamily Residential-3,000 square foot minimum) zone district, a designation which allows residential uses. The existing duplex is a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

This property is located in the Seacliff/Aptos/La Selva Designated - No Limit Area where there is no restriction to the number of vacation rentals that can be approved. Vacation rentals within residential structures are permitted within the RM-3 zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance. Unless renewed, Vacation Rental permits expire the same month and day five years subsequent to the effective date, as conditioned.

Parking Exception

Santa Cruz County Code 13.10.694 requires that one off-street parking space is required for one and two-bedroom vacation rentals. On-site parking at the duplex is limited to a single garage space, which is reserved exclusively for the resident of the neighboring unit at 121 Aptos Beach Drive. Additionally, the paved area adjacent to the garage in the southwest corner of the property is not suitable in terms of size for vehicle parking and shall not be used by guests at any time for parking.

An on-site parking exception pursuant to SCCC 13.10.694(D)(2)(c)(iv) B is required due to the absence of available onsite parking associated with the proposed vacation rental. When the required parking cannot be provided, an On-Site Parking Exception may be requested in conjunction with a Conditional Use Vacation Rental Permit application and considered by the Zoning Administrator at a public hearing.

As conditioned, guests are also prohibited from stopping or parking in front of the garage or otherwise blocking vehicular access to the subject property at any time. The parking exception would allow for two non-exclusive on-street parking spaces; however, a condition of approval shall restrict use of the unnamed alleyways located southwest of the intersections of Stephen Road and Aptos Beach Drive.

The proposed parking exception is supported 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 this residence has occurred on the street along Stephen Road. 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 duplex unit with full time occupants and as required by the vacation rental ordinance. Therefore, existing traffic and parking on nearby streets and properties would not be adversely affected by granting of an on-site parking reduction. As proposed and conditioned, the granting of a parking exception would not result in an increased demand for on-site parking which is typically available in the vicinity and not subject to significant levels of congestion.

Emergency Contact

O' Neal Vacation Rentals has been designated as the 24-hour contact for the vacation rental. O' Neal Vacation Rentals is located at 1100 Water Street Suite 2c, Santa Cruz, CA 95062, within the required 30-mile response radius from the proposed vacation rental property. Under Santa Cruz County Code §13.10.694, the Local Property Manager, who also serves as the 24-hour contact, must reside within 30 miles of the vacation rental and be available at all times to respond to tenant, neighbor, Sheriff, or County inquiries, with a mandatory response time of no more than 60 minutes. The manager is responsible for ensuring the property's ongoing compliance with all vacation rental regulations, including enforcing occupancy and parking limits; preventing noise, nuisance, illegal behavior, and other disturbances; ensuring adherence to the County Noise Ordinance (SCCC 8.30); maintaining required exterior signage displaying permit and contact information; posting interior house rules and required notices; and ensuring transient occupancy tax compliance and lawful advertising with the permit number properly displayed. The manager must also distribute and update their contact information to required County agencies and neighboring property owners within 300 feet, maintain proof of such notification, and promptly update agencies and neighbors if contact details change. Failure to respond within 60 minutes, repeated violations (including noise citations, mis-advertising, tax delinquency, emergency order noncompliance, or failure to maintain signage), or more than two significant violations within a 12-month period may result in permit revocation following a public hearing.

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 **251512**, 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: cdi.santacruzcountyca.gov.

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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

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: 251512

Assessor Parcel Number: 042-141-24

Project Location: **123 Aptos Beach Drive, Aptos, CA 95003**

Project Description: Proposal to establish a new two-bedroom vacation rental in one unit of an existing duplex for the purpose of overnight lodging for periods not to exceed 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.

Nicholas Brown, 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-3 (Multi family residential - 3,000 square feet) zone district. The primary use of the property will be a duplex containing one long-term rental unit and a residential vacation rental unit that meets all requirements of the vacation rental ordinance with the exception of parking for which an exception to the parking standard can be supported.

- (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-UH (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 this residence has occurred on the street along Stephen Road. 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 duplex unit 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 plus one non-exclusive on-street parking space. The permit has been conditioned to allow two non-exclusive on-street parking spaces. To ensure the parking exception would not result in significant levels of congestion, the project has been conditioned to prohibited parking associated with the proposed vacation rental use along the unnamed alley located southwest of the intersection of Stephen Road and Aptos Beach Drive as well as the unnamed alley located north of the of the project site, west of the intersection of Hainline Road and Aptos Beach Drive.

Conditions of Approval

Exhibit D: Project plans, prepared by Shane O’Neal, dated December 18, 2025.

