

MEMORANDUM

Date: May 21, 2026

To: Nathan MacBeth, Deputy Zoning Administrator

From: Donovan Arteaga, Project Planner

Re: Application 251455 - Zoning Administrator Appeal Hearing Continuance

Dear Zoning Administrator:

On November 12, 2025, Application 251455 to renew Vacation Rental Permit 111368 was submitted to the County of Santa Cruz Community Development and Infrastructure Department Planning Division.

On February 27, 2026, Application 251455 was denied due to mis-advertisement and online advertisements listing a four-bedroom vacation rental with twelve total guests while the permit rental authorized a three-bedroom vacation rental with a maximum occupancy of eight total guests. Denial of Application 251455 was appealed by the property owner on March 11, 2026.

Pursuant to County Code requirements, the application was publicly noticed for appeal consideration by the Zoning Administrator on May 1, 2026.

At the May 1, 2026, Zoning Administrator Public Hearing, the Zoning Administrator considered the appeal of the matter and determined that the subject property was an appropriate location for a Vacation Rental use. Additionally, given the property owner's operation of the short-term rental for more than a decade without violations, the Zoning Administrator found that the owner had demonstrated a history of good-faith compliance and responsible management. Notwithstanding, the staff was directed to return to the Zoning Administrator on June 5, 2026, for consideration of approval of the three-bedroom vacation rental, including findings and conditions of approval. Accordingly, the Zoning Administrator directed staff to incorporate specific conditions of approval to further clarify the operational requirements of the permit. These conditions of approval are set forth in Exhibit 2A.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **251455**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.scoplanning.com

Report Prepared By: Donovan Arteaga

Santa Cruz County Planning

701 Ocean Street, 4th Floor

Santa Cruz CA 95060

Phone Number: (831) 454-2801

E-mail: Donovan.Arteaga@santacruzcountyca.gov

Exhibits

2A Findings and Conditions

2B May 1, 2026, Staff Report

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 RA (Residential Agriculture) 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-R (Rural 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 is not required, in that the project site is not located within the coastal zone.

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.

Conditions of Approval

Exhibit D: Project plans, prepared by Jim Page, dated May 28, 1984.

- I. This permit authorizes the operation of a vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. Operational Conditions
 - A. This permit is provisional for a one-year period subject to review for compliance with vacation rental code requirements prior to granting the remainder of the standard five-year term. In the event of a substantiated violation within this one year period, the permit shall become null and void. If there are no substantiated violations in this one year period, the vacation rental permit 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.
 - B. As part of the provisional one-year authorization period, the Santa Cruz County Community Development & Infrastructure Department Planning Division staff shall conduct a review of the property's online advertisements at the six-month mark to verify ongoing compliance with all applicable conditions and requirements and conduct additional reviews as required during this period.
 - C. All online advertisements for the property shall clearly state the maximum number of eight (8) permitted overnight adult guests. Children under eight (8) years of age shall not be included in the maximum guest occupancy limit. The property shall be advertised as a three-bedroom residence. Advertisements may include a clarifying statement that children under eight (8) years of age are excluded from the overnight adult guest occupancy calculation; however, the advertised guest count shall not exceed the maximum permitted adult guest occupancy.
 - D. 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.
 - E. 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.

- F. 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).
- G. The maximum number of vehicles associated with the overnight occupants shall not exceed six (number of on-site parking spaces, plus one additional non-exclusive on-street parking spaces).
- H. 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).
- I. 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.
- J. 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.
- K. Fireworks are illegal in Santa Cruz County and prohibited at the vacation rental.
- L. 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.
- M. 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.
- N. 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/5kivAnC8n6>.

- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. 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).
- T. 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.

- U. The Vacation Rental shall provide overnight lodging for a period of not more than 30 days at a time.
- V. Trash cans (waste and recycling) provided for the Vacation Rental shall be 96 gallon in size.
- W. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

III. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.

- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor’(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: _____
Effective Date: _____
Expiration Date: _____

Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160

April 23, 2026

Zoning Administrator
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Subject: Public hearing to consider Appeal of Denial of Application 251455, a proposal to renew Vacation Rental Permit 111368 to operate a three-bedroom Vacation Rental in an existing single-family dwelling.

Dear Zoning Administrator:

On November 12, 2025, an application to renew Vacation Rental Permit 111368 was submitted to the County of Santa Cruz.

On January 7, 2026, Planning Staff received public comment with initial complaints that this property was operating outside of the scope of their permit. Staff was later sent a link to the online advertisement showing a maximum occupancy of eleven guests and four bedrooms.

On February 27, 2026, application 251455 was denied without prejudice based on the findings contained in the attached staff report (Exhibit 1B). Findings note that the rental permitted a three-bedroom vacation rental with maximum occupancy of eight total guests while the rental was misadvertised as a four-bedroom with twelve total guests.

On March 11, 2026, a letter of appeal was submitted by Michael Schwenne (“appellant”) (Exhibit 1A). The appellant's primary assertion is that the online advertisement is not out of compliance in relation to the permitted guest occupancy number. Rather, it is the County Code that is nonconforming to how the online short-term rental platforms operate. Furthermore, the appellant also asserts that the staff report was misleading in its claim that the advertisement was changed back to four bedrooms after being flagged by Code Compliance.

Vacation Rental Permit and Property History

The previous Vacation Rental Permit, application 111368, approved operation of a three-bedroom Vacation Rental. Application 111368 was approved on November 4, 2011, and expired on December 15, 2025. The subject dwelling was constructed in 1985 under Building Permit No. 76875 and has not had major structural modifications since.

APPEAL RESPONSE

Vacation Rental Ordinance Advertisement Section

Santa Cruz County Code Section 13.10.694 (J) states required components of all advertisements. This includes the permit number of the rental, and a photo of the required signage, including the 24-hour contact information. While bedroom count and maximum occupancy are not listed in these requirements, this code section prohibits listing the rental outside of the scope of the Conditions of Approval. This subsection was created to explicitly state requirements that are not commonly included and to confirm that a listing has an approved permit. When other characteristics of the Vacation Rental are advertised, they must conform with the conditions of the permit, otherwise this would be considered operating outside of the scope of the permit.

While the basis for denial did not originally include the missing permit number and 24-hour contact information, this, too, is another example of the online advertisement noncompliance. The appellant has since included the permit number in their listing but still does not include the 24-hour contact information. However, this issue was not a basis for denial.

Furthermore, the purpose of the Vacation Rental Ordinance is to establish regulations applicable to dwellings used as vacation rentals in the County, as clearly stated in 13.10.694(A). It is the applicant's responsibility to post advertisements on the available online platforms consistent with the restrictions of the County Code. It is not the responsibility of the County regulations to comply with the rental platforms. Furthermore, the Vacation Rental Ordinance does not require operators to use specific advertising platforms.

Code Compliance staff currently use RentalScape, software designed to identify unpermitted and non-compliant vacation rentals. This program provides staff with a registry of properties that fall into one of these two categories by scanning online advertisements. Furthermore, each time a vacation rental has been identified during the renewal process as noncompliant with regulations, it has been recommended for denial. This is consistent with the basis for non-renewal pursuant to regulations. Therefore, the claim that there are other permit holders out of compliance is not a basis to grant a renewal to a property that has been identified as mis-advertising.

Bedroom Count

At the time of public comment in early January, the subject property was listed as a four-bedroom rental. This was substantiated by a Code Compliance citation on January 27, 2026. In response, the appellant changed the bedroom count to three bedrooms. In the published Staff Report for Application 251455, County Staff stated that the advertisement was later reverted to reflect four bedrooms. County staff does not have evidence that the listing was changed back to four-bedrooms thereafter. The advertisement, as shown in screenshots dated March 30, 2026 (Exhibits 1C & 1D), currently lists the home as a three-bedroom home. While the bedroom was corrected after the issuance of a citation, the point still stands that the rental was originally falsely advertised.

