



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060

Planning (831) 454-2580 | Public Works (831) 454-2160

<https://cdi.santacruzcountyca.gov/>

April 17, 2026

Zoning Administrator
701 Ocean Street
Santa Cruz, CA 95060

Subject: Public hearing to consider appeal of Administrative approval of application 251497, a proposal to establish a new three-bedroom vacation rental in an existing single-family dwelling for the purposes of overnight lodging for a period of not more than 30-days at a time.

Zoning Administrator:

On December 10, 2025, David Dill and Saidah Dill submitted application number 251497 to establish a new three-bedroom vacation rental in an existing single-family dwelling, located on the eastern side of Townsend Drive (519 Townsend Drive). The request required approval of a Vacation Rental Permit and a determination that the project was exempt from further analysis under the California Environmental Quality Act (CEQA).

Administrative Approval

On February 2, 2026, the project was administratively approved. The staff report prepared for the proposed project discussed concerns expressed by neighbors during the public comment period, but recommended approval. The concerns expressed by the neighbors included the limited availability of off-street parking and concerns about increased traffic on Townsend Drive, as well as potential enforcement challenges, the loss of long-term housing, and noise and privacy impacts.

The approved Permit included the following conditions of approval (Exhibit 4) intended to address the identified concerns regarding the proposed vacation rental.

Condition II D.

The maximum number of vehicles associated with the overnight occupants shall not exceed three (number of on-site parking spaces, plus one additional non-exclusive on-street parking spaces). Guest parking is prohibited on Townsend Drive.

Condition II 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.

Condition II 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.

Condition II 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.

Condition II 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.

Condition II 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.

Additionally, the current Santa Cruz County vacation rental code does not regulate the effect that vacation rentals have on the long-term housing supply. Although the Board of Supervisors may

consider revisions to the Vacation Rental ordinance, a moratorium on allowing new Vacation Rentals has not been implemented to date.

Appeal to the Zoning Administrator

On February 17, 2026, an appeal of the administrative approval (Exhibit 1) was filed by Tina Mehl of 520 Townsend Drive, Aptos CA 95003. The appeal raised concerns about several issues, including failure to meet local property manager's distance requirements, omission of public input and legal objections, and inadequate parking restrictions.

County Responses to Issues Raised in Appeal Letter

- 1) Assertion: The location of the required local property manager does not meet the requirements of the County's Vacation Rental Ordinance.

Response: Santa Cruz County Code 13.10.694 (E) requires vacation rentals to designate a local property manager, who is located within 30 miles of the vacation rental. The ordinance does not specify that the local contact be located within 30 miles of the vacation rental as traveled by road. The practice of the Community Development and Infrastructure Department has been to consider property managers located within a 30-mile radius of the vacation rental as meeting the intent of the ordinance. Further, the ordinance does not require the local contact be able to drive to the vacation rental within 60 minutes, only that the local contact responds to calls within 60 minutes.

- 2) Assertion: The decision to approve the application was not supported by all facts presented because not all letters submitted to staff expressing opposition to the approval of the permit were attached to the staff report. Specifically, a letter from Jack and Sylvia Brown (Exhibit 2).

Response: The letter from Jack and Sylvia Brown is attached to the Zoning Administrator Appeal letter as Exhibit 2. In the letter, Jack and Sylvia Brown assert that approval of a vacation rental at 519 Townsend is inconsistent with County Code, the General Plan and the California Coastal Act (1976).

Per County Code Section 13.10.322 (D) vacation rentals are an allowed use in residential zone districts. The subject parcel is located in the R-1-6 (Single-Family Residential) zone district and the R-UL (Urban Low Density Residential) General Plan Land Use designation. Therefore, the application for and the approval of a vacation rental for 519 Townsend Drive conforms with County Code and General Plan. Further, the Vacation rental ordinance was adopted by the Board of Supervisors in 2011 and was subsequently certified by the Coastal Commission. Therefore, vacation rental use is consistent with the goals and policies of the General Plan and Local Coastal Program.

- 3) Assertion: Condition of approval II D, which limits the maximum number of vehicles associated with overnight occupants to two vehicles to be parked onsite and explicitly prohibits parking on Townsend Drive is insufficient.

Response: Condition of Approval II D restricts parking to two vehicles parked onsite. Any ambiguity caused by the explicit prohibition of parking on Townsend Drive could be remedied by amending Condition of Approval II D to state that no parking shall occur on neighborhood streets.

Recommendation

Staff recommends the Zoning Administrator deny the appeal and uphold the administrative approval of application 241286.

Sincerely,

John Hunter
Planner
Development Review

Reviewed by: *Sheila McDaniel*
Sheila McDaniel
Principal Planner
Santa Cruz County Community Development & Infrastructure

Exhibits

1. Appeal Letter
2. Jack & Silvia Brown Letter
3. Administrative Staff Report & Conditions of Approval
4. Public Comments

Concerned Neighbors of Rio Del Mar Upper Cliffs
PO BOX 1666
Aptos, CA 95001

February 9, 2026

VIA HAND DELIVERY OR MAIL Santa Cruz County Planning Department Zoning Counter, 4th
Floor 701 Ocean Street Santa Cruz, Cruz, CA 95060

**RE: Appeal of Administrative Approval – Application #251497 Applicant: David Dill &
Saidah Dill APN: 043-051-10 Site Address: 519 Townsend Drive, Aptos, CA 95003**

To the Planning Department / Zoning Administrator:

We are writing to formally appeal the administrative approval of Application Number 251497, a proposal for a three-bedroom vacation rental at 519 Townsend Drive, which was approved on February 2, 2026. Our interest in this decision is as the "Concerned Neighbors of Rio Del Mar Upper Cliffs" a community group of neighbors immediately adjacent to the proposed short term rental.

Reasons for Appeal

This appeal is based on significant errors in the application of the Santa Cruz County Code (SCCC), the omission of critical public testimony, and the need for expanded parking restrictions to ensure neighborhood safety.

1. Failure to Meet Local Property Manager Distance Requirements (SCCC 13.10.694(E))

The Santa Cruz County Code explicitly requires that all vacation rentals designate a local property manager located within **30 miles** of the rental. This manager must be available 24 hours a day and respond to concerns within **60 minutes** of contact.

- **Error in Fact and Law:** The Staff Report incorrectly states that the owner/manager resides within a "30-mile response radius," calculating the distance as approximately 22.23 miles away. However, SCCC 13.10.694(E) does not specify a "radius," but rather a distance of 30 miles. The actual driving distance from the owner's residence in San Jose to the subject property is **41.1 miles**. (<https://maps.app.goo.gl/nQe6oU5quRwzk1RW6>)
- **Failure of Response Time:** The ordinance requires a 60-minute response time. A 41.1-mile drive through the Highway 17 corridor frequently takes well over 60 minutes, especially during peak travel times or traffic incidents. The decision-maker failed to verify that the 60-minute response requirement could realistically be met given the actual driving distance, relying instead on a "radius" calculation not found in the law.

EXHIBIT 1

2. Omission of Significant Public Input and Legal Objections The decision was not supported by all facts presented because key evidence was excluded from the staff packet.

- **Missing Correspondence:** While the Staff Report acknowledges receipt of general public comments, it appears that specific, detailed objection letters were not included in the public record.
- **Jack and Sylvia Brown Letter:** Specifically, a letter from Jack and Sylvia Brown at 523 Townsend Drive, which noted specific laws being violated in the approval of this short-term rental, was missing from the packet. The exclusion of this letter deprived the decision-maker of a full understanding of the legal challenges associated with this application. (See references at end of appeal). It is unclear how many other objects were not included in the report when 64 of the 128 signers of the petition objecting to the application noted they were going or had sent a letter, yet only 26 letters were listed in the report.

3. Inadequate Parking Restrictions for Public Safety The Staff Report correctly identifies that Townsend Drive is a narrow roadway with limited parking capacity where off-site parking can restrict emergency vehicle access and create safety hazards. While a condition was added to prohibit off-site parking on Townsend Drive, this restriction is insufficient to protect the surrounding area.

- **Expansion of Parking Prohibitions:** Toledo Drive, Granada Drive, and Bayview Drive suffer from the same restricted width and speed issues as Townsend Drive. Consequently, overflow parking should also be strictly prohibited on these streets. Without extending these restrictions, guests will likely utilize these adjacent narrow roads for overflow, creating the same emergency access and pedestrian safety hazards the current conditions seek to avoid on Townsend Drive.

Basis for Appeal

- **Was the decision fair and impartial?** No. By excluding specific objection letters, the process prevented a balanced review of the project's compliance with local laws.
- **Was there an error or abuse of discretion?** Yes. The Planning Department committed an error by substituting a "radius" for actual distance and failing to extend parking restrictions to adjacent streets with identical safety risks.
- **Was the decision supported by facts?** No. The finding that the property manager is "within 30 miles" is factually incorrect when measured by road distance. Furthermore, the report failed to address the safety impacts on Toledo, Granada, and Bayview Drives.

Conclusion

For the reasons stated above, the administrative approval of Permit #251497 should be overturned. The applicant has failed to provide a local property manager who meets the distance requirements mandated by the County Code. Furthermore, the parking restrictions

must be expanded to include Toledo, Granada, and Bayview Drives to ensure neighborhood safety. The procedural failure to include these points warrants a full rehearing of the application.

Sincerely,

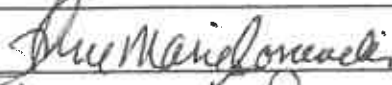



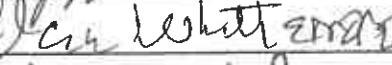
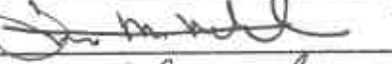
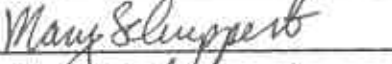
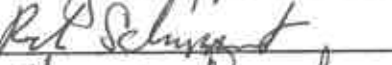
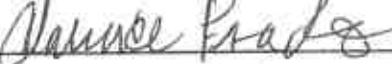

Members of Concerned Neighbors of Rio Del Mar Upper Cliffs

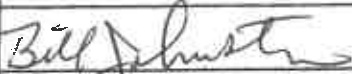
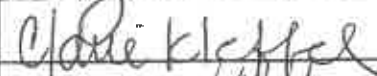
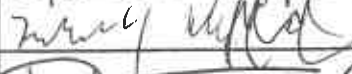
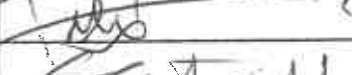
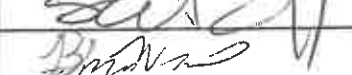
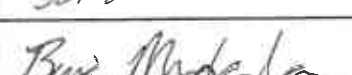
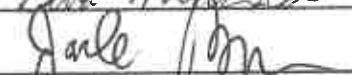
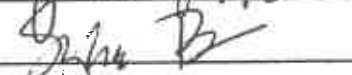

Signature	Name	Address
	Diane Duey	449 Cliff Dr., Aptos CA
	Paul Neuman	615 Townsend Drive, Aptos
	Linda Neuman	615 Townsend Dr. Aptos
	Marla Michelle Chapa	616 Townsend Dr., Aptos
	Joanne Thompson	212 Lamanda Dr
	Anne Marie Jackson	212 Lamanda Dr.
	Carey A Rice	501 Townsend Dr
	David Buckler	509 Townsend Dr
	Daniella Buckler	509 Townsend Dr Aptos
	DAVID BARTOLETTI	525 Townsend Dr Aptos
	JOEL WHEELER	525 Townsend Dr Aptos
	Debora R. Pavin	202 Granada Dr. Aptos
	Monique Vairo	215 Baldwin Dr., Aptos
	Bernice Gessler	206 Baldwin Dr. Aptos
	Roy Gessler	206 Baldwin Dr. Aptos
	Judy JOHNSTON	521 TOWNSEND Dr Aptos, CA

must be expanded to include Toledo, Granada, and Bayview Drives to ensure neighborhood safety. The procedural failure to include these points warrants a full rehearing of the application.