- I. This permit authorizes the operation of a vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. Operational Conditions
 - A. The vacation rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Vacation Rental Certification form on file with the Department of Community Development and Infrastructure.
 - B. Issuance of this permit shall not infer approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term “new development” shall include, but is not limited to, fencing, patios, and accessory structures. The term “use” shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.
 - C. The maximum, overnight occupancy of the vacation rental shall not exceed six people (two per bedroom, plus two additional people, children under eight not counted).
 - D. The maximum number of vehicles associated with the Vacation Rental is two (2) consisting of non-exclusive off-site parking. No vehicles associated with vacation rental occupants shall park in the unnamed alley between Stephen Road and Marina Avenue, southwest of the of the subject parcels nor in the alley between Stephen Road and Hainline Road located to the north.
 - E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed twelve 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.
 - 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.

Approval Date: _____

Effective Date: _____

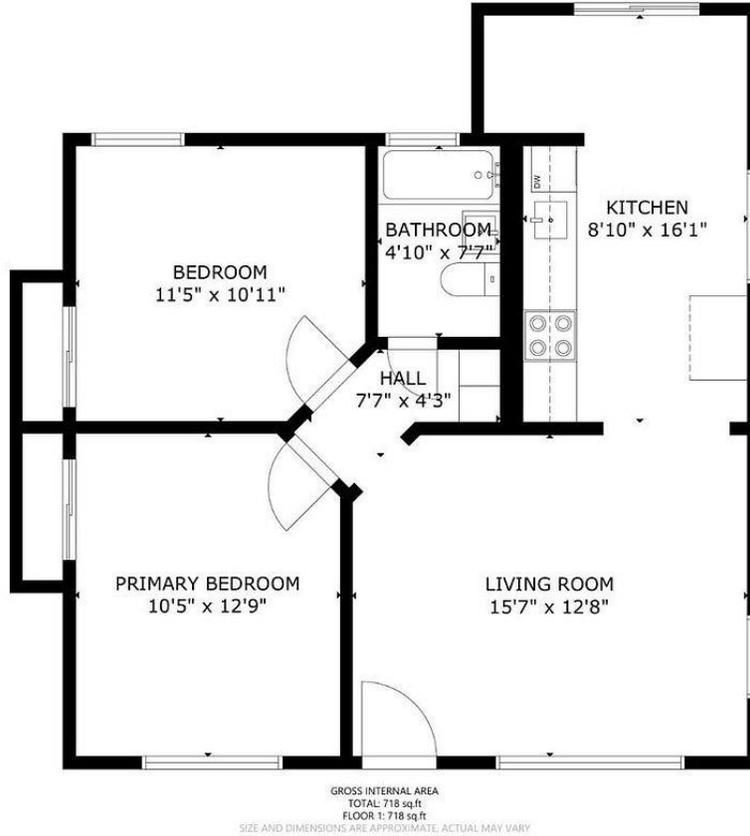
Expiration Date: _____

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.

Plans Updated 12/8/25 by Shane O'Neal

No onsite parking available. Vacation Rental Guests will be required to park on the street.