The appellant claims the mis-advertised fourth bedroom is a legally permitted den. After reviewing the plans submitted with Application 111368, it appears the room in question was labelled den'. Under current regulations, a den is not a qualified room type. Santa Cruz County Code 13.10.700-B defines Bedroom to mean any space in the conditioned (heated) area of a dwelling unit which is 70 square feet and greater in size and which is an exterior room, regardless of whether it is entered through a door, unless it is exempted as one of the following:

- (1) Hall;
- (2) Bathroom;
- (3) Kitchen;

- (4) Living room (maximum of one per dwelling unit);
- (5) Dining room (opening off of the kitchen or living room, maximum one per dwelling unit);
- (6) Family room (opening off of the kitchen or living room, maximum one per dwelling unit);
- (7) Breakfast nook (opening off of the kitchen, maximum of one per dwelling unit); or
- (8) Laundry room.

Therefore, under current standards the ‘den’ would be considered a family room as it has an opening off the labeled living room. The appellant asserts that the intention was not to list the rental as a four-bedroom; rather, this was a result of the limitations of the online platforms. Listing photos (Exhibit 1C & 1D) show the den with beds. The intent of the set up was to use the room as a bedroom and advertise as such. While County Code does not prohibit the placement of beds in these spaces, the space was never permitted as a legal bedroom. Furthermore, the Conditions of Approval of Application 111368 clearly stated a maximum three bedrooms and maximum occupancy of 8 overnight guests. The advertisement is thus not allowed more than three bedrooms and 8 overnight guests.

Maximum Occupancy

Application 111368 was approved for a maximum occupancy of eight adults (with children under the age of twelve not counting towards the maximum). All advertisements are required to explicitly state the maximum number of guests, which is eight. Currently, online advertisements reflect a maximum of twelve guests because. They advertise for the allotment of four children. While children under the age of twelve are not counted toward the maximum, the listing must reflect the permitted eight maximum. At face value, the advertisement simply states a maximum of twelve individuals. It is not until reading the description of the listing that one is clear that four of those are only allowed as children. Furthermore, VRBO classifies children as individuals up to the age of seventeen (Exhibit 1C). Therefore, should the inclusion of children be permissible, this does not comply with the age restrictions included in the Conditions of Approval. Finally, if the renewal would have been granted, the current Vacation Rental Ordinance specifies that children up to the age of eight are not counted towards the maximum (SCCC 13.10.694 (D)(2)(c)(iv)(A)) which would have been a condition added to the renewal permit. Neither Airbnb (children are up to age of 12) or VRBO (children are up to the age of 17) comply with this code regulation. Thus, listings must not include child count as the online advertisements do not conform with the County’s definition of children.

Again, the intent of the code is to regulate vacation rentals in the county and not to comply with the operation of online advertisements.

Response to Sixteen Years of Excellence and Requested Relief

While staff does not have evidence of the listing again advertised as a four-bedroom rental following code compliance action, the overall merit of the denial still stands. At the time of review of the renewal application, it was identified that the property had been mis-advertising as a four-bedroom rental for up to eleven overnight guests, non-compliant with the permitted three-bedroom count and 8 maximum overnight occupancy. While the appellant may have complied with Code Compliance directive to correct the mis-advertisement violation in relation to bedroom count, the maximum occupancy has not been changed due to a disagreement with the regulations. The appellant is requesting their permit be issued as they have a history of compliance with the ordinance – the operator has complied with required Transient Occupancy Tax payments and has not received prior complaints. However, payment of Transient Occupancy Tax is only one of the responsibilities of permit holders, operating within the scope of the Conditions of Approval is also

a requirement.

Conclusion

At the Board of Supervisors meeting on June 28, 2022, the Board directed staff to implement a proactive enforcement program of short-term rentals in the County (Exhibit 1E). Proactive enforcement began in October 2023 to meet the goal of bringing all listings that existed when the program began into compliance. As noted, the intent of the Board memo is to provide greater enforcement of the short-term rental regulations. This property was identified through proactive enforcement measures. Per SCCC 13.10.694(L), 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 after consideration at a Zoning Administrator public hearing.

Staff Recommendation

Based on the complete record provided in the attached exhibits, staff recommends the Zoning Administrator:

- Uphold Denial of Application 251455, based on findings contained in Exhibit 1B.

Should you have further questions concerning this application, please contact me at: (831) 454-2801 or e-mail: Donovan.Arteaga@santacruzcountyca.gov

Sincerely,

Donovan Arteaga
Project Planner
Development Review

Exhibits

1A Appeal Letter of Michael Schwenne
1B 251455 Staff Report (including Findings for Denial)
1C VRBO Advertisement screenshots
1D Airbnb Advertisement screenshots
1E Board of Supervisors memo

Michael Schwenne
242 ridge view rd
Aptos ca 95003

~~Samantha Haschert~~ LOZANNE JEFFS
Santa Cruz County Zoning Administrator
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Appeal of Administrative Denial –

Vacation Rental Permit Renewal 4400 Johanna rd, aptos ca
95003

Application #251455 | Vacation Rental Permit #111368

4400 Johanna Road, Aptos, CA

Applicant: Monica and Michael Schwenne
Property Owner: Monica and Michael Schwenne
APN: 040-411-04
Denial Date: 2/27/2026

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2. Response to Staff Findings'
3. Requested Relief
4. Exhibits

Exhibit 1a, 1b Screenshot of revised listing as of February 4, 2026.

Exhibit 2a, 2b email correspondence emails between, Michael Monica, Donovan and John

Exhibit 3 Screenshot current listings Airbnb as of march 6, 2026

Exhibit 4 Screenshot Current listing airbnb as of march 6, 2026

Exhibit 5 Booking demonstration how both children and adults over 12 make up total guest
number for the platform.

Exhibit 6a reason for 4th bedroom mislabeling

Exhibit 6b kids den/bunk room photo

1. Appeal Letter

The administrative denial of the renewal of Vacation Rental Permit No. 111368 is based primarily on allegations that the property was “**mis-advertised**” with respect to “**bedroom count and occupancy**”. The county said in their review “As there is “**substantiated evidence from the neighbor** and **Code Compliance staff**”, the case cannot be made that this application meets the requirements for approval set forth in the code” (page 2 review). This property has operated in compliance with the county without receiving a single complaint or violation for 16 years. We believe the review to be inaccurate in certain facts, unsubstantiated in its claims, and also over stepping its boundaries with regard to current code. We will do our best to attempt to clearly point these matters out.

2. Detailed Response to Staff Findings for Mis-Advertising

(J) Advertising. 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 Chapter 19.01 SCCC.

A) Santa Cruz County Advertising Code:

There are two main components to the advertising code: **1) permit number in description and 2) photo of signage including contact information.**

Currently every listings in Santa Cruz County is mis-advertising according to the current county advertising code. “**a photo of the required signage that includes the 24-hour contact information**” This code is against both Airbnb and VRBO policy which does not permit host to post contact information anywhere in its listings as doing so would allow guest to bypass the platforms 15% booking fee by booking direct with the host. The Code enforcement and zoning are choosing to ignore this code as it is not being mentioned in the review. I admit we are not in compliance to this code because we can not be. It also shows that every other permit renewal has been granted when there is completely clear “mis-advertising” according to the advertising code.

Permit number in description: A majority of current listings in Santa Cruz County that are not property managers do not have this in their description because they are not aware of it. We admittedly did not have this in are description and came into compliance the day we were notified of it.

Its disappointing that our permit for renewal has been denied base on mis-advertising when every operator in the county is out of compliance with at least part of the code. Furthermore, most independent operators are currently not adhering to any of the county advertising code. The county code also clearly reveals a gap in understanding of the Airbnb and VRBO platforms which I believe is relevant to the discussion regarding occupancy .

B)Room Count: Allegations that listing room county was changed from 4 bedrooms to 3 bedrooms and then back to 4 bedrooms.

The staff report concluded that **“after action by code compliance to rectify the violation, it was again mis-advertised as a four bedroom with occupancy for 12 overnight guest.”** The zoning staff included screenshots prior to jan 28, 2026 denial showing 4 bedroom. The report alleged that we changed it to a 3 bedroom and then back to 4 bedroom with no supporting evidence. My evidence below will show that the home was changed to 3 bedrooms the same day we were notified of the issue and never returned to a 4 bedroom.

Exhibit 1a, 1b, is a screenshot of our listing date stamped feb 4, 2026- which substantes our claim that we have been in compliance as a 3 bedroom since jan 28, 2026.

Exhibit 2a is communication with code enforcement further substaintiang our claim to have been in compliance.

Exhibit 2b correspondence between monica and Donovan showing immediate compliance

Exhibit 3 is a current picture of the listing on airbnb as of March 6 which further substates our claim to have remained a 3 bedroom

Furthermore, it was never our intension to mis-advertise as a 4 bedroom in the first place. It was an the result of a limitation in the online software. We were able to figure out where the error came from and come up with a workaround to the limitation and immediately resolved the issue on jan 28, 2026 and have not changed it back at any point.

Exhibit 6A See exhibit A. The platform never directly asked us how many bedrooms the listing had, and instead asked us information regarding the beds in the house. It then asked us what room the bed was in with only four options to choose from. 1)Bedroom 2)living room 3)bathroom 4)half bath. The room was recognized as a legal den with the bedroom, so bedroom **was** more appropriate location than bathroom or living room. It was only in trying to resolve the matter that we were able to figure out where the error came from. We changed the identification to “living room” which is not accurate but does provide the workaround to the county’s satisfaction. And we 100 % have NOT changed it back to 4 bedrooms as was alleged in the review.

C) Max Guest is not the same as Max guest over 12, or Max guest under 12

See exhibits 5- example of booking window including the sum of adults and children under 12 as max guest.

The main alleged complaint from both the neighbor and the review is that we are mis-advertising in terms of our allowed occupancy. To be clear our current permit allows a maximum of 8 adults over 12 and unlimited adults under 12 **overnight**. No where in our add can be found that we are advertising more than **8 adults over 12 years old overnight**.

Its important to understand that in the world of short term rentals an **Adult over 12** is not the same product as **child under 12**. The reason being is children under 12 do not need the same accommodations as an adult over 12. They can sleep on bunk beds, pull outs, floors etc. This is likely the reason both the **county and the advertising platforms** recognize the same thing. The neighbor and the review are hung up on a limitation of the website and on the definition of the website term "max guest." The small part of the where they see max guest does **not advertise max guest overnight**. Also when it says max guest, it is referring to the sum of guest adults over 12 and children under 12 combined.

Its important to understand that BOTH the **advertising platform and the county code** recognize the difference between guest over 12 and under 12. It is very clear in our current advertising that we allow a maximum of 8 guest over 12. Exhibit 5 and 3 Demonstrates we are not "mis-advertising. Exhibit 5 shows when a guest looks to book a property they are required to enter the amount of adults over 12 and children under 12. The platform adds these numbers as seen in the screen shot exhibit 5 adds these number together for total max guest (over 12 + under 12). This max guest number defined online is not the same thing as define by max guest how county code defines it. In my opinion the confusion is coming from how santa cruz code is written up because it doesn't recognize children under 12 as a "guest". So now when you look at airbnb platform and you see the word max guest which includes children under 12 and adults over 12. My neighbor and county review have an issue with the word max guest. When in reality when we use the word "max guest" with the county and with the plateform they have two separate meanings. All the while both areas completely account for guest over 12 and under 12. And our advertising on the platforms is very clear that we dont allow more that 8 adults over the age of 12.

Apples to Apples illustration According to Airbnb Platforms

Apple= adults over 12 per platform= **Max Guest per County** =Fruit

Banana=Adults under 12= Fruit

Apples + Banana = Fruit = **max guest per airbnb**

Here is an example of what is happening if there is still confusion. The county allows me to sell only a maximum of 8 apples per customer per day. It allows me to sell an unlimited

quantity of bananas per day. And both I have my own rule that I only want to sell a total of 12 pieces of fruit (mix of apples and bananas) to my customers which has nothing to do with the county rules. I am also committed to abiding by the county rule of only selling 8 apples per day. At the Airbnb Market I establish my advertising to both follow the county rules, follow my rules and allow the buyer flexibility to decide what they need within both those boundaries.

In my advertising at the market it is communicated to my customers I am selling 12 pieces of fruit for a fixed cost of \$100 per day. For your \$100 you are allowed to take anywhere between 1- 8 apples and as many bananas as you like for a maximum of 12 pieces of fruit per visit. You can take 1 apple and 11 bananas. You can take 8 apples and 4 bananas or any other combination in between as long as you don't take more than 8 apples.

The neighbor and the report as saying you are advertising that you can buy 12 piece of fruit and we're saying yes we are. we are asking what is the problem? The response from the county is you are only allowed to advertise a maximum of pieces of fruit and are mis-advertising ! My response is no, I am allowed to advertise 8 apples and unlimited pieces of fruit. I choose to limit my fruit to 12.

My advertising description very clearly states that we host a maximum of 8 adults and 4 children. According to my permit I could say we host a adults and unlimited children. But just because I advertise four children under 12 does not mean that I am "mis-advertising" as claimed.

4. 16 Year History of Excellence

History of 4400 Johanna

This property was both our primary residence and vacation rental from the year 2010 to 2022. It has operated for 16 years without a single complaint to the county or the sheriff department. Since 2022 we moved just down the street from the property and drive by it multiple times every day on our way in and out of the neighborhood. We hold a 4.9 star review score with over 2000 reviews which puts in the top 1% of elite operators in the county. We have earned between a quarter and half million dollars in revenue for the county over the past 16 years. It was only because of the renewal process and cards being mailed out to our neighbors that we received a complaint. The neighbor in this case is my aunt that we see multiple times per year and has our cell phone numbers. She has never spoke to us of any issues in 16 years. Nor has she ever filed complaint before. I believe her complaint was both ignorant in terms of mis-advertising as I have shown above. It was also either ignorant or intentionally misleading and not forthright with regards to other details in her letter. I am more than willing to discuss details regarding the matter if helpful. We have not intensionally advertised anything other has been allowed to us legally by the county. We made adjustments to our advertising the same day we were notified. We have communicated extensively with the code enforcement since and have only operated according to their discretion. See Exhibit 2A. I believe our current listings to be clearly in

compliance with our permit and county code. Exhibit 3, Exhibit 4 In no way is it mis-advertising according to our current permit.

4. Requested Relief

In every area of operations according to county code Section 13.10.694 this rental has outstanding merit. We believe the denial due to "mis-advertising" is both unsubstantiated and inappropriate considering 16 years of history and appreciate your attention to the matter.

We would also appreciate a review of the bedroom count. Currently we are allowed to have a den as part of our property and listing. We have been forced to incorrectly list our bunk beds as existing in the "living room". We would appreciate being able to check the box bedroom rather than living room, as there is no current option for "den."

Accordingly, the applicants respectfully request that the appeal be granted and that the renewal of Vacation Rental Permit No. 111368 be approved based on the demonstrated history of responsible operation and prompt compliance with County guidance.

Thank you for your time concerning the matter,

Michael Schwenne

EXHIBIT 1

Entire home in Aptos, California
8 guests · 3 bedrooms · 9 beds · 3 baths



Guest favorite

One of the most loved homes on Airbnb, according to guests

4.97
★★★★★

68
Reviews



Hosted by Monica
Superhost · 7 years hosting



Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.



Perfect ratings from families
100% of families who stayed here in the past year rated it 5 stars overall.



Free cancellation before 3:00 PM on February 5
Get a full refund if you change your mind.

Permit # 111368 - This premier 3-bedroom, 3-bath home sleeps up to 8 adults and 4 kids - 12 total people. Experience a luxurious Airbnb escape, gracefully perched atop a vast 4-acre mountaintop oasis, just 1.4 miles from some of California's finest beaches and renowned surf breaks. Tucked away in what is arguably the most exclusive neighborhood in all of Santa Cruz, this elegant escape offers the perfect balance of convenience and tranquility, with Capitola, Soquel, and Aptos mere moments away. |

Prices include all fees

\$5,424 ~~\$3,337~~ for 2 nights

| | |
|----------|----------|
| CHECK-IN | CHECKOUT |
| 2/6/2026 | 2/8/2026 |
| GUESTS | |
| 6 guests | |

Reserve

You won't be charged yet

Report this listing

EXHIBIT 2A

From: Monica Schwenne <monicaschwenne@gmail.com>
Subject: Fwd: 251455 Update (4400 Johanna Drive)
Date: March 5, 2026 at 6:01:54 PM PST
To: Mike Schwenne <mikeschwenne@gmail.com>

----- Forwarded message -----

From: **Donovan Arteaga** <Donovan.Arteaga@santacruzcountyca.gov>
Date: Wed, Feb 18, 2026 at 1:38 PM
Subject: RE: 251455 Update (4400 Johanna Drive)
To: Monica Schwenne <monicaschwenne@gmail.com>

Hi Monica,

I apologize as I was out of office last week. I have not officially denied the application as I was waiting for your decision on how you would like to proceed.

I will now work on a Staff Report recommending denial which will need to be approved by manager. Once that is Staff Report is signed off, I can officially issue an denial which I will notify you of. You will have 14 days from the denial to file the appeal. After an appeal letter is turned in, I will have 60 days to schedule an appeal hearing. I will provide more detailed information as we approach those steps.

Best,

EXHIBIT 2A



Donovan Arteaga

Planner I

Community Development & Infrastructure

Phone: 831-454-2801

701 Ocean Street, Room 400

From: Monica Schwenne <monicaschwenne@gmail.com>
Sent: Tuesday, February 10, 2026 11:15 AM
To: Donovan Arteaga
<Donovan.Arteaga@santacruzcountyca.gov>
Subject: Re: 251455 Update (4400 Johanna Drive)

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Hi Donovan,

We would like to file the appeal. Please advise on how to proceed.
Much appreciated.

Thanks!

EXHIBIT 2A

Monica

(831)345-3705

On Mon, Feb 2, 2026 at 11:53 AM Donovan Arteaga
<Donovan.Arteaga@santacruzcountyca.gov> wrote:

Hi Monica,

Sorry for the delay. I spoke to my manager. If you'd like for me to write the Staff Report recommending the denial, you will have 14 days from the date of denial to appeal. Then an appeal hearing will be scheduled within 60 days of the appeal.

This is the timeline set out by our code.

Thanks,

EXHIBIT 2A



Donovan Arteaga

Planner I

Community Development & Infrastructure

Phone: 831-454-2801

701 Ocean Street, Room 400

From: Donovan Arteaga

Sent: Wednesday, January 28, 2026 4:37 PM

To: Monica Schwenne <monicaschwenne@gmail.com>

Subject: RE: 251455 Update (4400 Johanna Drive)

Monica,

Sorry for the delay, my manager was in meeting this afternoon and I did not get to speak to her. I will be in contact tomorrow.

Best,

EXHIBIT 2A



Donovan Arteaga

Planner I

Community Development & Infrastructure

Phone: 831-454-2801

701 Ocean Street, Room 400

From: Monica Schwenne <monicaschwenne@gmail.com>
Sent: Wednesday, January 28, 2026 10:42 AM
To: Donovan Arteaga
<Donovan.Arteaga@santacruzcountyca.gov>
Subject: Re: 251455 Update (4400 Johanna Drive)

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Here is my direct line- (831)345-3705

Thank you!

Monica

Sent from my iPhone

EXHIBIT 2A

On Jan 28, 2026, at 10:41 AM, Monica Schwenne
<monicaschwenne@gmail.com> wrote:

Hi Donovan,

I just left you a voicemail, please give me a call back at your earliest convenience.

Much appreciated,

Monica

Sent from my iPhone

On Jan 28, 2026, at 10:24 AM, Donovan Arteaga
<Donovan.Arteaga@santacruzcountyca.gov> wrote:

2801

--

EXHIBIT

28 2B

From: John Nielsen <John.Nielsen@santacruzcountyca.gov>
Subject: RE: Request for written clarification on occupancy advertising for vacation Rental.
Date: February 10, 2026 at 2:33:17 PM PST
To: Mike Schwenne <mikeschwenne@gmail.com>
Cc: "monicaschwenne@gmail.com" <monicaschwenne@gmail.com>

You're welcome, happy to discuss these things, and you may be helping us refine our process so that's always a good thing!

Just to quickly confirm something, you mentioned a deadline that would pass while Donovan is away, is this the deadline for public comment or the decision? Have you already received the Staff Report that recommends denial, or is it still in the public comment period?

Best,



John Nielsen

Code Compliance Investigator II
Community Development & Infrastructure

Phone: 831-454-3122
701 Ocean Street, Room 400

From: Mike Schwenne <mikeschwenne@gmail.com>
Sent: Tuesday, February 10, 2026 12:49 PM
To: John Nielsen <John.Nielsen@santacruzcountyca.gov>
Cc: monicaschwenne@gmail.com
Subject: Re: Request for written clarification on occupancy advertising for vacation Rental.

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EXHIBIT 2B

thanks so much for all your time on the phone today John,

We will be in touch.

mike schwenne

On Tue, Feb 10, 2026 at 10:52 AM John Nielsen

<John.Nielsen@santacruzcountyca.gov> wrote:

Yes apologies meant to reach out when I got in the office but got a bit caught up. I can give you a call 1115ish, I will just finish up what Im working on, thanks

Best,



John Nielsen

Code Compliance Investigator II
Community Development & Infrastructure

Phone: 831-454-3122
701 Ocean Street, Room 400

From: Mike Schwenne <mikeschwenne@gmail.com>

Sent: Tuesday, February 10, 2026 10:40 AM

To: John Nielsen <John.Nielsen@santacruzcountyca.gov>

Cc: monicaschwenne@gmail.com

Subject: Re: Request for written clarification on occupancy advertising for vacation Rental.

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Thanks john for your response.

Does this morning work for you to jump on a call?

EXHIBIT 2B

Mike
Sent from my iPhone

On Feb 6, 2026, at 2:16 PM, John Nielsen
<John.Nielsen@santacruzcountyca.gov> wrote:

Hello Michael,

I apologize I won't be able to talk today, I am going to be heading home early, been getting over a cough since last weekend and have had to take some sick days this week so it's been a lot of catch up. Let's follow up with a phone call Tue morning if that works for you. You mailing the check for the appeal means we can put the citation on an appeal hold, so there won't be any late fees while it's on that hold. Then we can schedule the hearing after we talk some more.

I will say quickly, I definitely understand your view that Airbnb's limitations of advertising and permit conditions of approval are separate things, but the County of Santa Cruz's planning dept position disagrees with that. A citation appeal hearing officer doesn't interpret the code, he makes the determination if the action of enforcement is in alignment with the County's interpretation of the code. So as the enforcement officer representing the County, I tell him what the county's position is, under oath, then he makes the determination if my enforcement is in alignment with that.

We will talk more next week, if Tue morning doesn't work let me know a date/time after that which works for you. Have a nice weekend

EXHIBIT 2B

Best,

<image001.png>

John Nielsen

Code Compliance Investigator II
Community Development & Infrastructure

Phone: 831-454-3122
701 Ocean Street, Room 400

From: Mike Schwenne <mikeschwenne@gmail.com>

Sent: Thursday, February 5, 2026 6:56 PM

To: John Nielsen <John.Nielsen@santacruzcountyca.gov>

Cc: monicaschwenne@gmail.com

Subject: Re: Request for written clarification on occupancy advertising for vacation Rental.

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Hi John,

Thank you for taking the time to write such a thoughtful and detailed response. I appreciate the explanation regarding the scope of a citation appeal hearing versus zoning's role in permit conditions, and I understand the distinction you're drawing.

I do want to clarify where my concern remains, because I don't believe this issue can realistically be resolved through zoning, and I'm worried that withdrawing the appeal places me in a difficult enforcement position.

To be clear, I am **not seeking** an increase in permitted occupancy, bedroom count, or any expansion of use. I fully accept and comply with the existing permit conditions: eight

EXHIBIT 2B

(8) adults overnight, children under twelve not counted toward occupancy maximums, and up to sixteen (16) adults during permitted daytime hours. I am not asking zoning to modify what the permit allows.

My concern is strictly about **how that already-permitted use can be advertised on Airbnb**, given that the platform requires a single, undefined “maximum guest” number and does not distinguish between adults and children or between overnight and daytime presence. Even when the written description is clear, accurate, and prominently discloses the overnight adult limit, the platform’s numeric field cannot reflect the permit’s distinctions.

From my perspective, zoning does not appear to be the appropriate forum because I am not requesting a permit amendment or exception. Zoning has no role in enforcement, and if they decline to amend the conditions (which I understand is likely), that does not resolve the underlying enforcement interpretation that places me at risk of additional citations for advertising lawful use under the existing permit.

This is where I feel stuck. If I withdraw the appeal and keep the listing capped at “8 guests,” I’m forced to under-advertise lawful family and daytime use for an extended period. If I adjust the listing to reflect permitted use (for example, eight adults plus children), I risk an immediate second citation — one with more serious consequences — before any neutral body has had the opportunity to review whether that enforcement interpretation is correct. I’m trying to avoid a cycle of serial citations while acting in good faith to comply.

For additional context, family groups with children represent a significant portion of our lawful bookings. When the listing

EXHIBIT 2B

is constrained to displaying “8 guests,” those permitted family stays are effectively filtered out of guest searches, even though they are allowed under the permit. The longer this remains unresolved, the more difficult it becomes to operate the rental in a way that reflects its permitted use.

I would also respectfully suggest a practical test that illustrates the issue. If you search Airbnb as a guest for **8 adults and 4 children** in Aptos, you’ll see that listings capped at “8 guests” — including mine — do not appear, despite that group being expressly permitted under my conditions of approval. This is the core issue I’m trying to resolve, not a disagreement about occupancy limits themselves.

I’m very open to talking this through by phone and would welcome the opportunity to do so. My goal is clarity and consistency going forward, not confrontation, and I appreciate your willingness to engage on this.

I will try to give you a call and see if we can connect via phone.

Best,
Michael Schwenne

831.332.2851

On Thu, Feb 5, 2026 at 11:32 AM John Nielsen
<John.Nielsen@santacruzcountyca.gov> wrote:

Hello Michael,

Just to confirm, the \$100 appeal fee would actually go towards the total citation fine, so sounds like there may be \$100 extra in the mail if you already submitted that. It won't be an issue for me to refund \$100 of that but will take a bit to mail, not sure the turnaround since the citation processing company handles it, I will put in the request.

EXHIBIT 2B

Also, you mentioned you're not interested in arguing the first citation, so perhaps a citation appeal hearing isn't what you would like to do? Just within that hearing it would be the 3rd party hearing officer determining if the specific violations in the citations were accurate or if they would be waived. They wouldn't really talk about enforcement moving forward, just focus specifically on the evidence at the time of posting. In other words, it's out of their scope to determine how future enforcement would occur, they determine if my previous enforcement was valid (in alignment with our ordinance/ conditions of a permit).

Another clarification that may help, I know I talk about both the ordinance and the permit/conditions of approval, but I think in this case what we are talking about is specifically the permit conditions of approval. In light of that, zoning (the planners working on your renewal) would potentially be the better place to give your argument. Because, if zoning agrees with you, they can amend the conditions of approval and put in writing the details about what you'd like to list. Sometimes there are scenarios like a home that is technically missing the required parking, and the applicants can get a parking exception within the permit conditions of approval. So Zoning does have that ability to exercise discretion in issuing permits. I have never seen them do it with bedroom count or occupancy, but perhaps they could. I just say all this because I base my enforcement off the permit, so if the permit changed, my future enforcement would change.

Things like citation amounts, how often posting, and specifics related to the citation are also defined by a separate ordinance that would apply to citations written for

EXHIBIT 2B

anything.

I have a small amount of discretion in how I enforce, I can give grace periods, or waive certain things and try to be flexible over time, but I cant just ignore conditions of approval of a permit, since that basically defines the scope of my entire job since I focus only on short term rentals, which all require permits. Now if you are going to move forward with a zoning appeal to the permit renewal, in order to get more favorable conditions of approval, what I could do is offer basically a limited pause in my enforcement, as long as you continue to move down that path I would be amenable to just allowing you to work through things with zoning. Now if the renewal just dropped off then I would have to return to enforcement, but perhaps this could be a compromise that allows you the chance to attempt to alter your conditions, without worrying about enforcement in the meantime.

Again, I am happy to continue with the appeal hearing, but the fact that you specifically say you are not arguing the violations, means there is only one way the appeal hearing can go, the violations being upheld. Let me know how you feel about any of this, also happy to talk through it with you on the phone. I understand your perspective and desire to be able to present your case, so Im happy to go in any direction youd like here.

Best,

EXHIBIT 2B

<image001.png>

John Nielsen

Code Compliance Investigator II
Community Development & Infrastructure

Phone: 831-454-3122
701 Ocean Street, Room 400

From: Mike Schwenne <mikeschwenne@gmail.com>
Sent: Thursday, February 5, 2026 11:02 AM
To: John Nielsen <John.Nielsen@santacruzcountyca.gov>
Cc: monicaschwenne@gmail.com
Subject: Re: Request for written clarification on occupancy advertising for vacation Rental.

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Thank you John,
It was very helpful to be able to review the other appeal to ensure I wasn't wasting your time. Our check for the appeal was sent and postmarked yesterday. We also sent the \$200 fees for the citations. I've attached our appeal. As I mentioned in our appeal, we are not concerned with paying the first citation fine or arguing that citation. Our appeal is concerning moving forward, and our conversation about us facing future fines in regards to the countys current interpretation in advertising. Thank you for your help on this matter.

Mike Schwenne
831.332.2851

On Wed, Feb 4, 2026 at 9:31 AM John Nielsen
<John.Nielsen@santacruzcountyca.gov> wrote:

EXHIBIT 2B

Hello Mr. Schwenne,

Thank you for starting the process to appeal, just as a friendly reminder, the appeal fee has to be received within 15 days in order to appeal, as is printed on the back of the citation. From the date first speaking on the phone, the 28th, that would be Feb 12th, but as long as its postmarked before that its no issue, but we do have to receive the check before we can take any further steps towards scheduling the hearing.

For the pervious appeal, no problem to share that, it is public record. I have attached the decision from the appeal hearing for citation 01297.

Let me know if you have any further questions.

Best,

<image001.png>

John Nielsen

Code Compliance Investigator II
Community Development & Infrastructure

Phone: 831-454-3122
701 Ocean Street, Room 400

From: Mike Schwenne <mikeschwenne@gmail.com>
Sent: Friday, January 30, 2026 5:45 PM
To: John Nielsen <John.Nielsen@santacruzcountyca.gov>
Cc: monicaschwenne@gmail.com
Subject: Re: Request for written clarification on occupancy advertising for vacation Rental.

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EXHIBIT 2B

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Hi John,

Thank you for outlining the appeal process and next steps. We will submit the \$100 appeal fee promptly as instructed and will follow up with our written statement and supporting documents shortly.

As we prepare our materials, I had one quick procedural question. You mentioned a recent appeal involving similar issues. If that decision is part of the public record, would you be able to share the citation number or decision date so we can review it for context?

No problem at all if that's not something you're able to provide — I just wanted to ask as part of our preparation.

Appreciate your help coordinating the process.

Best regards,
Michael Schwenne

831.332.2851

On Fri, Jan 30, 2026 at 3:47 PM John Nielsen
<John.Nielsen@santacruzcountyca.gov> wrote:
Hi Michael,

No problem, I understand your position, I will be fully transparent and say that just last week I had an appeal hearing for this exact same violation, bedroom count and max occupancy, and the citation was upheld. Of course it is your right to appeal regardless. In the case the citation is upheld the \$100 will also go towards the total fine.

Please mail a \$100 check made out to the County Of Santa Cruz. Also, just to ensure the cashier processes it correctly, include a note (no specific format can be just written/printed on some printer paper) saying "This check is to schedule an appeal for citation 01379 with Code Compliance. Please forward the receipt to Investigator John Nielsen"

EXHIBIT 2B

The address is:
County Of Santa Cruz
ATTN: Cashier
701 Ocean St, Rm 400
Santa Cruz, CA 95060

You can also drop off the check on the 4th floor of the county building if you are in the area, just ask for the cashier at the front desk.

Once we receive the check I will be able to get some potential dates for the hearing, it will be via zoom and we can work around your schedule.

Also, please email me a word doc or pdf with your written statement. This will be reviewed by the hearing officer. You can also include any evidence or supporting documents you would like, and it will all be uploaded for review by the hearing officer before the hearing.

Let me know any other questions that come up.

Best,

<image001.png>

John Nielsen

Code Compliance Investigator II
Community Development & Infrastructure

Phone: 831-454-3122
701 Ocean Street, Room 400

From: Mike Schwenne <mikeschwenne@gmail.com>

EXHIBIT 2B

Sent: Friday, January 30, 2026 1:53 PM
To: John Nielsen <John.Nielsen@santacruzcountyca.gov>
Subject: Re: Request for written clarification on occupancy advertising for vacation Rental.

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Hello John,

Thank you for your follow-up and for clarifying the county's position.

To avoid any possibility of continued violation while this interpretive issue is resolved, we will temporarily revert the Airbnb "maximum guest" field to eight (8) guests, consistent with the permit's adult overnight occupancy cap.

For clarity only, and not to suggest any change in overnight use, our permit also distinguishes between overnight adult occupancy (8) and total on-site adult presence during the day (up to 16), which is part of why we have been seeking guidance on how third-party platform guest fields should be interpreted when they do not differentiate by age or time of day.

Because there appears to be a genuine disagreement regarding how these platform interface fields should be interpreted when the written listing description clearly distinguishes adult and child occupancy—as permitted under the ordinance—we will proceed with submitting the \$100 appeal fee so that this matter can be reviewed by a neutral hearing officer.

Our intent throughout has been full compliance, transparency, and good-faith cooperation, and we appreciate confirmation that enforcement will be paused pending the appeal.

Please send the instructions for submitting the appeal fee and any required forms.

Thank you for your time.

Sincerely,
Michael Schwenne

831.332.2851

On Fri, Jan 30, 2026 at 9:43 AM John Nielsen
<John.Nielsen@santacruzcountyca.gov> wrote:
Hello Mike,

EXHIBIT 2B

As discussed on the phone, and echoed by the ordinance which I sent afterwards in an email, the following things are situations considered a "significant violation:" *"violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the vacation rental;" and " failure to maintain signage*

In your case, the citation was issued for multiple reasons, the most major of which were the bedroom count, the maximum occupancy, and lack of Vacation Rental signage. Less significant, but still a violation, the permit number was missing from the listing description.

When any permit is issued by the county of Sant Cruz, from a development permit to a use permit and every other permit, it includes "Conditions of Approval" I included a copy of the original permit, and the Conditions of Approval, in the email following the phone conversation. Your permit reads 3 bedrooms, and the conditions of approval clearly state 8 max guests.

Your permit was issued for a 3 bedroom home, due to the fact that your home has 3 legal bedrooms. I see that the listing you linked does still show 3 bedrooms, as it was changed to right before the phone call. I appreciate the quick response in both changing the listing at that time, as well as reaching out right away.

It would appear that, since the phone conversation, you have actually increased the maximum occupancy. The violation identified within the citation, and backed up by PDFs saved the day of posting, and printed and attached to citation,

EXHIBIT 2B

showed that the listing had a maximum occupancy of 11 guests. When I spoke with Monica on the phone, it has been changed to 8 max guests. As I said on the phone, this was compliant with the ordinance and your conditions of approval. It would appear now you have changed the maximum occupancy to 12 guests. This is clearly made the listing noncompliant with both the ordinance, and your permit's specific conditions of approval.

Here is a screenshot of the spot I am referring to, with the maximum occupancy highlighted:

<image002.png>

I hope this is just a simple misunderstanding, and the listing will be returned to the compliant advertising that it was during the phone conversation. If it is not, the second citation for continuing to violate the ordinance and the conditions of approval carries a \$400 fine, and subsequent citations carry \$1000 fines each. After the 3rd citation I can post daily.

If you disagree with me that your listing is noncompliant with the ordinance and the conditions of approval of your permit, please mail a \$100 appeal fee to the County of Santa Cruz, and we will schedule a hearing with a 3rd party hearing officer, where we will both be sworn in and then present our statements and evidence and get the chance to defend our positions. Let me know if this is something you would like to do, I can give you the instructions including the address to mail the check. This will pause further enforcement until the hearing. You have 15 days to submit this appeal fee.

Thank you for your time.

Best,

EXHIBIT 2B

<image001.png>

John Nielsen

Code Compliance Investigator II
Community Development & Infrastructure

Phone: 831-454-3122
701 Ocean Street, Room 400

From: Mike Schwenne <mikeschwenne@gmail.com>
Sent: Thursday, January 29, 2026 3:58 PM
To: John Nielsen <John.Nielsen@santacruzcountyca.gov>
Cc: Monica Schwenne <monicaschwenne@gmail.com>
Subject: Request for written clarification on occupancy advertising for vacation Rental.

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

Dear John,

We appreciate all the time you spent on the phone with us yesterday. You were extremely helpful and very pleasant to deal with. We ultimately appreciate the county regulation on making sure that short term operators are operating professionally and legally. In the past illegal operators both made the business difficult and gave the industry a lot of bad press.

I hope you are doing well. I am writing to request **written clarification** regarding occupancy and advertising requirements for my permitted vacation rental located at **4400 Johanna Rd, application 111368**, so that I can ensure full and ongoing compliance with Santa Cruz County regulations.

During our conversation yesterday and based on the document we received from the county (attached), our understanding was clarified as follows:

1. The subject property is permitted for a **maximum of eight (8) adult occupants**.
2. There are **no restrictions on the number of children under the age of 12** under the current ordinance.

EXHIBIT 2B

3. We have voluntarily chosen to limit child occupancy to four (4) children for operational and safety reasons.

We have already complied with the county's direction to advertise the home as **three bedrooms plus a den**, rather than four bedrooms.

Clarification Requested

Given the above, I am seeking confirmation on the following points:

1. Advertising of lawful occupancy

Is it permissible under the county ordinance for our listing description to clearly state that the home allows **up to 8 adults and up to 4 children**, provided that this reflects the lawful occupancy discussed with county staff and does not exceed the permitted adult limit?

2. Third-party platform limitations

Platforms such as Airbnb only allow a single "maximum guest" input and do not provide a mechanism to distinguish between adults and children.

Does the county regulate or restrict how occupancy is represented within these platform-specific input fields, as opposed to the written description of the listing?

3. Consistency with county interpretation

Our intent is to advertise accurately and transparently in a manner consistent with the county's interpretation that adult occupancy is capped at eight (8), with no restriction on children under twelve.

Purpose

We are seeking written clarification so that we can:

1. Remain fully compliant with county requirements,
2. Avoid misrepresentation of lawful occupancy due to platform limitations beyond our control, and
3. Document compliance clearly in the event of future questions or complaints.

Thank you very much for your time and assistance. We appreciate the county's guidance and want to ensure our listing reflects the regulations correctly and responsibly.