Sincerely,

Members of Concerned Neighbors of Rio Del Mar Upper Cliffs

Signature	Name	Address
	Annamaria Sorcerelli	200 Granada Dr. Aptos
	Tina M. Muhl	520 Townsend Dr. Aptos
	Marsha Moreno	517 Townsend Dr. Aptos 95003
	Jeff Moreno	517 Townsend Dr. Aptos 95003
	Ann Whittemore	205 GRANADA APTS 95003
	Tina M. Muhl	5
	Mary Schuppert	503 Bayview Drive
	Rich Schuppert	503 Bayview Drive
	Clarence Prado	502 Bayview Dr
	Sheila Prado	502 Bayview Dr.

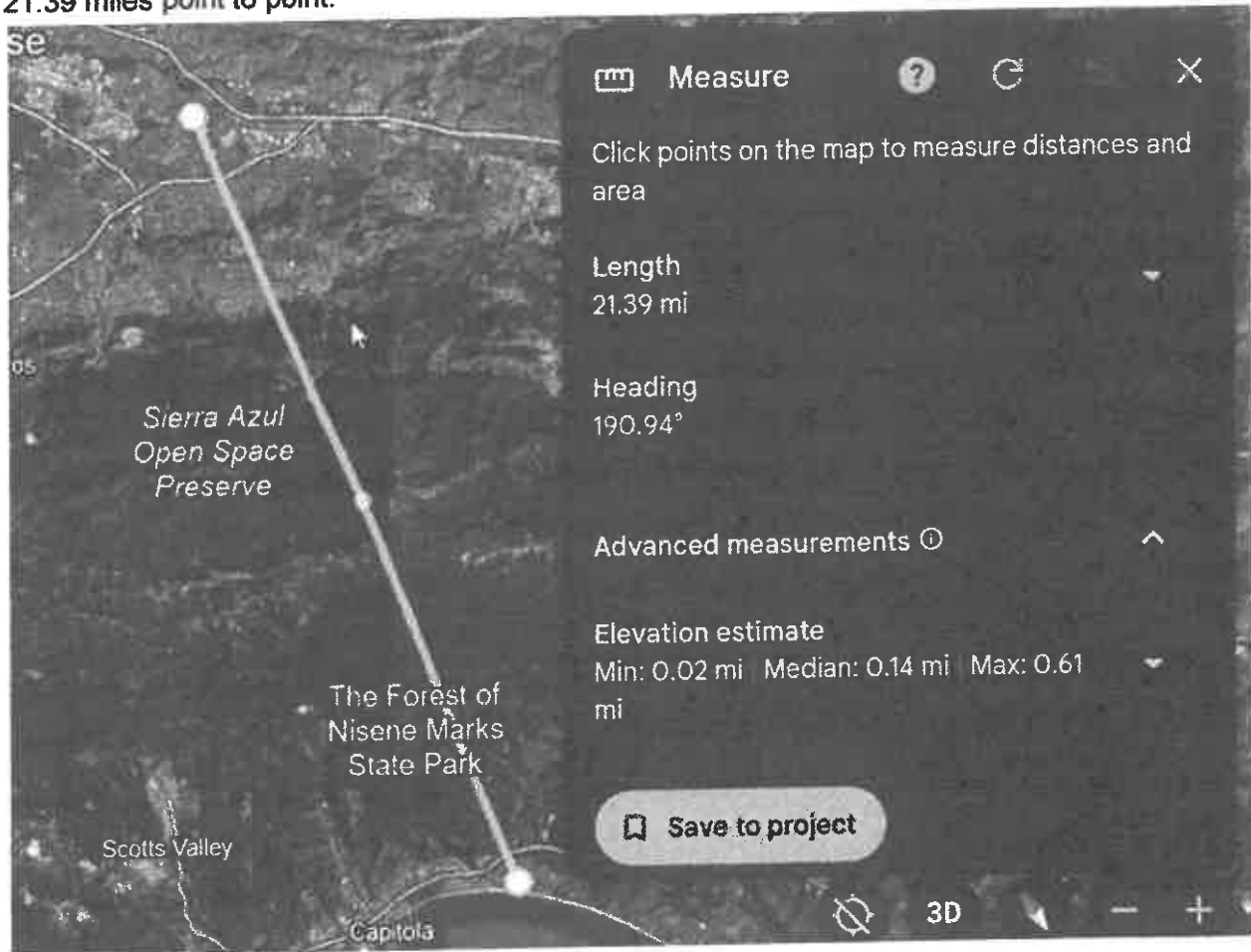
Signature	Name	Address
	Bill Johnson	521 Townsend Dr. ^{APTOS} CA 95003
	Claire Kleffel	511 Townsend Dr. APTOS CA 95003
	Rick Kleffel	511 Townsend Dr. APTOS CA 95003
	Patrick Kuey	609 Bayview Dr. APTOS CA 95003
	Andy Koff	206 Mirada Dr. ^{APTOS} CA 95003
	Bradam Ward	206 Granada Dr. CA 95003
	BINA MIRCHANDANI	206 Granada Dr. CA 95003
	JACK BROWN	523 TOWNSEND DR APTOS CA 95003
	SYLVIA BROWN	523 TOWNSEND DR APTOS CA 95003

Reference Information:

Distance of owners from application property:

Although the report states the distance of the owner's residence to the rental property is within the required distance, it is not.

21.39 miles point to point.



However driving distance is over 40.1 miles and takes over 60 minutes in light traffic



Missing objection from property report.

Per the 128 signers of the petition included in the packet opposing the application approval, 64 noted they were going to send a correspondence opposing the application, yet only 26 were found in the packet along with the petition.

At least one email was missing, the following email was sent by Jack and Sylvia Brown at 523 Townsend Drive well before the deadline. The letter referenced many code violations in regards to the application that should have been addressed in the packet, but was not included in the packet. The letter was carbon copied (cc) to 2nd District Supervisor Kim DeSerpa and blind carbon copied (bcc) to two neighbors, all of whom received the email.

Full content and header of the email by Jack and Sylvia Brown not included in the packet to riley.rhodes@santacruzcountyca.gov sent Date: Fri, 2 Jan 2026 18:06:57 -0800:

Jack Brown
<jack.b.brown@gmail.com>

Fri,
Jan 2,
6:06 P
M

to
riley.r
hodes
,
Kimbe
rly,
bcc:
Dave,
bcc:
Bill

To: Riley Rhodes, Santa Cruz County Planning Commission

I am submitting this appeal of the approval of a vacation rental permit for 519 Townsend Drive, Aptos (APN: 043-051-10 / Application No. 251497), a property located two doors from our residence in a quiet, long-established residential neighborhood. Townsend Drive has experienced very little residential turnover over many decades; neighbors know one another, normal patterns of activity are well understood, and several households include children. Approval of a short-term rental at this location would replace this stability with a constant rotation of transient occupants whose identities and backgrounds cannot be meaningfully verified by surrounding residents. In light of recent break-ins in the neighborhood, this shift raises legitimate concerns regarding safety, security, and neighborhood vigilance. While visitor-serving uses are an important part of the local economy, approval of a vacation rental at this location is inconsistent with Santa Cruz County Code, the County General Plan, and the

EXHIBIT 2

California Coastal Act, and will result in predictable and unavoidable impacts to residential livability.

This appeal is based on land-use incompatibility, cumulative impacts, loss of housing, and conflicts with adopted policies, not speculation or personal preference.

Incompatibility With Residential Neighborhood Character

Santa Cruz County Code §13.10.681(b) requires that vacation rentals be compatible with surrounding residential uses and not adversely affect neighborhood character. Townsend Drive is a quiet residential street characterized by long-term occupancy, limited parking, and close proximity between homes. Introducing transient lodging into this setting constitutes a commercial use that is fundamentally incompatible with the existing pattern of development.

This incompatibility directly conflicts with General Plan Land Use policies that prioritize protection of established residential neighborhoods and minimization of land-use conflicts, as well as Community Design policies emphasizing neighborhood stability and livability.

Direct Noise, Privacy, and Quiet Enjoyment Impacts

Because the property is only two doors away, impacts are direct and disproportionate. Vacation rentals, by their nature, involve frequent occupant turnover, late arrivals, outdoor social activity, and visitor use patterns inconsistent with residential living.

Santa Cruz County Code §13.10.681(a) and §13.10.695 emphasize avoidance of nuisance impacts, including noise and disturbance. These impacts are not hypothetical; they are well-documented and foreseeable consequences of short-term rentals in close-knit residential neighborhoods.

Parking, Traffic, and Public Safety

Townsend Drive is a narrow residential street with constrained on-street parking. Vacation rentals routinely generate more vehicle trips than a typical household, resulting in overflow parking, blocked driveways, reduced emergency access, and increased traffic on a street not designed for visitor use.

County Code §13.10.681(b)(2) requires that vacation rentals not create adverse parking or traffic impacts. Approval of this permit fails to adequately account for these predictable conditions, particularly during peak visitor seasons.

Cumulative Impacts and Precedent

While reviewed individually, approval of this permit contributes to cumulative neighborhood impacts. Santa Cruz County Code §13.10.681(b) requires consideration of cumulative effects, not just isolated compliance.

Incremental approvals of vacation rentals in residential neighborhoods:

- Erode long-term housing stock
- Increase commercialization of residential streets
- Set precedents that make future denials increasingly difficult

These cumulative impacts are inconsistent with the County's obligation to protect residential neighborhoods from gradual destabilization.

Loss of Residential Housing

Santa Cruz County is experiencing a well-documented housing shortage. Conversion of residential homes to vacation rentals directly conflicts with General Plan Housing Element policies that prioritize preservation of existing housing and discourage conversion of residential units to visitor-serving uses where such conversion reduces housing availability.

The California Coastal Act §30213 explicitly requires protection of residential and lower-cost housing and states that new development should not reduce existing housing stock unless adequate replacement is provided. No such replacement is proposed here.

Enforcement Limitations

Vacation rental enforcement is largely complaint-driven, placing the burden on neighbors to monitor compliance, document violations, and endure disturbances while enforcement actions are pending. While Santa Cruz County Code §13.10.695 outlines enforcement mechanisms, in practice enforcement is reactive and limited, particularly during nights and weekends.

These foreseeable enforcement challenges must be considered at the time of permit approval and cannot be adequately addressed through conditions alone.

Inconsistency With the California Coastal Act

Approval of a vacation rental at 519 Townsend Drive conflicts with multiple provisions of the California Coastal Act, including:

- §30250(a) – Requires development to be located where it will not degrade neighborhood character
- §30251 – Requires protection of community character and prevention of scenic and visual degradation
- §30213 – Requires protection of residential housing stock
- §30222 – Encourages visitor-serving uses only where they do not displace or adversely impact residential uses

Placing a visitor-serving use within a quiet residential street, two doors from long-term residents, does not meet these standards.

Lack of Necessity for Coastal Access or Visitor Accommodation

The Coastal Act encourages visitor access but does not require vacation rentals to be located within established residential neighborhoods. Aptos already provides substantial visitor-serving accommodations in appropriate locations. The marginal benefit of one additional short-term rental does not outweigh the clear and predictable impacts to neighborhood livability.

This appeal is not in opposition to tourism or visitors. It is a request that residential neighborhoods be protected from incompatible commercialization, consistent with County Code, the General Plan, and the Coastal Act.

Townsend Drive is characterized by long-term residential stability. We have lived here for over 14 years, and many nearby homes have been occupied by the same families for decades with very little turnover. Several households include children, and neighbors are familiar with one another and with normal patterns of activity on the street. The introduction of a vacation rental would result in a constant rotation of short-term occupants whose identities and backgrounds are unknown to surrounding residents and cannot be meaningfully verified. Given recent break-ins and thefts reported in the neighborhood, this level of transient occupancy is particularly troubling and raises legitimate concerns regarding safety, security, and

neighborhood vigilance. These impacts are inherent to short-term rentals and are incompatible with the established residential character of Townsend Drive.

The predictable impacts of a vacation rental at 519 Townsend Drive (noise, parking impacts, loss of housing, and neighborhood destabilization) outweigh any limited public benefit. The approval fails to make the required findings of compatibility and consistency with adopted policies.

For these reasons, we respectfully request that the proposal be rejected and the vacation rental permit denied.

Sincerely,

Jack and Sylvia Brown
523 Townsend Drive
Aptos, CA 95003
jack.b.brown@gmail.com
831-219-8775

Header info:

MIME-Version: 1.0

Date: Fri, 2 Jan 2026 18:06:57 -0800

Bcc: Dave Bartoletti <get2bart@gmail.com>, Bill Johnston <bjhomecourt@sbcglobal.net>

Message-ID: <CAKJdN3WpnLN-8fq381KAUyuHinfQUse7z0-8LzKBAZA-XYcQ5g@mail.gmail.com>

Subject: Appeal of Vacation Rental Application 251497 - 519 Townsend Drive, Aptos, CA (APN: 043-051-10/Application 251497)

From: Jack Brown <jack.b.brown@gmail.com>

To: riley.rhodes@santacruzcountyca.gov

Cc: Kimberly De Serpa <kimberly.deserpa@santacruzcountyca.gov>

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Staff Report & Development Permit Administrative Use Review

Application Number: **251497**

APN: **043-051-10**

Applicant: **David Dill & Saidah Dill**

Owner: **David Dill & Saidah Dill**

Site Address: **519 Townsend Drive, Aptos CA 95003**

Proposal & Location

Proposal to operate a new three-bedroom Vacation Rental in an existing single-family dwelling for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Vacation Rental Permit.

Property is located on the east side of Townsend Drive approximately 0.5 miles from the intersection of Rio Del Mar Boulevard and Townsend Drive (519 Townsend Drive) in the Aptos Planning Area.

Analysis

The subject property is developed with an existing three-bedroom single-family residence, permitted by Building Permit number 44188.

Vacation rentals within residential structures are permitted within the R-1-6 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 13.10.695 (D) 3, as conditioned.

Parking

The provided parking will meet the requirements of SCCC 13.10.694(D)(2)(c)(iv) B. Pursuant to this Code Section, parking for vacation rentals is limited to the number of on-site parking spaces. A minimum of one on-site space is required for vacation rentals containing one or two bedrooms and a minimum of two on-site spaces is required for rentals containing three or more bedrooms. The subject dwelling is comprised of three bedrooms; therefore, two on-site parking spaces are required. Two parking spaces are available on-site, meeting the parking requirements of SCCC 13.10.694(D)(2).

Permit Expiration

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 February 16, 2030.

Emergency Contact

David Dill has been designated as the 24-hour contact for the vacation rental. David Dill is located

in San Jose, within the required 30-mile response radius from the proposed vacation rental property.

Designated Area

The property is located within the Seacliff, Aptos, La Selva Designated Area (SALSDA), in which a total of 241 vacation rental permits may be issued and wherein 20% of parcels in a Designated Area Block (DAB) may be occupied by parcels with vacation or hosted rental permits. There are currently 217 approved and 21 pending vacation rental applications within the SALSDA Designated Area, resulting in three available permits. The subject parcel is located within DAB #S-183, a block comprised of eleven parcels. Currently, one parcel within this block possesses a vacation or hosted rental permit, where three rentals 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, 18% of the parcels in DAB S-183, or two vacation rentals, will have been issued either a vacation or hosted rental permit.

Public Input

Public comments were received expressing concerns regarding limited off-site parking and increased traffic on Townsend Drive, potential enforcement challenges, the loss of long-term housing, and possible noise and privacy impacts.

Townsend Drive Concerns

Townsend Drive is a narrow roadway with limited parking capacity. When off-site parking occurs, the roadway can effectively become single-lane, which may restrict emergency vehicle access and create safety hazards for pedestrians in this high foot-traffic area. To address these concerns, a condition of approval has been added prohibiting all off-site parking on Townsend Drive. In addition, this restriction has also been incorporated into the lease agreement to ensure guests are aware of the parking limitation. Additionally, the lease now informs guests that Townsend Drive is a narrow road and instructs them to drive slowly and cautiously to protect the safety of residents and pedestrians.

Enforcement Challenges

To address concerns about enforcement, it has been confirmed that the designated local contact, David Dill, resides within the required 30-mile radius, at approximately 22.23 miles away. The Vacation rental code regulates the use of the vacation rental by a local property manager as follows:

Local Property Manager. All vacation rentals shall designate a local property manager, who is 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. A property owner who lives within 30 miles of the vacation rental may designate themselves as the local property manager. 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**.

The applicant has been informed that failure to respond within 60 minutes of contact by County

Code Enforcement or the County Sheriff will constitute a significant violation and may result in permit revocation, consistent with SCCC 18.10.136. Nearby residents have also been informed about the County's Vacation Rental Code Complaint process by Planning Department staff.

Noise

To address public comment regarding noise, all residential vacation rentals must comply with the standards pursuant to 13.10.694 (H) (Noise):

(H) Noise. All residential vacation rentals shall comply with the standards of Chapter 8.30 SCCC (Noise) and a copy of that chapter shall be posted inside the vacation rental in a location readily visible to all guests. No use of equipment requiring more than standard household electrical current at 110 or 220 volts or activities that produce noise, dust, odor, or vibration detrimental to occupants of adjoining dwellings is allowed.

As noted, a copy of this chapter is required to be posted inside the rental unit in a location readily visible to guests. As indicated in the application materials, and regulated by SCCC 8.30, quiet hours are established from 10:00 p.m. to 8:00 a.m., during which celebrations and gatherings are not permitted.

Loss of Long-Term Housing

Neighbors have expressed concern regarding the loss of long-term housing resulting from the proposed use of the dwelling as a vacation rental. Pursuant to SCCC 13.10.694(B), vacation rentals are allowed in all zone districts that permit residential use without requiring any additional land use designation. The subject property, 519 Townsend Drive, is located within the R-1-6 zone district and therefore meets this requirement. Until there is an outright prohibition on vacation rentals by County code, this is not a substantive issue currently regulated by the County of Santa Cruz. Such a prohibition would require action by the Board of Supervisors to revise the Vacation Rental code with approval by the Coastal Commission. The Community Development and Infrastructure Department implements the regulations in effect; thus, short term occupancy of a dwelling is considered a residential use and permitted by code.

Findings are on file with Santa Cruz County Planning.

Staff Recommendation

Santa Cruz County Planning has taken administrative action on your application as follows:

- Approved (if not appealed).
- Denied (based on the attached findings).

NOTE: This decision is final unless appealed.

See below for information regarding appeals. You may exercise your permit after signing below and meeting any conditions which are required to be met prior to exercising the permit. If you file an appeal of this decision, permit issuance will be stayed and the permit cannot be exercised until the appeal is decided.

**Please note: This permit will expire unless exercised prior to the expiration date.
(See the Conditions of Approval below for the expiration date of this permit.)**

If you have any questions about this project, please contact Riley Rhodes at:
(831) 454-2757 or Riley.Rhodes@santacruzcountyca.gov

Report Prepared By: _____
Riley Rhodes
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

Report Reviewed By: Sheila McDaniel
Principal Planner
Santa Cruz County Planning

Mail to: David Dill & Saidah Dill
5013 Impatiens Drive
San Jose, CA 95111

Exhibits

- A. Public Correspondence

Appeals

In accordance with Section 18.10 et seq of the Santa Cruz County Code, the applicant or any aggrieved party may appeal an action or decision taken on an Administrative (Level 4) review such as this one. All appeals shall be made in writing and shall state the nature of the application, your interest in the matter and the basis on which the decision is to be considered to be in error. Appeals must be made no later than fourteen (14) calendar days following the date of publication of the action from which the appeal is being taken and must be accompanied by the appropriate filing fee.

Conditions of Approval

Exhibit A: Project plans, prepared by David Dill, submitted on 12/08/2025.

- 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 "A" 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 eight 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 two (number of on-site parking spaces). Guest parking is prohibited on Townsend Drive.
 - E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed sixteen 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/5kjuAnC8n6>.

- 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: 2/2/2026

Effective Date: 2/16/2026 (after 5 p.m.)

Expiration date: 2/16/2031

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-1-6 (Single-Family Residential) 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-UL (Urban Low 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.

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: 251497

Assessor Parcel Number: 043-051-10

Project Location: 519 Townsend Drive, Aptos CA 95003

Project Description: Proposal to operate a new three-bedroom Vacation Rental in an existing single-family dwelling for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Vacation Rental Permit.

Property is located on the east side of Townsend Drive approximately 0.5 miles from the intersection of Rio Del Mar Boulevard and Townsend Drive (519 Townsend Drive) in the Aptos Planning Area.

Person or Agency Proposing Project: David Dill & Saidah Dill

Contact Phone Number: 415-743-0720

- 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**

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.

Riley Rhodes, Project Planner

Date: 2/2/2026

EXHIBIT 3



County of Santa Cruz Community Development & Infrastructure - Planning Division

Approval of application **251497** (David Dill & Saidah Dill)

Your Vacation Rental Permit has been administratively approved by Santa Cruz County Planning, subject to completion of a 14 day appeal period. This approval is not final and cannot be exercised until the appeal period is completed. This decision is appealable by you, or by any other interested person. Any appeal must be filed in writing and be accompanied by the current appeal filing fee.

In order to validate this approval, you must sign the permit, affirming that you have reviewed the permit and agree to the conditions imposed by it. Until this occurs, the permit is not active. **This means that no building permit will be issued, nor can the use begin unless and until the permit is signed and returned.** Within this mailing is a separate page which requires your signature to validate this permit. Please sign, detach, and return the separately labeled "Signature Page" for our files. **This approval is for the discretionary review of this project only and any additional permits required as Conditions of Approval of this permit (i.e. Building Permits, Grading Permits, Encroachment Permits, etc.) must be obtained prior to beginning construction.** You should carefully review the attached conditions, as these are the terms under which your project can proceed. If you are the agent for the property owner, you may sign the permit only if you provide proof of service by mail that the signed conditions have been provided to the owner.

Please contact the project planner at (831) 454-2757 or Riley.Rhodes@santacruzcountyca.gov should you have further questions about the processing of your application.



County of Santa Cruz Community Development & Infrastructure - Planning Division

Signature Page

(To be signed and returned to Santa Cruz County Planning to demonstrate acknowledgement of the issuance of this permit and the acceptance of all permit conditions)

By signing this permit below, the owner(s) agree(s) to accept the terms and conditions of permit number **251497** (APN 043-051-10) and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions. This permit is null and void in the absence of the property owner(s) signature(s) below. All owners of the subject property (APN 043-051-10) must sign this form.

Signature of Owner	Print Name	Date
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Signature of Owner	Print Name	Date
--------------------	------------	------

Signature of Owner	Print Name	Date
--------------------	------------	------

Signature of Owner	Print Name	Date
--------------------	------------	------

Please return to:

Riley Rhodes
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

*(Records room staff: Please file this page with the discretionary application listed above.)

EXHIBIT 3

Riley Rhodes

From: Don Yarkin <don@yarkinrealty.com>
Sent: Thursday, January 22, 2026 11:56 AM
To: Riley Rhodes
Cc: kimberlydeserpa@santacruzcountyca.gov
Subject: 519 Townsend Dr

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi:

I have been out of town until today, but just noticed the pending application for an short-term rental a few doors away from my home...

I live at 601 Townsend, and strenuously object to the application in front of you...Not only would it not fit into the neighborhood, but it would substantially impact the neighborhood in a negative way...This is a quiet residential street, that already gets more than its share of traffic, and this would only compound the problems...Short tern users have little to no concern for the neighborhood, and I fear that it will just bring more issues with noise, and traffic...

Please deny this application...

Appreciate your consideration,

Don

Don Yarkin

YARKIN REALTY

<http://www.yarkinrealty.com>

152 Homer Ave • Palo Alto, CA 94301

License #00673086

cell: 650 • 387 • 4242

Riley Rhodes

From: Lise Crowley <lisespieces@icloud.com>
Sent: Monday, January 19, 2026 5:47 PM
To: Riley Rhodes
Subject: 519 Townsend Dr.

Follow Up Flag: Follow up
Flag Status: Completed

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

Concerning the permit for a short term rental on Townsend Drive. I would like say I am against this parking and traffic in this narrow street is a concern for safety.

We like our privacy and quiet and there are many walkers who would be endangered. Thank you for your consideration.
Lise Crowley

Sent from my iPhone

Riley Rhodes

From: Bill Johnston <bill.johnston31@gmail.com>
Sent: Wednesday, January 7, 2026 1:01 PM
To: Riley Rhodes
Cc: Kimberly De Serpa
Subject: Appeal of Vacation Rental Application – 519 Townsend Drive, Aptos, CA

Follow Up Flag: Follow up
Flag Status: Flagged

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

Appeal of Vacation Rental Application – 519 Townsend Drive, Aptos, CA
(APN) 043-051-10 Application 251497)

We are submitting our appeal to the vacation rental permit for 519 Townsend Dr Aptos, CA a property that is literally right next door to the house that me and my wife live in. We have owned and lived in our home for 38yrs and raised our children here. Now as seniors we are home most of the time and the thought of a vacation rental with revolving strangers next door is incomprehensible.

Noise and Quality of Life Impact

There is less than 11 feet between our house dwellings. Our bedroom is almost in direct line across from the jacuzzi on their deck and when in operation, with occupants even talking, noise makes it impossible to sleep. (We haven't complained because it's rarely used to date however the thought of a vacation rental with frequent use is a very stressful one.)

We had our front yard landscaped to allow for a convenient peaceful place for us to relax and enjoy when we step out our front door. It's the only part of our property that provides sunshine throughout the day. We use our front yard area all the time for ourselves and frequent activities with family members. This relaxing area is adjacent to the parking driveway of the proposed vacation rental and with strangers coming in and out it will definitely impact the privacy we enjoy today.

Traffic, Parking & Safety Impact

While Townsend Dr is a narrow street with no dividing lines or sidewalks there are many portions that are down to one lane due to over parking on the street. Current long term residents are familiar with the street and are cautious of children that frequently ride their bikes or skateboards on Townsend Dr.. This includes frequent daily use of the street for

It was our understanding that the county was taking steps to reduce the number of short-term vacation rentals. This neighborhood location would be the last place we would expect the county would accept a new permit for a vacation rental.

We vehemently and respectfully ask you to please deny a vacation rental permit for 519 Townsend Dr., Aptos.

Sincerely,
William (Bill) & Judy Johnston
521 Townsend Dr
Aptos, CA 95003

Riley Rhodes

From: Dave Bartoletti <get2bart@gmail.com>
Sent: Sunday, January 18, 2026 12:58 PM
To: Riley Rhodes; Dave Bartoletti
Subject: Appeal of Vacation Rental Application 251497 - 519 Townsend Drive, Aptos, CA (APN: 043-051-10/Application 251497)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Riley Rhodes,

We respectfully submit this appeal. We have lived at 525 Townsend Dr for 10+ years and very strongly oppose the addition of more transient rental properties to this neighborhood. This is a residential neighborhood not at all suited to commercial rental businesses with no local owners present.

Dave Bartoletti & Joel Wheeler (contact information below)

To: Riley Rhodes, Santa Cruz County Planning Commission

I am submitting this appeal of the approval of a vacation rental permit for 519 Townsend Drive, Aptos (APN: 043-051-10 / Application No. 251497), a property located **three doors from our residence** in a quiet, long-established residential neighborhood. Townsend Drive has experienced very little residential turnover over many decades; neighbors know one another, normal patterns of activity are well understood, and several households include children. Approval of a short-term rental at this location would replace this stability with a constant rotation of transient occupants whose identities and backgrounds cannot be meaningfully verified by surrounding residents. **In light of recent break-ins in the neighborhood, this shift raises legitimate concerns regarding safety, security, and neighborhood vigilance.** While visitor-serving uses are an important part of the local economy, approval of a vacation rental at this location is inconsistent with Santa Cruz County Code, the County General Plan, and the California Coastal Act, and will result in predictable and unavoidable impacts to residential livability.

This appeal is based on land-use incompatibility, cumulative impacts, loss of housing, and conflicts with adopted policies, not speculation or personal preference.

Incompatibility With Residential Neighborhood Character

Santa Cruz County Code §13.10.681(b) requires that vacation rentals be compatible with surrounding residential uses and not adversely affect neighborhood character. Townsend Drive is a quiet residential street characterized by long-term occupancy, limited parking, and close proximity between homes. Introducing transient lodging into this setting constitutes a commercial use that is fundamentally incompatible with the existing pattern of development.

Vacation rental enforcement is largely complaint-driven, placing the burden on neighbors to monitor compliance, document violations, and endure disturbances while enforcement actions are pending. While Santa Cruz County Code §13.10.695 outlines enforcement mechanisms, in practice enforcement is reactive and limited, particularly during nights and weekends.

These foreseeable enforcement challenges must be considered at the time of permit approval and cannot be adequately addressed through conditions alone.

Inconsistency With the California Coastal Act

Approval of a vacation rental at 519 Townsend Drive conflicts with multiple provisions of the California Coastal Act, including:

- §30250(a) – Requires development to be located where it will not degrade neighborhood character
- §30251 – Requires protection of community character and prevention of scenic and visual degradation
- §30213 – Requires protection of residential housing stock
- §30222 – Encourages visitor-serving uses only where they do not displace or adversely impact residential uses

Placing a visitor-serving use within a quiet residential street, two doors from long-term residents, does not meet these standards.

Lack of Necessity for Coastal Access or Visitor Accommodation

The Coastal Act encourages visitor access but does not require vacation rentals to be located within established residential neighborhoods. Aptos already provides substantial visitor-serving accommodations in appropriate locations. The marginal benefit of one additional short-term rental does not outweigh the clear and predictable impacts to neighborhood livability.

This appeal is not in opposition to tourism or visitors. It is a request that residential neighborhoods be protected from incompatible commercialization, consistent with County Code, the General Plan, and the Coastal Act.

Townsend Drive is characterized by long-term residential stability. We have lived here for over 10 years, and many nearby homes have been occupied by the same families for decades with very little turnover. Several households include children, and neighbors are familiar with one another and with normal patterns of activity on the street. The introduction of a vacation rental would result in a constant rotation of short-term occupants whose identities and backgrounds are unknown to surrounding residents and cannot be meaningfully verified. Given recent break-ins and thefts reported in the neighborhood, this level of transient occupancy is particularly troubling and raises legitimate concerns regarding safety, security, and neighborhood vigilance. These impacts are inherent to short-term rentals and are incompatible with the established residential character of Townsend Drive.

The predictable impacts of a vacation rental at 519 Townsend Drive (noise, parking impacts, loss of housing, and neighborhood destabilization) outweigh any limited public benefit. The approval fails to make the required findings of compatibility and consistency with adopted policies.

For these reasons, we respectfully request that the proposal be rejected and the vacation rental permit denied.

Sincerely,

Dave Bartoletti & Joel Wheeler
415-830-2666

525 Townsend Drive
Aptos, CA 95003
get2bart@gmail.com & rustywheeler69@gmail.com

Riley Rhodes

From: Anne Marie Sorcenelli <thesorce13@gmail.com>
Sent: Tuesday, January 6, 2026 12:21 PM
To: kimberlydeserpa@santacruzca.gov; Riley Rhodes
Subject: Appeal of Vacation Rental Application-519 Townsend Drive, Aptos, CA (APN) 043-051-10 Application 251497)

Follow Up Flag: Follow up
Flag Status: Completed

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I am submitting this appeal of the approval of a vacation rental permit for 519 Townsend Drive, Aptos (APN: 043-051-10 /APPLICATION NO.251497) a property located 3 houses from my home in a very quiet, and long established neighborhood. I have owned my property, 200 Granada Dr. since 2000. There has been very little turnover in this neighborhood and we all know each other and are very observant of each other and our continued well being. There are children and elderly people walking with their pets everyday, rain or shine and we watch for them; drive slowly and yield to the neighborhood needs. Approval of a vacation rental would totally disrupt our quality of life. Transient occupants in a 'vacation' rental would by the obvious definition of the name; disrupt our neighborhood and raise legitimate concerns regarding noise, safety, security and vigilance.

This appeal is based on land-use compatibility, cumulative impacts, loss of housing and conflicts with adopted policies, not just personal preference or speculation.

Incompatibility with Residential Neighborhood Character

Santa Cruz County Code 13.10.681(b) requires that vacation rentals be compatible with surrounding residential uses and NOT adversely affect neighborhood character. Townsend Drive is a quiet residential street characterized by long term occupancy, very limited parking and little space between homes. Vacation rental use is a commercial use that by sheer definition violates the compatibility of the existing neighborhood.

Direct Noise, Privacy and Quiet Enjoyment Impacts

Due to proximity and the very nature of Vacation rentals: we will all experience a direct impact caused by frequent occupant turnover, outdoor social activities, noise and increased traffic and parking.

This incompatibility conflicts with Community Design and General Plan Use policies which emphasize avoidance of nuisance impacts, including noise, increased traffic, overflow parking and disturbance and would be the direct and foreseeable consequences of Vacation Rentals in residential neighborhoods.

Approval of this permit ignores the predictable consequences, especially during the peak visitor seasons.

Riley Rhodes

From: shepra1@sbcglobal.net
Sent: Saturday, January 17, 2026 11:01 AM
To: Riley Rhodes
Subject: APPL#251497 / APN 043-051-10 Opposition letter

Follow Up Flag: Follow up
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Dear Mr. Rhodes,

As a property owner on Bayview Dr Aptos, we oppose the proposal to operate a vacation rental on Townsend Dr in Aptos. APN 043-051-10.

Our neighborhood is already nearly 50% of unoccupied permanent residents and as a permanent resident feel this would further encourage vacation rentals and is not in align with what our neighborhood is about.

We are an adjacent neighborhood to the Beach flats Seacliff area which is full of vacation rentals, we do not need more.

With the need of permanent rentals this seems counterproductive to what is needed in this area.

We have spoken to several neighbors and all feel this is a detriment to the quality of our neighborhood community.

Please do not allow more vacation rentals including this one, in our area.

If persons want to buy properties in this area they should live in them or permanently rent them.

No vacation rentals please.

Respectfully submitted,

Sheila Prado
Clarence Prado
502 Bayview Dr.
Aptos, CA 95003
831 345 3327

EXHIBIT 4

Riley Rhodes

From: Victoria Erickson <vikkierickson@comcast.net>
Sent: Monday, January 19, 2026 11:14 AM
To: Riley Rhodes
Subject: APPL.#251497 APN: 043-051-10

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Dear Mr. Rhodes,

I'm writing to comment on this proposed vacation rental at 519 Townsend Drive. I feel strongly that vacation rentals are not compatible with surrounding residential uses. This is a quiet residential neighborhood. The General Plan Land Use prioritizes protection of established residential neighborhoods. Santa Cruz County Code 13.10.681 (a) and 13.10.695 emphasized avoidance of nuisance impacts, including noise and disturbance. Short term rentals in close-knit residential neighborhoods have been documented to be disruptive and noisy with increased traffic and parking issues.

Residents of vacation rentals do not care about the issues that impact the neighborhood thus eroding the ability of the neighborhood to solve their problems. They don't get to know the neighbors so they are not a part of the community thus eroding the cohesion of a close knit community. Please listen to the concerns of this neighborhood and deny this application. Thanks for your attention to this matter.