FLOOR 1



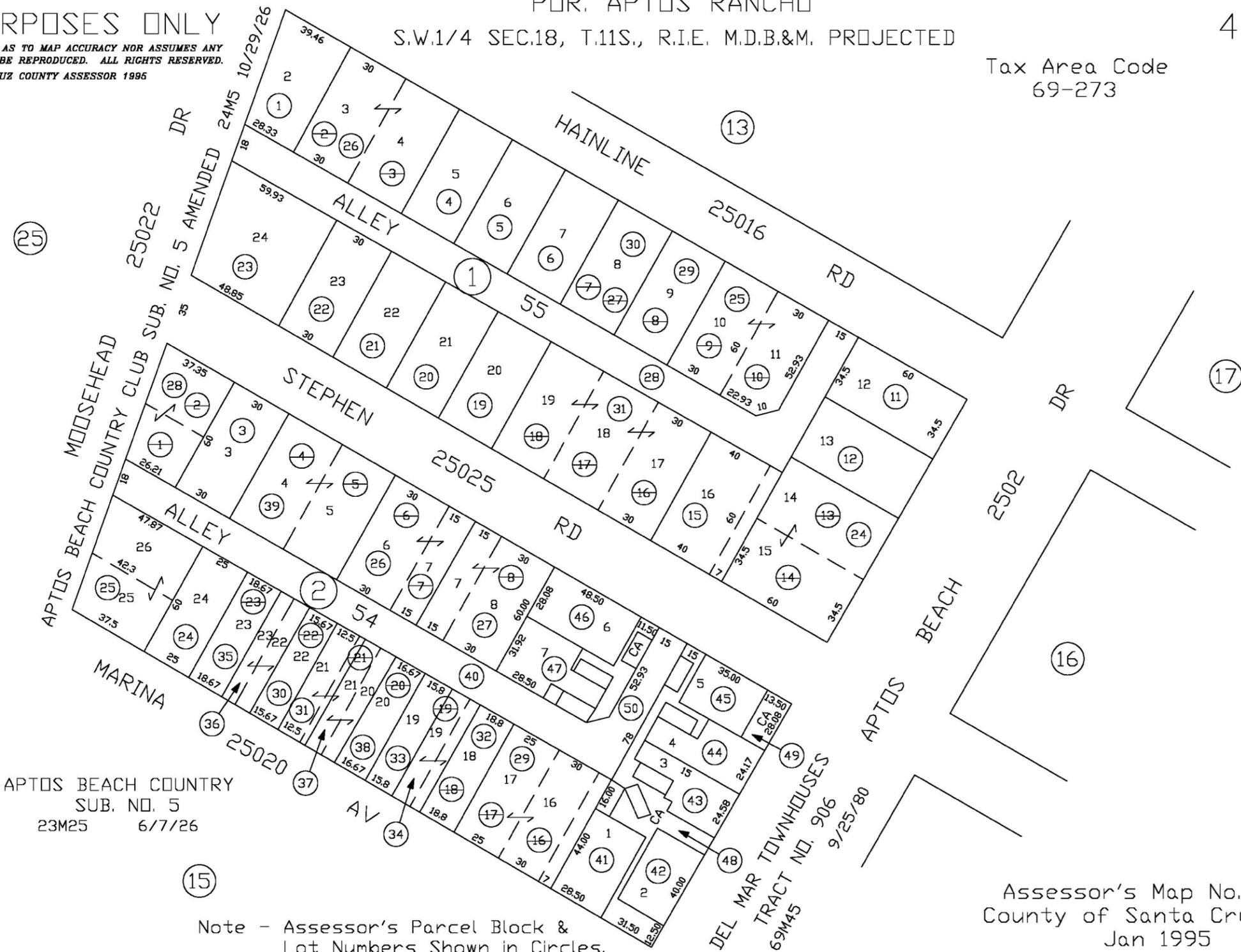
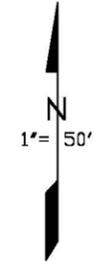
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POR. APTOS RANCHO
S.W.1/4 SEC.18, T.11S., R.I.E. M.D.B.&M. PROJECTED

42-14

Tax Area Code
69-273



APTOS BEACH COUNTRY
SUB. NO. 5
23M25 6/7/26

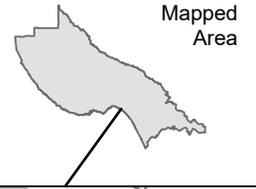
Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.

Assessor's Map No. 42-14
County of Santa Cruz, Calif
Jan 1995

ELECTRONICALLY REPOSITIONED 1/3/95 JL
Rev. 1/3/95 JL (Combo Form 1-31)
Rev. 5/14/98 (TCA CONSOLIDATION) RW



Parcel Location Map

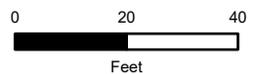
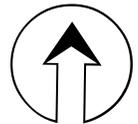


Parcel: 04214124

 Subject Parcel

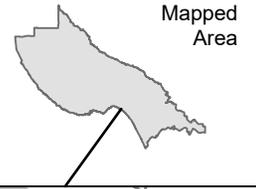
Map printed: 26 Feb. 2026

Exhibit E

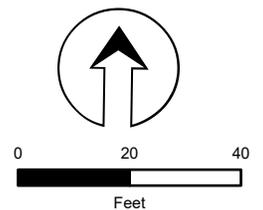




Parcel General Plan Map

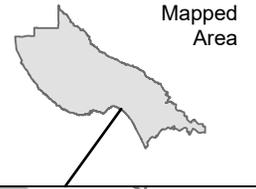


 Subject Parcel

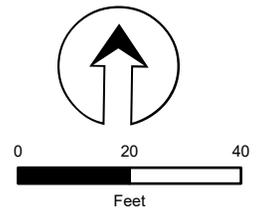




Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

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

Parcel Information

Parcel Size: 4,268.88 Square Feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Aptos Beach Drive & Stephen Road
Planning Area: Aptos
Land Use Designation: R-UH (Urban High Density Residential)
Zone District: RM-3 (Multi-family residential - 3,000 square feet)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Technical Reviews: N/A

Environmental Information

Geologic Hazards: Mapped AE Floodplain
Fire Hazard: Not a mapped constraint
Slopes: Flat in topography
Env. Sen. Habitat: Not mapped
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource