

**Riley Rhodes**

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**From:** J Lighthill <jmmlight@comcast.net>  
**Sent:** Thursday, April 16, 2026 4:54 PM  
**To:** John Hunter; Riley Rhodes  
**Subject:** 4/17/26 Public Hearing, Item # 1.251497

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

Dear Planning Commission, John Hunter, and Riley Rhodes,

We are unable to attend the 4/17/26 public hearing but wish to submit the following comments for consideration.

As property owners of 603 Townsend Drive, we respectfully ask you to deny the Vacation Rental Permit 251947, located at 519 Townsend Dr, Aptos.

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

Thank you for your consideration.

John and Johanna Lighthill

## Riley Rhodes

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**From:** John Hunter  
**Sent:** Thursday, April 16, 2026 7:22 PM  
**To:** Skyler Kriese  
**Subject:** FW: short term rental at 519 Townsend Dr in Rio Del Mar

More Late Mail for 251497.



### John Hunter

Planner – Development Review  
Community Development & Infrastructure

**Phone:** 831-454-3170 / 831-247-4118  
701 Ocean Street, Room 410



[Book time with John Hunter](#)

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**From:** chris carothers <chris@carothersdesign.com>  
**Sent:** Thursday, April 16, 2026 7:16 PM  
**To:** John Hunter <John.Hunter@santacruzcountyca.gov>  
**Subject:** short term rental at 519 Townsend Dr in Rio Del Mar

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I am writing in support of the neighbors who will be affected by the approval of a short term rental at 519 Townsend Dr in Rio Del Mar. We had a short-term rental across the street from us in Rio Del Mar which was very disruptive. Late night parties, drunken people passed out on the lawn, garbage in the street and street parking taken by the overcrowded rental. These rentals do not belong in working-class neighborhoods where people expect to be able to sleep at night without dealing with noisy out-of-town visitors who have no connection to the neighborhood. The county collects a fee from the homeowner, but the neighborhood pays the bill for a home owner who does not live in or near this address. Please deny this permit and respect the neighborhoods of Rio del Mar.

--

**Chris Carothers**  
Creative Director  
Carothers Design  
[www.carothersdesign.com](http://www.carothersdesign.com)  
831.252.6008

## Riley Rhodes

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**From:** Skyler Kriese  
**Sent:** Friday, April 17, 2026 8:26 AM  
**To:** Riley Rhodes  
**Subject:** Fw: short term rental at 519 Townsend Dr in Rio Del Mar



### Skyler Kriese

Policy Planner II  
Community Development & Infrastructure

**Phone:** 831-454-3172  
701 Ocean Street, Room 400  
Santa Cruz, CA 95060

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**From:** John Hunter <John.Hunter@santacruzcountyca.gov>  
**Sent:** Thursday, April 16, 2026 7:22 PM  
**To:** Skyler Kriese <Skyler.Kriese@santacruzcountyca.gov>  
**Subject:** FW: short term rental at 519 Townsend Dr in Rio Del Mar

More Late Mail for 251497.



### John Hunter

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[Book time with John Hunter](#)

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Creative Director

Carothers Design

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831.252.6008

## Riley Rhodes

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**From:** Skyler Kriese  
**Sent:** Friday, April 17, 2026 8:27 AM  
**To:** Riley Rhodes  
**Subject:** Fw: Subject: APN: 043-051-10, Item 1. 251497 – Written response to Public Hearing



### Skyler Kriese

Policy Planner II  
Community Development & Infrastructure

**Phone:** 831-454-3172  
701 Ocean Street, Room 400  
Santa Cruz, CA 95060

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**From:** John Hunter <John.Hunter@santacruzcountyca.gov>  
**Sent:** Friday, April 17, 2026 7:01 AM  
**To:** Skyler Kriese <Skyler.Kriese@santacruzcountyca.gov>  
**Subject:** FW: Subject: APN: 043-051-10, Item 1. 251497 – Written response to Public Hearing