Sincerely,
Victoria Erickson
335 Kingsbury Dr.
Aptos, Ca

Riley Rhodes

From: Mary Schuppert <mary_schuppert@yahoo.com>
Sent: Wednesday, January 21, 2026 1:51 PM
To: Riley Rhodes
Cc: Kimberly De Serpa
Subject: APPL.#251497 APN: 043-051-10 Vacation rental at 519 Townsend Drive

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planner Rhodes,

We are writing to comment that we are strongly opposed to the proposal for a short term vacation rental at 519 Townsend Drive in Aptos.

We are neighbors who are full time permanent residents on Bayview Drive, just around the corner from the proposed short term rental. We have the following major concerns about allowing a short term rental in our neighborhood.

Short term rentals would greatly erode our neighborhood character. This part of Rio del Mar is a very quiet fairly dense residential area. There are many long term residents in the immediate area of Townsend and the adjacent streets who have made the effort to get to know their neighbors, resulting in a safe, secure and welcoming environment. We moved here over 10 years ago and have developed a community with many neighbors. The residential feeling of stability and livability in our neighborhood is highly valued and is a major factor why people live here rather than in other parts of Rio del Mar where there are many more commercial rental properties and a very different neighborhood character. A short term rental would fundamentally change the character of the neighborhood for all who live here.

Short term rental conversions have a major negative impact on the availability of housing for potential residents who want to live and work in our county. The shortage of housing is a major known issue in the county and short term rentals take existing housing off the market, adding to the housing shortage.

There are numerous safety and security issues with short term rentals in a residential neighborhood, especially with the responsible owners not being on-site. Disruptive noise, traffic and parking issues, and activities contrary to a residential neighborhood such as loud, late night parties and the use of fireworks are already common in areas where there are short term rentals. Parking is very limited for residents and already spills over from Townsend onto Bayview and other connecting streets.

Visiting drivers who are distracted or unfamiliar with the neighborhood can be and have been a danger to residents who walk and bike in our neighborhood streets. We personally had a family member hit and very seriously injured by a distracted driver leaving a vacation rental.

Riley Rhodes

From: monique vairo <mnqvairo044@gmail.com>
Sent: Thursday, January 8, 2026 11:59 AM
To: Riley Rhodes
Subject: Application #251497

Follow Up Flag: Follow up
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Dear Mr. Rhodes,
i'm writing to you in regards to a pending action re: Application #251497. I have become aware that the owners of a home at 519 Townsend Drive, a few blocks from my home, are planning to turn it into a vacation rental.

Townsend Drive is a residential street with very constrained on-street parking. I'm concerned about the additional vehicles that will be traveling on Townsend and more parking space that will be needed for those that would be staying there. Townsend is a very busy and crowded street and am concerned that the additional vehicles (from folks who do not live here and are unfamiliar with the area) will be a safety concern.

I walk daily on this street (with a dog), and so do many others in our neighborhood. We also have several families with children on this street who are out biking or other outdoor activities. Please keep our neighborhood safe and do not allow this home to be used as a vacation rental.

Thank you,
Monique Vairo
215 Baldwin Drive
Aptos
831-239-3575

Riley Rhodes

From: -- Morpeth <contract.writer@hotmail.com>
Sent: Wednesday, January 21, 2026 8:57 PM
To: Riley Rhodes
Subject: Application for Short-Term Vacation Rental AAPL 251497, APN: 043-0510 at 519 Townsend Dr

Follow Up Flag: Follow up
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Hi,

I've lived at 210 Baldwin Dr for 30 years and witnessed many changes. Two current situations are:

1. The option to build an ADU on single-family lots, which increases utility use on an already strained system and traffic in already crowded neighborhoods.
2. The ability to turn homes into short-term rentals, which increases traffic in family neighborhoods and creates the high potential for neighborhood conflict.

My wife and I walk the neighborhood everyday. We have witnessed time and again groups of people in short-term rentals in the downhill portion of Rio Del Mar Blvd bringing in mass amounts of alcohol, partying very loudly, blocking roads, and not respecting neighbors.

You cannot control who rents a short-term property, but you can control where they're located. Please do not add another uncontrollable situation to our neighborhood. Please show support for the people who live here and decline the application.

Sincerely,
Robert Morpeth
210 Baldwin Dr.

Riley Rhodes

From: J Lighthill <jjmmlight@comcast.net>
Sent: Wednesday, January 21, 2026 7:40 PM
To: Riley Rhodes
Cc: Kimberly De Serpa
Subject: Application for short-term vacation rental Appl: 251497, APN: 043-051-10 at 519 Townsend Drive.

Follow Up Flag: Follow up
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Re APPL. #: 251497

Dear Riley Rhodes,

As the property owners of 603 Townsend Drive in Aptos for over 30 years, we request that you deny the vacation rental permit application for APN: 043-051-10, located at 519 Townsend Drive.

We made a conscious decision to designate our property a long-term rental due to the lack of housing available to existing Santa Cruz County residents and because this neighborhood is comprised of long-time residents committed to maintaining neighborhood character.

Short-term rentals are not a good fit in this quiet, established residential neighborhood. The impacts of transient lodging here — noise, parking congestion, and neighborhood disruption— far outweigh any public benefit.

We urge the planning department to deny Application # 251497.

Thanks for your consideration.

John and Johanna Lighthill

Riley Rhodes

From: Linda C <25.linkle@gmail.com>
Sent: Thursday, January 15, 2026 8:51 PM
To: Riley Rhodes
Cc: Kimberly De Serpa
Subject: Application for short-term vacation rental

Follow Up Flag: Follow up
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Re: APPL# 251497
APN:043-051-10
519 Townsend Drive

Hi Riley,

I understand from my neighbors that there is an application to operate a short-term vacation rental in our neighborhood. I live close to two other short-term vacation rentals on Martin Drive and am well aware of the noise and additional traffic that are generated by these short term rentals, mainly in the summer. I have signed the petition that my neighbor who lives next to the proposed rental has initiated as I am very sympathetic to his situation. This Rio Del Mar neighborhood IS a neighborhood, comprised primarily of long term residents that look out for each other. There are both families with children as well as retirees living here -- the neighborhood is not really suitable for the churn of vacation rentals.

With the housing shortage in Santa Cruz County, I wish the County would consider reducing the number of short term rentals in this type of neighborhood so that there is more long term rental housing available. One way to do this would be to simply not allow expired or cancelled/non-conforming permits to be put back in the pool of available permits, except in those areas designated for tourism (like Beach Drive).

No need to reply-- I just wanted express my support for my neighbor's plight and my own frustration with the inconsistency of the County's position on short-term vacation rentals given the shortage of long-term housing.

Regards,
Linda Cooper

Riley Rhodes

From: Addy Roff <addy.roff@gmail.com>
Sent: Tuesday, January 20, 2026 10:49 AM
To: Riley Rhodes
Subject: kimberly.deserpa@santacruzcountyca.gov

Follow Up Flag: Follow up
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To Riely Rhodes with the Santa Cruz County Planning Department.

I recently received notice of a short-term vacation rental application down the street from my home at 206 Mirada Drive, Aptos. I am writing to you now to share my concerns as summarized below.

- **Incompatibility with Neighborhood Character:** Townsend Drive is a quiet residential street characterized by long-term occupancy and limited turnover over many decades. Introducing transient lodging constitutes a commercial use fundamentally at odds with this established pattern.
- **Traffic and Public Safety:** Traffic and Public Safety: Townsend Drive is a narrow residential street with no sidewalks, no painted separation between vehicles and pedestrians, and constrained on-street parking. The street is heavily used by neighborhood pedestrians — many of whom are seniors who rely on Townsend Drive for daily walking and dog walking—as well as by neighborhood children who regularly ride bicycles, e-bikes, and skateboards along the roadway. Vacation rentals routinely generate higher vehicle trip volumes, unfamiliar drivers, and increased parking turnover, which significantly elevates the risk of vehicle–pedestrian conflicts. These conditions lead to blocked driveways, reduced emergency access, and traffic safety hazards that are incompatible with the existing residential use of the street and were not adequately analyzed or mitigated in this application.
- **Noise and Privacy Impacts:** Because the subject property is in close proximity to long-term residents and households with children, the late arrivals and outdoor social activity typical of vacation rentals will result in direct and disproportionate noise and privacy disturbances.
- **Loss of Long-Term Housing:** Santa Cruz County is facing a documented housing shortage. Converting residential homes into vacation rentals directly conflicts with General Plan and Coastal Act policies that prioritize the preservation of housing stock.
- **Inadequate Enforcement:** Vacation rental enforcement is reactive and complaint-driven, placing an undue burden on neighbors to monitor and document violations during nights and weekends when staff is limited.

The predictable impacts of a vacation rental at this location—including noise, parking congestion, and neighborhood destabilization — far outweigh any limited public benefit. We urge the Planning Department to

EXHIBIT 4

Riley Rhodes

From: Teri Goldner Robbins <alliswellfitness@gmail.com>
Sent: Thursday, January 22, 2026 11:45 AM
To: Riley Rhodes
Subject: NO Air BnB Permit Granted

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

I am writing to kindly ask that the AirBnB permit that is being requested for 519 Townsend Drive in Aptos be denied.

Townsend Drive is a very narrow street with no sidewalks or street lights. Parking is very limited and it is already a challenge for the many neighborhood residents to navigate safely walking on this street without adding another slew of cars in which parking is not available.

Additions of speed bumps on this narrow street might also help to alleviate the many people who "fly" down this street which is heavily used by pedestrians.

Thank you for your consideration.

Teri Goldner Robbins

Local Neighborhood Resident

EXHIBIT 4

Dena Janigian & Christopher Stallard - 118 Granada Dr. Aptos, CA 95003 - (831) 251-5229

January 18, 2026

Santa Cruz County Planning Department 701 Ocean Street, 4th Floor Santa Cruz, CA 95060

Re: Opposition to Short-Term Vacation Rental Application for 519 Townsend Drive

Dear Members of the Planning Department:

I'm writing to express my strong opposition to the application to convert 519 Townsend Drive into a short-term vacation rental. We have been full time residents of this neighborhood since 2010, and we are genuinely worried about how this would change our community and affect the people who live here.

Townsend Drive and the surrounding roads are extremely narrow and were not really designed for much traffic. We have a lot of kids in the neighborhood who are comfortable playing in and out of the streets, riding bikes, etc, and a ton of people walking dogs at all hours of the day and night. We also have a large number of elderly residents who've been here for decades and have built a peaceful, stable place to live. Two houses down from us, for example, we have a couple who take a daily short, slow walk in the middle of the street! We all know about it and respect that they need a flat, open surface to walk on due to existing health issues. Since traffic is generally minimal, and most people driving through are residents, we all know to look out for each other. Introducing a constant flow of rental guests arriving and departing who don't know the area, who are distracted looking for addresses, and who aren't familiar with the heavy pedestrian use of these small streets is dangerous and could result in some terrible accidents.

Our neighborhood works because we know each other and look out for one another. The constant rotation of strangers coming and going creates uncertainty, especially for our elderly neighbors who've relied on the stability and familiarity of this community for years.

We really hope you'll consider denying this application. This type of commercial operation just doesn't fit with who we are as a neighborhood, and I believe it would genuinely harm the quality of life for those of us who actually live here. There are plenty of other parts of town that are already established for this type of busy vacation rental - the owners should consider finding something in those locations rather than here. Thank you for your consideration of these concerns. I am available to discuss this matter further if needed.

Sincerely,

Dena Janigian, MD
dena.janigian@sutterhealth.org
(831) 251-5229

EXHIBIT 4

Riley Rhodes

From: Valorie Auger <valor826@gmail.com>
Sent: Wednesday, January 7, 2026 7:46 AM
To: Riley Rhodes
Subject: Property at 519 Townsend Dr.