EXHIBIT 2B

Based on our conversation and thoroughly we have updated our advertising to be in compliance with county codes. Would you mind taking a look at our updated listing and pointing out any area which is out of compliance?

https://www.airbnb.com/rooms/48998244?photo_id=1423776608&source_impression_id=p3_1769729455_P32H1ccWSOYNXOwF&previous_page_section_name=1000

Sincerely,
Michael Schwenne
831.332.2851
mikeschwenne@gmail.com
apn 040-411-4
Application 111368
<image003.jpg>
Sent from my iPhone

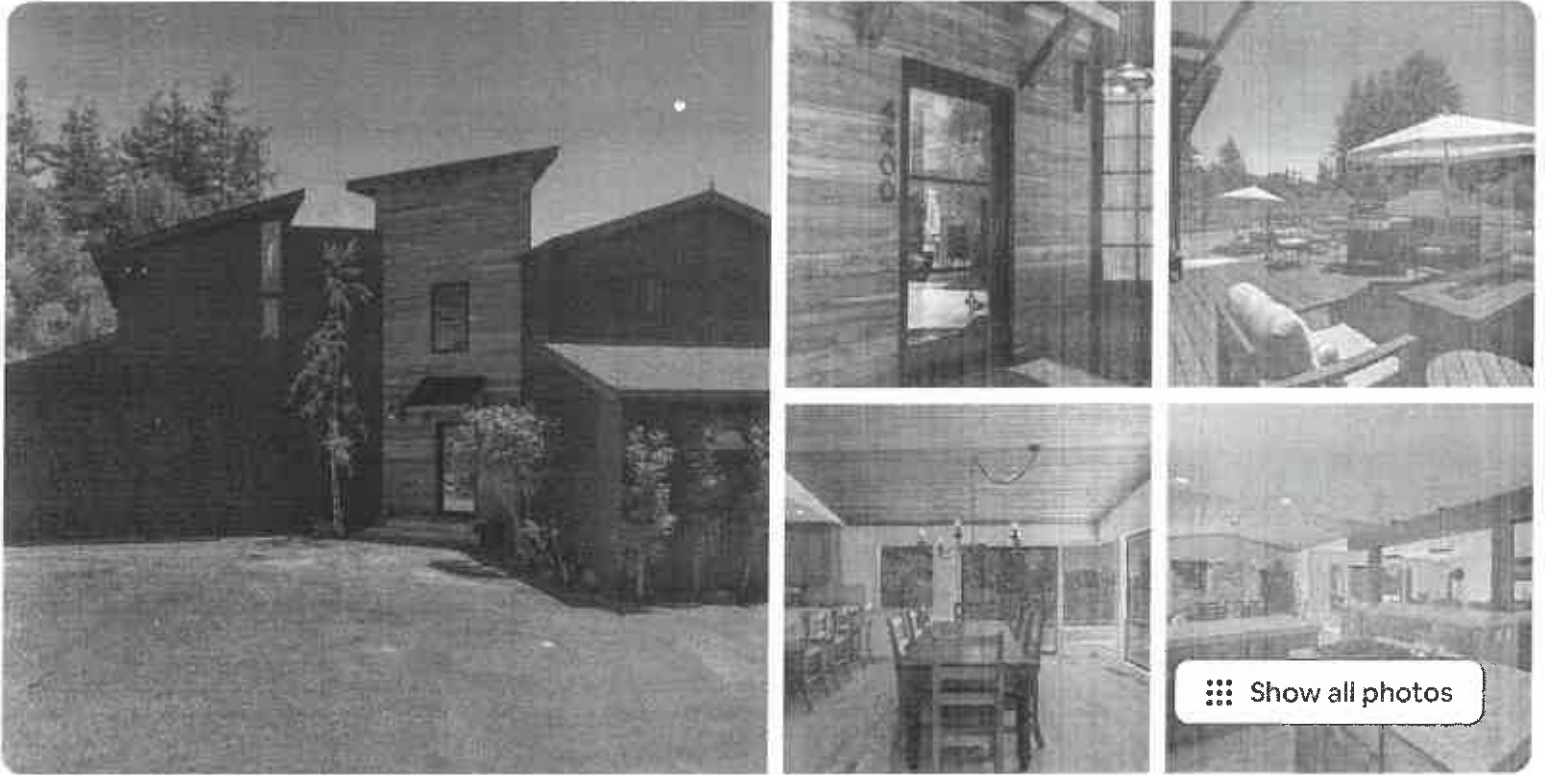


An... Any week Add gue... Switch to hosting



Exclusive Modern Retreat- The Johanna House

Share Save



Entire home in Aptos, California

12 guests · 3 bedrooms · 8 beds · 3 baths



One of the most loved homes on Airbnb, according to guests

4.97 ★★★★★

70 Reviews

Hosted by Monica Superhost · 7 years hosting

Add dates for prices

| | |
|----------------------|----------------------|
| CHECK-IN Add date | CHECKOUT Add date |
| GUESTS 12 guests | |

8+4=12

Adults Age 13+ 8

Children Ages 2-12 4



Top 10% of homes

This home is highly ranked based on ratings, reviews, and reliability.



Perfect ratings from families

100% of families who stayed here in the past year rated it 5 stars overall.



Self check-in

Check yourself in with the smartlock.

STAYS 2

Pets

Bringing a service animal? 0 +

This place has a maximum of 12 guests, not including infants. If you're bringing more than 2 pets, please let your host know.

Close

Permit # 111368 - This premier 3-bedroom, (plus bunk room den) sleeps up to 12 with a maximum of 8 guest over the age of 12. Experience a luxurious Airbnb escape, gracefully perched atop a vast 4-acre mountaintop oasis, just 1.4 miles from some of California's finest beaches and renowned surf breaks. Tucked away in what is arguably the most exclusive neighborhood in all of Santa Cruz, this elegant escape offers the perfect balance of convenience and tranquility

Show more

Where you'll sleep



Bedroom 1

1 king bed, 1 sofa bed



Bedroom 2

1 queen bed



Bedroom 3

1 king bed



What this place offers

Caitlin
Oakland, California

★★★★★ · January 2026 · Stayed with a pet
Beautiful home with beautiful surroundings! The home was perfect for our family of 5 to share with another family of 4 over the weekend. It

[Show more](#)

Faataaga
'Ili'ili, American Samoa

★★★★★ · December 2025 · Stayed with kids
Beautiful place to unwind and great for big families. Lots of trees and beautiful scenery. We went in cold weather and it was nice and tasty

[Show more](#)

Shu May
Oakland, California

★★★★★ · 3 weeks ago · Stayed with kids
Great place for a large group. The property was quiet, spacious, and surrounded by luscious trees. The hosts were responsive and quickly resolved an issue that came up, which we appreciated.

Pauline
San Francisco, California

★★★★★ · January 2026 · Group trip
We spent a dreamy weekend at Monica's place, surrounded by nature and very close to wonderful Capitola and Santa Cruz. Highly

[Show more](#)

Brant
Los Angeles, California

★★★★★ · February 2026 · Group trip
Wonderful home and seamless guest experience. The hosts were prompt in communicating, and everything about our stay

[Show more](#)

Joseph
Woodlake, California

★★★★★ · January 2026 · Stayed with a pet
Decided to do a Christmas trip this year with my wife, two sons, and two daughter in laws plus 5 grandchildren. First family trip with all 11 of us


[Show more](#)

[Show all 70 reviews](#)

[How reviews work](#)

EXHIBIT 3

Meet your host



A screenshot of an Airbnb host profile for Monica. The profile includes a circular profile picture of a man and a woman, the name "Monica" with a "Superhost" badge, and statistics: 2055 Reviews, a 4.9 star Rating, and 7 Years hosting.

| | |
|------|---------------|
| 2055 | Reviews |
| 4.9★ | Rating |
| 7 | Years hosting |

 Where I went to school: Soquel High- UCSC

 My work: Create Experiences

Mike and Monica Schwenne, lifelong California adventurers, have explored oceans, mountains, and forests since childhood. Mike, a pro wakeboarder since 1999, founded West Coast Camps in 2002, training both amateur & the top wakeboard athletes of today. In 2010, they began offering unique Airbnb rentals, sharing their passion for hospitality and fun, expansive properties in prime locations with guests seeking memorable experiences.

Monica is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts

Aldrin

Jay

Host details

Response rate: 100%

Responds within an hour

Message host



To help protect your payment, always use Airbnb to send money and communicate with hosts.