Late Mail 251497



### John Hunter

Planner – Development Review  
Community Development & Infrastructure

**Phone:** 831-454-3170 / 831-247-4118  
701 Ocean Street, Room 410



[Book time with John Hunter](#)

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**From:** Bill Johnston <bill.johnston31@gmail.com>  
**Sent:** Friday, April 17, 2026 6:46 AM  
**To:** John Hunter <John.Hunter@santacruzcountyca.gov>  
**Cc:** Judy Johnston <johnston.judy9@gmail.com>  
**Subject:** Subject: APN: 043-051-10, Item 1. 251497 – Written response to Public Hearing

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Santa Cruz County Zoning Administrator

Hello John Hunter,

My name is Bill Johnston. My wife Judy and I have lived at 521 Townsend Drive for 39 years, where we raised our family of two children and have been active members of our community. We are very fortunate to live in a close-knit, quiet residential neighborhood where neighbors know and look out for one another. We are not part of Aptos beach flats.

Our home is directly next door to 519 Townsend Drive. Our master bedroom window is 10 feet from this house and near a large deck with a jacuzzi.

We were originally shocked to receive notice that the property owners applied to convert their secondary house into a short-term rental. Especially since they originally shared that it was going to be for them and family and friends. We're still in disbelief that the county would even consider an STR in any neighborhood like ours.

Regardless of owner's intent, the STR ordinance for this 3 Bedroom house allows a maximum of 16 **Transient Occupants** for celebrations and gatherings (By definition that is a party) also (children under 8yrs old not counted towards that number) Between 8:00 a.m. and 10:00 p.m. And 8 people + unlimited children under 8yrs old between 10pm and 8am. (This describes a Virtual Hotel with relaxed enforcement.)

**Noise Ordinance Code 8.30** - States the following as violations.

- Between 10pm-8am, noise made within 100ft of any place used for sleeping purposes; or
- In excess of 60 decibels at the edge of the property line from where the sound is broadcasted (60 decibels is equivalent to a normal conversation)

With our bedroom window 10ft away, we've experienced these types of violations and expect the frequency could only increase from transient guests. Even when reported, the nuisance will have already occurred.

My wife and I are most often in bed before 10pm.

Property Management & Response time: owners distance qualifies now based on radios. Despite living 41 driving miles away. The 60-minute required response time—only means returning a call, not being on-site to resolve issues.

What Code addresses time to resolve, for example, issues after someone departs and say leaves exterior water facet running or side flood light left on that shines through our bedroom window at night. These types of things do and have happened and expect they'd only increase with transient guests.

It's essentially a virtual hotel, without local or on-site management, placing the burden of oversight and reporting on us and neighbors. It would impact existing Neighborhood Character.

We respectfully request that this permit is denied.

Thank you.

Bill & Judy Johnston

## Riley Rhodes

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**From:** Skyler Kriese  
**Sent:** Friday, April 17, 2026 8:28 AM  
**To:** Riley Rhodes  
**Subject:** Fw: 4/17/26 Public Hearing, Item # 1.251497



### Skyler Kriese

Policy Planner II  
Community Development & Infrastructure

**Phone:** 831-454-3172  
701 Ocean Street, Room 400  
Santa Cruz, CA 95060

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**From:** John Hunter <John.Hunter@santacruzcountyca.gov>  
**Sent:** Thursday, April 16, 2026 5:50 PM  
**To:** Skyler Kriese <Skyler.Kriese@santacruzcountyca.gov>  
**Subject:** FW: 4/17/26 Public Hearing, Item # 1.251497

Late Mail.



### John Hunter

Planner – Development Review  
Community Development & Infrastructure

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[Book time with John Hunter](#)

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**From:** J Lighthill <jjmmlight@comcast.net>  
**Sent:** Thursday, April 16, 2026 4:54 PM  
**To:** John Hunter <John.Hunter@santacruzcountyca.gov>; Riley Rhodes <Riley.Rhodes@santacruzcountyca.gov>  
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