Follow Up Flag: Follow up
Flag Status: Completed

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Hello, I'm writing to you regarding the proposed vacation rental at 519 Townsend Dr. I am a resident on Townsend Drive nearby and want to voice my opposition to making this a vacation rental. We have a family close knit atmosphere on our street and that would disrupt the neighborhoods character. We have enough traffic going down to the beach with parking issues and noise already. We don't need anything further to impact that and safety is always a concern, not knowing who's coming in and out of the neighborhood. Right now all of us know each other and that would be a detriment. I hope you will consider our concerns and not turn this in to a vacation rental thank you.

Valorie Auger 602 Townsend Drive

EXHIBIT 4

Riley Rhodes

From: JoAnn Revoir <revoirjoann@gmail.com>
Sent: Monday, January 19, 2026 9:39 AM
To: Riley Rhodes
Subject: Proposed vacation rental: 519 Townsend

Follow Up Flag: Follow up
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I live on Sumner Ave. We hear everything. I usually know what's "happening" with my Townsend neighbors, sometimes a gathering, conversations, music, dogs barking, grass being cut or the chickens clucking. The fact that Sumner Ave. is in a land depression, like a canyon, noise from Townsend and up above, Doris Ave. echo throughout.

My concerns for a house that people rent for a few days at a time is that they have no ties to the surrounding residents. When you have no connections to a neighborhood, often respect for others goes out the window!! In the past, my friends up on Loyola Drive had negative experiences with people who rented the B&B across from them.

I oppose the commercialization of our residential neighborhoods. We all live too closely to each other as it is! What about parking? There are already too many cars parked in the vicinity. Why more traffic on narrow streets where residents walk their dogs, children come out of their houses, sunny days bring more crowds to walk or drive to Hidden Beach. What about issues if the sheriff needs to be called.

Short term rentals are not welcome in our neighborhood.

--
JoAnn Revoir
revoirjoann@gmail.com
831-219-4412

EXHIBIT 4

Riley Rhodes

From: Marsha Moreno <marshamoreno1@gmail.com>
Sent: Friday, January 9, 2026 5:24 PM
To: Riley Rhodes
Cc: kimberlydeserpa@santacruzcountyca.gov
Subject: Public Comment against: APPL # 251497 / APN: 043-051-10

Follow Up Flag: Follow up
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To: Riley Rhodes, Santa Cruz County Planning Commission

We are submitting this appeal of the approval of a vacation rental permit for 519 Townsend Dr, Aptos, CA 95003 (APN: 043-051-10 / Application No. 251497), a property located right next door to our home.

Date of Decision: To be made on 01/23/2026

We are homeowners who have lived in this quiet, long-established residential neighborhood for nearly 17 years. Townsend Drive has experienced very little residential turnover over several decades. The neighbors know one another, their children, their pets and normal patterns of activity of our residents are well understood.

Our personal history with renters at the property of 519 Townsend has been volatile. Over the last 17 years, there has been a death in the home, the subsequent occupant was charged with murder of his mother, followed by another occupant who owned 3 dogs of the Pitbull breed that terrorized the neighborhood eventually attacking a neighbor's small dog which resulted in the dog requiring a blood transfusion. That renter was subsequently evicted from the property. That was an unsettling time period for us, and we have finally been at peace with consistent homeowners who are invested in protecting the integrity of this neighborhood. Approval of a short-term rental at this location would replace this stability with a constant rotation of transient occupants whose identities and backgrounds cannot be meaningfully verified by surrounding residents.

Direct Noise and Privacy Impacts

Due to the close proximity of our residences, there is no wall or gate separating the side yards, resulting in a shared walking access area alongside the house. In addition, the front courtyard is separated by only a four-foot adjoining wall. Vacation rentals, by their very nature, involve frequent occupant turnover, late arrivals, outdoor social activity and visitor use patterns inconsistent with residential living. The properties on this side of Townsend Drive often have sloping backyards. The property of 519 Townsend Dr. has multilevel balconies that overlook our backyard property. Accordingly, we have significant concerns regarding the loss of privacy, particularly if the area is routinely accessed by individuals who are unknown to us. This is in conflict with Santa Cruz County Code §13.10.681(a) and §13.10.695.

EXHIBIT 4

- Set precedents that make future denials increasingly difficult
-

These cumulative impacts are inconsistent with the County's obligation to protect residential neighborhoods from gradual destabilization.

Enforcement Limitations

Vacation rental enforcement is largely complaint-driven, placing the burden on neighbors to monitor compliance, document violations, and endure disturbances while enforcement actions are pending. As a practical matter, the burden of monitoring and identifying potential compliance issues frequently rests with the neighboring property owner whose residence is immediately adjacent to the rental property (us). While Santa Cruz County Code §13.10.695 outlines enforcement mechanisms, in practice it is reactive and limited.

These foreseeable enforcement challenges must be considered at the time of permit approval and cannot be adequately addressed through conditions alone.

Inconsistency With the California Coastal Act

Approval of a vacation rental at 519 Townsend Drive conflicts with multiple provisions of the California Coastal Act including:

-
- §30250(a) - Requires development to be located where it will not degrade neighborhood character
-
-
- §30251 - Requires protection of the community character and prevention of scenic and visual degradation
-
-
- §30213 - Require protection of residential housing stock
-
-
- §30222 - Encourages visitor-serving uses only where they do not displace or adversely impact residential uses
-

Placing a visitor-serving use within a quiet residential street, right next door to long-term homeowners does not meet these standards. Aptos already provides substantial visitor-serving accommodations in

Riley Rhodes

From: James Jorgensen <flyingarchitect@att.net>
Sent: Tuesday, January 20, 2026 10:43 AM
To: Riley Rhodes
Subject: Re: APPL#:251497, APN: 043-051-10

Follow Up Flag: Follow up
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Regarding the short-term vacation rental application for 519 Townsend Drive, I feel it would adversely affect the character of the neighborhood where we all know each other and use our homes as primary residences. If the applicant were to live permanently in the primary residence and build an ADU in the backyard to rent out as a short-term vacation rental under their control and supervision, I would have no objections.

As should be obvious by now, short-term vacation rentals as a primary use for a neighborhood parcel will in no way improve the availability of community housing stock, the affordability of rent, or the cohesive character of a neighborhood. Allowing this would be ill-advised.

James Jorgensen, Architect
Archinautix, LLC
513 Townsend Drive
Aptos, CA 95003



A R C H I N A U T I X

Riley Rhodes

From: Alan Whittemore <alwhittemore@aol.com>
Sent: Monday, January 12, 2026 8:04 AM
To: Riley Rhodes
Subject: Re: Vacation Rental Permit application for 519 Townsend Drive, Aptos (APPL. #: 251497, APN: 043-051-10).

Follow Up Flag: Follow up
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Hi Riley,

Thank you for your reply. Can you please clarify one aspect of the occupancy restrictions? The “2 per bedroom + 2 additional” language sets the maximum numbers of “guests” at eight. But the “children under eight years old not counted” language implies that children under eight are not counted toward any guest limit. So the real overnight occupancy limit is seemingly eight “adults” PLUS however many children under eight that might accompany the eight adults. And twice that for daytime gatherings? Is this correct?

Thanks in advance,
Al

Sent from my iPhone

On Jan 9, 2026, at 12:08 PM, Riley Rhodes <Riley.Rhodes@santacruzcountyca.gov> wrote:

Hello Alan,

Thank you for submitting your public comment, this will be added to the application file for consideration.

The Vacation Rental Ordinance highlights the maximum number of guests here :

“A. Number of guests allowed, which shall not exceed two per legal bedroom plus two additional guests (children under eight years old not counted); for celebrations and gatherings between 8:00 a.m. and 10:00 p.m., the maximum number of people allowed is twice the maximum number of guests allowed.”

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.”

Please let me know if you have any further questions or if I can provide more information,

<image001.png>

Riley Rhodes

Planning Technician
Community Development & Infrastructure

Phone: 831-454-2757
701 Ocean Street, Room 400

From: Alan Whittemore <alwhittemore@aol.com>

Sent: Wednesday, January 7, 2026 4:27 AM

To: Riley Rhodes <Riley.Rhodes@santacruzcountyca.gov>

Cc: kimberlydeserpa@santacruzcountyca.gov

Subject: Vacation Rental Permit application for 519 Townsend Drive, Aptos (APPL. #: 251497, APN: 043-051-10).

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

Dear Ms. Rhodes:

My name is Alan Whittemore. I am writing in opposition to the Vacation Rental Permit application for 519 Townsend Drive, Aptos (APPL. #: 251497, APN: 043-051-10).

I am the current owner/resident of a single-family residence located at 205 Granada Drive. My property is located approximately 100 yards southwest of the applicants' property in what is commonly referred to as the Upper Bluffs area of Rio Del Mar.

I believe others will comment on the legal aspects of the application. I wish to comment on the existing character of the Upper Bluffs neighborhood and how it is dramatically incompatible with short- or long-term vacation rentals.

While Rio Del Mar is commonly thought of as a beach town, it is not a homogeneous area. Beach Drive and "The Flats" areas cater to vacation beach goers. The Upper Bluffs does not. Seemingly every other house on stretches of Beach Drive is a vacation rental. The Flats has the Rio Sands Motel, eateries and stores that cater to day-use and overnight beach goers, abundant rentals, and realtors that market those rentals. The Flats

<Vacation Rental Ord- BoS Approved 1-26-2021.pdf>

Riley Rhodes

From: Carey Pico <carey.pico@yahoo.com>
Sent: Friday, January 16, 2026 8:30 PM
To: Riley Rhodes; Kimberly De Serpa
Subject: Regarding the 519 Townsend Dr. Application for short-term/Vacation Rental Property

Follow Up Flag: Follow up
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519 Townsend Application for short-term/Vacation Rental Property

Normally I'm not against vacation rentals as long as they are located logistically. I support vacation rentals in historic vacation rental locations areas such as Beach Dr., the Flats, Hidden Beach Way, etc. To have a vacation rental in the middle of Upper Cliffs Rio del Mar/Townsend Dr. does not follow this record.

Our area is in desperate need for long-term family housing – either by ownership or long-term rentals. As you know, we already lack housing around here from the vacant “second-home” effect that populates many of our homes with once-a-year use. A new short-term vacation rentals would be one more reduction away from family housing availability. Moreso, it would encourage other local landlords to market their homes as short-term housing and reducing the long-term rental supply further in the future.

There are other worries as well as it would add to the recklessness I observe with a significant number of “out of towners” here for the weekend, 4th of July, etc. I live next to the train tracks and I observe fireworks firing from the rail line (not the golf course) many weekends a year, not just 4th of July. Personally, my dogs were attacked by a pit bull on-leash but where the owner was unfamiliar with the rhythm of the neighborhood dog walks. This was at the scenic overlook on Seaview Dr. when the out-of-town owner couldn't control her dog and let loose its leash, allowing it to attack my two dogs on their afternoon walks. It did not end well. The dog owner took off and I was left with the aftermath. With long term neighbors, we become familiar and talk about problems before they become serious (and, yes, there are neighbor's dogs what want to attack my gentle Golden Retriever, but we two owners avoid it).

Because we live on the route to Hidden Beach, many (most) out-of-towners do not understand that we don't have sidewalks and walk in the street... especially while walking our dogs. Our street may be 25 ft wide, but having cars on one side takes up 8 of those feet and walking takes up another 5-8 ft. (whatever happened to the 3-ft rule?). Cars really need to slow to 15 mph in such situations, but out-of-towners don't understand this (nor those coming from cities with sidewalks). Once, I've literally jumped out of the way of a car going close to 60 mph (I am not exaggerating) while pulling my dog. I wish I could have place a trash can in the roadway. While 60 mph is rare, speeds in excess of safety is common. I once asked a person to slow down after being buzzed by him. He answered that he hasn't gotten a ticket, so it's ok. Having a constant stream of new, short-term tenants will lead to excessive speed (it's really not safe to go faster than 15-20 mph on Townsend, especially when people are walking or children are playing). We who live here have gotten to know that and keep our speeds low (for the most part).

Riley Rhodes

From: Tom Bechly <tbechly@sbcglobal.net>
Sent: Thursday, January 8, 2026 12:59 PM
To: Riley Rhodes
Cc: kimberlydeserpa@santacruzca.gov; Kathy Bechly
Subject: Short Term Vacation Rental Application for 519 Townsend Drive, Aptos (APN)043-051-10 Application 251497

Follow Up Flag: Follow up
Flag Status: Flagged

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

Riley,

We are opposed to granting the a license to operate the property at 519 Townsend in Aptos as short-term vacation rental. There are many negative consequences of allowing this type of business in this neighborhood.

1. There is a very limited amount of parking the neighborhood. Townsend is a narrow street with no sidewalks and very few streetlights. Quite often the street is narrowed to a single lane, due to cars parked on both sides of the street. Many of the residents, a good number of them elderly, walk the neighborhood during the day and in the evening. Many of these are also walking dogs.

There is risk to having people unfamiliar with the neighborhood coming and going at all hours, possibly with vacation mindset and behavior.

2. This part of Townsend is dense with housing, the lots are narrow. It is a quiet and close knit community. It is inappropriate to bring commercial short-term rental property into the neighborhood. It will bring in additional noise and distractions and not contribute to the sense of the neighborhood.

Vacation Rentals by nature involve frequent occupant turnover, late arrivals, outdoor social activities, which are inconsistent with residential living. Short-term renters don't always obey rental policies when it comes to gatherings or celebrations.

3. There is a general housing shortage in Santa Cruz county. It is not helpful to take housing units out of the market, in dealing with the housing crisis.

We urge you not to approve this application, due to the negative impact it will have on the community.

Regards,

Tom and Kathy Bechly

533 Townsend Drive
Aptos

**URGENT: Notice of Pending Action: Application for Short Term
Vacation Rental permit at 519 Townsend Drive (APN: 043-051-10 /
Application No. 251497)**

To” Riely.Rhodes@santacruzcountyca.gov

kimberlydeserpa@santacruzcountyca.gov

Dear County Officials,

I am writing to formally express my strong opposition to the proposed short-term vacation rental at a residence on 519 Townsend Drive. (Listed above)

I live across the street at 520 Townsend Drive. Townsend Drive is a narrow residential street with no lane markings and limited visibility. It is heavily used by long-term residents, including elderly neighbors and families with children who regularly walk, bike, skateboard, and walk their dogs. Introducing a short-term vacation rental would create serious safety concerns, as short-term renters would be unfamiliar with the unique and careful way this street is used by the community.

Townsend Drive and the surrounding neighborhoods are residential. This is a highly dense populated area. The neighborhood is made up almost entirely of long-term homeowners who have lived here for many years and have invested deeply in the safety and stability of the area. The proposed owner (David Dill) does not live in Santa Cruz and does not have a history of contributing to this local community.

Had I known a short-term vacation rental would be permitted across the street, I would not have purchased a home in this neighborhood. I am deeply disappointed that this proposal is being considered, and every neighbor I have spoken with in the immediate area is opposed to it. This action is causing me sleepless nights and it is very worrisome. This action is preventing me from peaceful enjoyment of my home.

Townsend Drive is not an appropriate location for a short-term vacation rental, and I respectfully urge the County to deny this application in order to preserve neighborhood safety, character, and quality of life. The predictable

EXHIBIT 4

Riley Rhodes

From: JOANNE THOMPSON <jthompso411@gmail.com>
Sent: Friday, January 16, 2026 11:21 AM
To: Riley Rhodes
Subject: Vacation rental APPL 251497

Follow Up Flag: Follow up
Flag Status: Flagged

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Opposition to Application 251497

To whom it may concern,

I strongly urge the Planning Department to **deny Application 251497** in order to protect the safety, livability, and residential character of our neighborhood. The negative impacts are substantial, predictable, and far outweigh any private benefit to the applicant.

1. Traffic Safety

Townsend Drive is a narrow, heavily traveled residential street with **no sidewalks, no street markings, and limited visibility**. It is already marginally safe for vehicles and demonstrably unsafe for pedestrians, dog walkers, cyclists, and children. Long-term residents are acutely aware of these hazards and adjust their behavior accordingly. Introducing increased traffic from out-of-town visitors—who lack local knowledge and have no investment in neighborhood safety—is fundamentally incompatible with the physical limitations and residential use of this street.

2. Incompatibility With Neighborhood Character

Townsend Drive and surrounding streets are defined by **long-term occupancy, stable households, and a strong sense of community**. Introducing transient, for-profit commercial lodging directly undermines this character. Short-term vacation rentals are not a neutral land use; they are a commercial enterprise that erodes neighborhood cohesion and stability.

3. Safety and Security Risks

There has been a recent increase in break-ins and thefts in the neighborhood. Allowing a revolving door of unvetted, transient occupants increases exposure to theft, nuisance behavior, and security risks. This is not speculative—this is a well-documented outcome associated with short-term rentals in residential areas.

4. Noise, Privacy, and Quality of Life

This neighborhood is home to working families who reasonably expect quiet enjoyment of their homes. A commercial vacation rental will predictably result in late arrivals, increased noise, parties, and social

Riley Rhodes

From: Chichester Ed <echichester@yahoo.com>
Sent: Monday, January 19, 2026 5:42 PM
To: Riley Rhodes
Cc: Kimberly De Serpa
Subject: Vacation Rental at 519 Townsend Dr

Follow Up Flag: Follow up
Flag Status: Flagged

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

Santa Cruz County Planning Department

Dear Riley Rhodes,

I am writing this letter to express my concern about the proposed Vacation Rental property located at

519 Townsend Drive. I am an older person who has been using this neighborhood for a number of years now for my daily walks.

I have found that this area is quite safe for my morning walks. I did read the notice that was posted there at the aforementioned property.

The street where this property is located is a quiet street and is also relatively narrow.

I am a bit concerned that a vacation rental could be a safety concern with the additional traffic and parking of cars on the street.

The residents who live there have expressed their concerns to me. Thank you for reading my letter.

Sincerely,

Ed Chichester

Riley Rhodes

From: Alan Whittemore <alwhittemore@aol.com>
Sent: Wednesday, January 7, 2026 4:27 AM
To: Riley Rhodes
Cc: kimberlydeserpa@santacruzcountyca.gov
Subject: Vacation Rental Permit application for 519 Townsend Drive, Aptos (APPL. #: 251497, APN: 043-051-10).

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Ms. Rhodes:

My name is Alan Whittemore. I am writing in opposition to the Vacation Rental Permit application for 519 Townsend Drive, Aptos (APPL. #: 251497, APN: 043-051-10).

I am the current owner/resident of a single-family residence located at 205 Granada Drive. My property is located approximately 100 yards southwest of the applicants' property in what is commonly referred to as the Upper Bluffs area of Rio Del Mar.

I believe others will comment on the legal aspects of the application. I wish to comment on the existing character of the Upper Bluffs neighborhood and how it is dramatically incompatible with short- or long-term vacation rentals.

While Rio Del Mar is commonly thought of as a beach town, it is not a homogeneous area. Beach Drive and "The Flats" areas cater to vacation beach goers. The Upper Bluffs does not. Seemingly every other house on stretches of Beach Drive is a vacation rental. The Flats has the Rio Sands Motel, eateries and stores that cater to day-use and overnight beach goers, abundant rentals, and realtors that market those rentals. The Flats and Beach Drive are a "beach town" and aspects of the local economy are dependent upon vacation beach goers.

The Upper Bluffs is vastly different. It's an area of long established families, many of whom have lived in their homes for decades. (Four generations of my family have lived in and enjoyed my home since 1953). The Bluffs is where those of us who live here go to escape the summer crowds. The proliferation of short- and long-term rental permits will destroy the refuge and tranquility that we have enjoyed for decades.

First, consider the permitted occupancy restrictions. I've located the following on the web and I will assume that it's correct:

PETITION TO DENY SHORT-TERM VACATION RENTAL PERMIT

Location: 519 Townsend Dr., Aptos, CA

Application No: 251497 | **APN:** 043-051-10

TO: Riely Rhodes, Santa Cruz County Planning Department
(Riley.Rhodes@santacruzcountyca.gov)

Kimberly DeSerpa, Santa Cruz County Supervisor (kimberly.deserpa@santacruzcountyca.gov)

DEADLINE FOR RESPONSE: Before January 22nd

STATEMENT OF OPPOSITION

We, the undersigned residents and concerned neighbors, formally request the **denial** of the short-term vacation rental permit for **519 Townsend Drive**. This appeal is based on land-use incompatibility, cumulative neighborhood impacts, loss of long-term housing, and direct conflicts with adopted policies.

Approval of this permit is inconsistent with the Santa Cruz County Code, the County General Plan, and the California Coastal Act.

REASONS FOR OPPOSITION

- **Incompatibility with Neighborhood Character:** Townsend Drive is a quiet residential street characterized by long-term occupancy and limited turnover over many decades. Introducing transient lodging constitutes a commercial use fundamentally at odds with this established pattern.
- **Safety and Security Concerns:** In light of recent break-ins and thefts in the neighborhood, replacing residential stability with a constant rotation of unverified transient occupants raises legitimate safety and security concerns.
- **Traffic and Public Safety:** Townsend Drive is a narrow residential street with no sidewalks, no painted separation between vehicles and pedestrians, and constrained on-street parking. The street is heavily used by neighborhood pedestrians—many of whom are seniors who rely on Townsend Drive for daily walking and dog walking—as well as by neighborhood children who regularly ride bicycles, e-bikes, and skateboards

along the roadway. Vacation rentals routinely generate higher vehicle trip volumes, unfamiliar drivers, and increased parking turnover, which significantly elevates the risk of vehicle–pedestrian conflicts. These conditions lead to blocked driveways, reduced emergency access, and traffic safety hazards that are incompatible with the existing residential use of the street and were not adequately analyzed or mitigated in this application.

- **Noise and Privacy Impacts:** Because the subject property is in close proximity to long-term residents and households with children, the late arrivals and outdoor social activity typical of vacation rentals will result in direct and disproportionate noise and privacy disturbances.
- **Loss of Long-Term Housing:** Santa Cruz County is facing a documented housing shortage. Converting residential homes into vacation rentals directly conflicts with General Plan and Coastal Act policies that prioritize the preservation of housing stock.
- **Inadequate Enforcement:** Vacation rental enforcement is reactive and complaint-driven, placing an undue burden on neighbors to monitor and document violations during nights and weekends when staff is limited.

CONCLUSION

The predictable impacts of a vacation rental at this location—including noise, parking congestion, and neighborhood destabilization—far outweigh any limited public benefit. We urge the Planning Department to protect our residential neighborhood from incompatible commercialization and deny Application No. 251497.

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
<i>[Signature]</i>	Anne Marie Screneelli	200 Granada Drive	thesorce13@gmail.com	✓
<i>[Signature]</i>	Christopher Stallard	118 Granada Drive	Chris.stallard@gmail.com	✓
<i>[Signature]</i>	Dean Heisinger	110 Granada Dr	heisinger@shcglb.net	✓
<i>[Signature]</i>	Judy Gonzalez	111 Granada NE.	judyg205@gmail.com	✓
<i>[Signature]</i>	Alex Gonzalez	111 Granada Dr	ALGONR1@leprosa.com	✓
<i>[Signature]</i>	David S. Jacob	88 Granada Dr	convidcauld@gmail.com	X
<i>[Signature]</i>	Thomas Jacob	107 Granada	ZJcater@comcast.net	✓
<i>[Signature]</i>	Vall Fisher	116 Granada Dr.	vanfisher57@gmail.com	✓
<i>[Signature]</i>	Dena Janigan	118 Granada dr.	denajanigan@gmail.com	✓
<i>[Signature]</i>	Marilyn Hoyt	518 Cliff Dr.	nanahoytrd@gmail.com	X
<i>[Signature]</i>	LOU BATTENORE NTP	205 GRANADA DR	AUBATTENORE@DOL.COM	X
<i>[Signature]</i>	Alice Rocknob	339 Arthur Ave	alicecrknb@gmail.com	✓
<i>[Signature]</i>	Janis M. Skinner	453 Sea View Dr, Aptos, CA	janisskinner@pacbell.net	✓

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
	Tina M. Mehl	520 Townsend Drive Aptos, Ca. 95003	tina.mehl.com	yes
	Kathy Bechly	533 Townsend Dr Aptos, CA. 95003	kbechly@ sbcglobal.net	yes
	Tom Bechly	533 Townsend Dr Aptos, CA. 95003	tbechly@ sbcglobal.net	yes
	Valerie Auger	602 TOWNSEND DR APTOS, CA	vafor826@ gmail.com	yes
	Andrea Ellis	317 DRIVA AVE APTOS	AndreaEllis@gmail.com	NO
	Simon Leary	332 Paris Ave 602 Townsend Drive Aptos Ca. 95003	simonsleary@netnet.com	Yes
	Nancy Lewis-Benn	449 Summer Ave Aptos, CA 95003	NL333@ymail.com	yes
	M. Scott Cheney	207 Mirada Drive Aptos, CA 95003	svcheney@aol.com	yes
	ERIC NOYT	442 SUMNER AVE 95003	ericnoya@hotmail.com	extra
	JE Brainerd	309 DORIS AVE CA 95003	junellen@ PREMIUMCUSTOM FINANCIAL.COM	YES
	Tim Moriquete	306 Paris Ave 95003		YES
	CATHY MOYMINOW	306 Doris Ave 95003	jim.fifty@prcbeal.net	yes

Signature List:

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
	Bill Johnston	521 Townsend Dr	bill.johnston31@gmail.com	Y
	Judy Johnston	521 Townsend DR. Aptos	Johnston.Judy9@gmail.com	
	DAVE BARTOLOTTI	525 Townsend Dr	get2bave@gmail.com	
	OPAL WHEELER	525 TOWNSEND DR	rusty.wheeler69@gmail.com	
	BINA MICHAVARI	206 GRANADA DR	binab@netmail.com	
	SEAN WARD	206 Granada Dr	Sean.ward1@gmail.com	
	Bridan Ward	206 Granada dr	BridanWard@gmail.com	
	Mary Schuppert	503 Bayview Drive	Mary-Schuppert@yahoo.com	
	Richard Schuppert	503 Bay View Drive	tysonc@yahoo.com	
	RIK KLAFF	511 Townsend Drive	rick.klaff.com	
	JAMES-JOHNSON	513 Townsend Dr.	flyingarchitect@att.net	

12

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
<i>Marsha Moreno</i>	Marsha Moreno	517 TOWNSEND DR APTOS, CA 95003	marshamorenol@gmail.com	Yes
<i>Donna Thompson</i>	Donna Townsend	632 Cliff Dr. Aptos, CA 95003	donna.l.townsend@live.com	Yes
<i>Bettie Stephen</i>	Bettie Stephen	627 Cliff Dr. Aptos CA 95003	bettie.stephen@comcast.net	Yes
<i>Danielle Buckler</i>	Danielle Buckler	509 Townsend Dr. Aptos, CA 95003	daniellenbuckler@gmail.com	Yes
<i>Angie Parwick</i>	Angie Parwick	515 Townsend Dr. Aptos, CA 95003	abarnwig3@gmail.com	Y
<i>Robert Parwick</i>	Robert Parwick	515 Townsend Dr. Aptos, CA 95003	TwoWheelsHappy@icloud.com	Y
<i>Bridgett Parwick</i>	Bridgett Parwick	515 Townsend Dr. Aptos, CA 95003	bridgetparwick@yahoo.com	Y
<i>Madison Parwick</i>	Madison Parwick	515 Townsend Dr. Aptos, CA 95003	mbarwick1@gmail.com	Y
<i>Claire Kleffel</i>	Claire Kleffel	511 Townsend Dr. Aptos, CA 95003	claire@kleffel.com	Y
<i>Carey Aico</i>	Carey Aico	501 Townsend Dr. 95003	carey.pico@704.com	Yes
<i>STEINWIN ROFF</i>	STEINWIN ROFF	206 MIRADOT DR 95003	ADRY.ROFF@GMAIL.COM	Y
<i>DANIEL NAJIE</i>	DANIEL NAJIE	" "	dan@selmon.net	Y

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
<i>[Signature]</i>	JOHN REVOIR	508 Summer Ave. Aptos	revoirjoan@gmail.com	X
<i>[Signature]</i>	GAIL FONTANA	226 FLORENCE DR. APTOS	999gminug3@gmail.com	
<i>[Signature]</i>	SHEILA BUELT	225 FLORENCE DR. APTOS	burtusagpacbell.net	
<i>[Signature]</i>	Johanna Lighthill	owner of 603 Townsend Dr Aptos residence	jimmilght@comcast.net	
<i>[Signature]</i>	John Lighthill	121 Sea Terrace Way Aptos	jimmilght@comcast.net	
<i>[Signature]</i>	Jeff Moreno	517 Townsend Dr. Aptos, CA 95023	jeff@deshlx.com	
<i>[Signature]</i>	Linda Cooper	215 Appleton Dr Aptos CA 95023	25.linke@gmail.net	
<i>[Signature]</i>	Tom Devary	529 Townsend Dr	jdevary@gs.fpi.com	
<i>[Signature]</i>	Samara Gruye	339 Los Altos Dr, Aptos	s@gruye.net maybe	
<i>[Signature]</i>	Sonia Miller	631 Townsend Dr Aptos	SONIA.MEARI.BAZA @gmail.com	
<i>[Signature]</i>	Georgia Jensen	629 TOWNSEND DR.	---	
<i>[Signature]</i>	RICHARD H. RUDMAN	606 Townsend Dr. Aptos	rrudman53@gmail.com	

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
	Donna McKeever	531 Townsend Dr.	dmckeever-47@gmail.com	
	Lisa McKeever	531 Townsend Dr.	lisa.mckeever53@verizon.com	
	Corie Mumford	457 Townsend Dr.	corie@mumford.com	
	Jacar Mumford	457 Townsend Dr.	mumfordj4@gmail.com	
	Penny Hanna	213 Mirada Dr	phanna@erzio.com	
	Kathy Cook	521 Sumner Ave	tuffchix@comcast.net	
	John R. Cook	521 Sumner Ave	geojcook@comcast.net	
	Claudia Bunk	313 Los Altos Dr	claudibunk@comcast.net	
	Ben Snyder	304 Loyola Drive	bensnyder123@gmail.com	
	George Poley	507 Townsend Dr	NONE	
	Chris Carothers	307 Loyola Drive	chrisc@pottersdesign.com chrisc@pottersdesign.com	Y
	Tori Brady-Carothers	307 Loyola Drive		✓

(13)

Sent email

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
	Monique Vairo	215 Baldwin Dr, Aptos	mqvairo044@gmail.com	YES
	Joanne Thompson	212 Garlands Dr	jthompson@qkadez	YES
	Anne Marie Toole	112 Lamonde W.	amjt@csu.edu	YES
	Sheila Prado	502 Bayview Dr.	shepral@sboglobal.net	YES
	Clarence Robert	502 Bay View Dr	shepral@sboglobal.net	YES
	JACK BROWN	523 TOWNSEND DRIVE, APTOS	MR. B. BROWN@GMAIL.COM	YES
	SYLVIA BROWN	523 TOWNSEND DRIVE APTOS	syvilia.brown@gmail.com	YES
	Karen Waterman	206 Farley Dr Aptos	Karen@icogstate.com	YES
	Suzanne Redinger	206 Farley Dr. Aptos	zredin@csd10.com	YES
	217 Lamonde Dr. Aptos	97003	netububumett@yahoo.com	YES
	James Hill	514 Cliff Ln, Aptos	jphill@csu.edu	YES
	Cheryl Weeland	459 Townsend Dr 95003	Cherweeland@msn.com	YES
	STEVE HERNANDEZ	459 TOWNSEND DR 95003	fireanh20@aol.com	YES

7

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
<i>Douglas R Deaver</i>	Doug Deaver	615 Bayview Dr, Aptos 95003	ddeave@yahoo.com	✓
<i>Diane Huey</i>	Diane Huey	449 Cliff Dr. Aptos 95003	dianedacy5@comcast.net	✓
<i>Mia Noyfacht</i>	MIA NOYFACHT	210 BALDWIN DR. APTOS	miasha@aol.com	✓
<i>Deborah Savin</i>	Deborah Savin	202 Granada Dr.	debeav@comcast	✓
<i>Lynn Harlan</i>	LYNN HARLAN	609 Cliff Dr.	DO NOT SEND EMAIL lynnharlan@aol.com	NO
<i>Hope Suchland</i>	HOPE SUCHLAND	120 Bryce Ct, Aptos	HMPSE@AOL.COM	✓
<i>Isaac Dye</i>	Isaac Dye	633 Bayview Dr Aptos	isaacjdyegmail.com	
<i>Joy Dunn</i>	Joy Dunn	641 Bayview Dr Aptos	joydunn@yahoo.com	
<i>Susan Wright</i>	Susan Wright	631 Bayview Dr Aptos	SPW1616@gmail.com	
<i>Michael Abbott</i>	Michael Abbott	103 Granada Drive	mika@att.net	✓
<i>Brenda M. Abbott</i>	BRENDA M. ABBOTT	679 Bayview Dr	babbott@comcast.net	
<i>Lisa Yankov</i>	LISA YANKOV	212 Elva Dr	Lisayankov@gmail.com	✓
<i>Janis Low</i>	Janis Low	212 Elva Dr	janislowjankov@gmail.com	







(a)

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
	Ron Henriksen	111 Toledo dr	RHenriksen@gmail.com	
	Diane Abrah	600 Bayview Dr		
	Diana Wilson	682 Bayview Dr	dkwilson56@gmail.com	
	Debra Johnson	681 Bayview Dr	deb_johnson@me.com	
	MARLA MICHELLE CHAPA	606 TOWNSEND DR	chapas5plusodie@gmail.com	
	LISA MASON	541 Bayview Dr		
	Takako White	608 Townsend Dr.		
	Sam Brown	112 Toledo Dr.		
	Scott Hardesty	113 Toledo Dr.		

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
	Linda Moore	504 Bayview Dr.	danasc40@sbcglobal.net	Y
	RICHARD DYE	633 Bayview Dr. 95003	Richcdye@gmail.com	✓
	STEVE WILLIAMS	107 CANANDA JR 95003	stevew@nadel.com	Y
	Bonnie Gessler	206 Baldwin Dr 95003	hlghfg@gmail.com	✓
	Roy Gessler	206 Baldwin Dr. 95003	coastges26@gmail.com	
	Deborah Friedman	206 Kenneth Dr 95003	deborahf1man@gmail.com	Y

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
	Carmen Bryant	511 Cliff Dr. Aptos, 95003	Carmen7377@gmail.com	yes
	Scott Shinn	503 Cliff Dr Aptos	Shinnsc@jhsb	
	Jeremiah Nardel	505 Bay View Dr Aptos	meagan@credait.net	
	Michael Freitas	517 Cliff Dr	FRBTUS@ll.com	ye
	Erik Peterson	619 Cliff Dr NE	erik.peterson@westnet	YES
	CK Peterson	519 Cliff Dr NE	ck@thinkout.com	YES

6

Signature	Name	Address	Email	Sent/ Sending Appeal Letter
	Ann Carr	511 SUMNER	scuffes@comcast.net	yes
	GARY E. CARR	511 SUMNER	SCUFFERS@COMCAST.NET	yes
	Stan Jay	510 SUMNER	sjoyce4908@gmail.com	
	Denise Silva	515 SUMNER	denise.silva@yale.com	✓
	Gay BUTLER	515 SUMNER	iamding@hotmail.com	✓
	Natasha	520 SUMNER	natasha.bardonia@gmail.com	