EXHIBIT 4

VRBO

same as airbnb
current listing
you can see
online

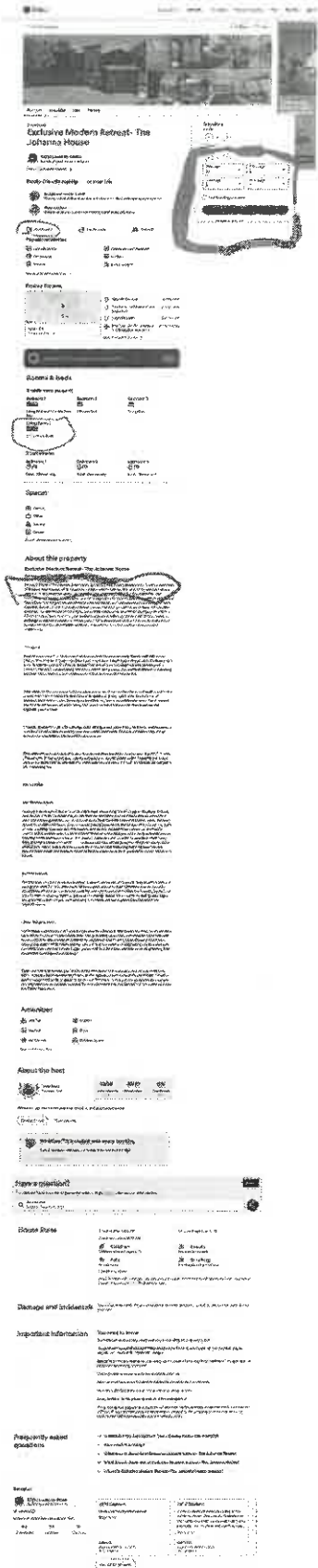
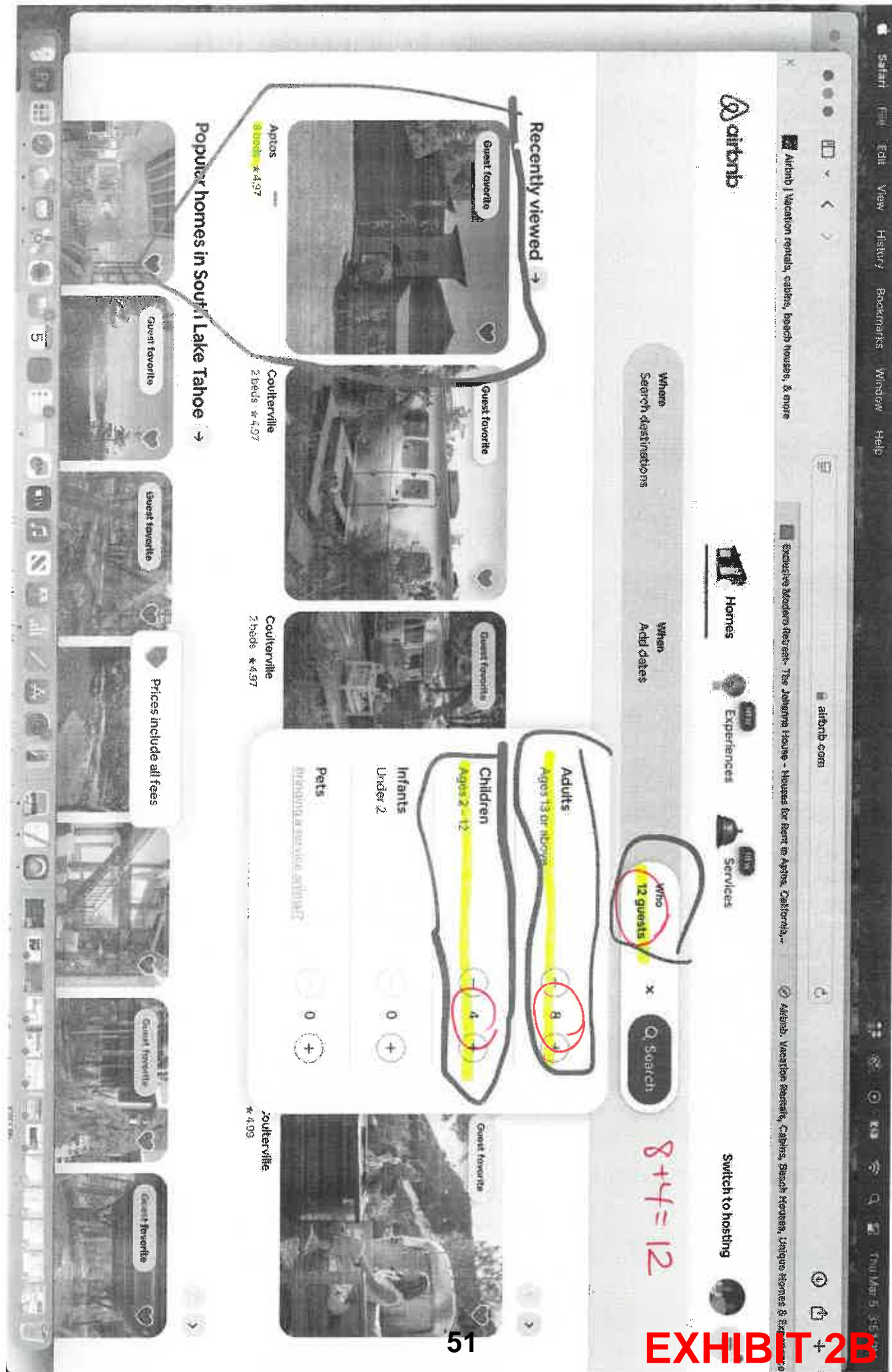


EXHIBIT 5



Airbnb | Vacation rentals, cabins, beach houses, & more

Exclusive Member Retreats - The Jetsetters House - Homes for Rent in Aptos, California...

Airbnb | Vacation Rentals, Cabins, Beach Houses, Unique Homes & Experiences

Where
Search destinations

When
Add dates



Who
12 guests

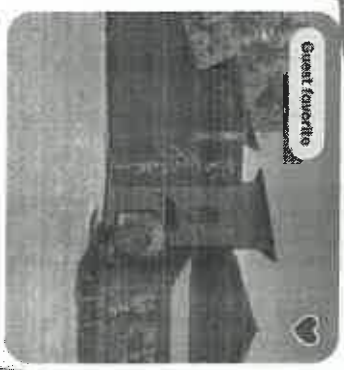
Search

Switch to hosting

8+4=12

EXHIBIT 2B

Recently viewed



Adults: Ages 13 or older

Children: Ages 2-12

Infants: Under 2

Pets:




Popular homes in South Lake Tahoe



EXHIBIT 6A

Johanna House
Single-unit



Exclusive Modern Retreat - The Johan...
4400 Johanna Road, Aptus, Calif...
0 0 12

Channels: [icon] [icon] [icon]

Cleaning status: ● Clean

Details & layout
Location & details
Amenities
Rooms & beds
Owner & license
Custom fields

Shared room
Only members from a guest's party can use this room

Room type:

Room name:

Bedroom
Living room
Full bathroom
Half bathroom

Select an option

Save

52

EXHIBIT 2B

EXHIBIT 6B

X Class

37 / 61



Kids bunk room design

Kids bunkroom



Staff Report & Development Permit Administrative Use Review

Application Number: **251455**

APN: **040-411-04**

Applicant: **Monica Schwenne**

Owner: **Monica Schwenne**

Site Address: **4400 Johanna Road, Aptos, CA 95003**

Proposal & Location

Proposal to renew Vacation Rental Permit 111368 for a three-bedroom Vacation Rental in an existing single-family dwelling for the purpose of overnight lodging a period of not more than 30 days at a time. Extending the permit expiration date from December 15, 2025, to December 15, 2030. Requires a Vacation Rental Permit.

Property is located on the west side of Johanna Road, approximately 780 feet north of the intersection of Porter Gulch Road and Johanna Drive (4400 Johanna Road) in the Aptos Planning Area.

Analysis

The subject property is developed with an existing three-bedroom, three-bathroom single-family residence built in 1984 under Building Permit No. 76875.

Vacation rentals within residential structures are permitted within the Residential Agriculture (RA) zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance. Vacation rental permits are subject to renewal pursuant to County Code Section 13.10.694(D)3, as conditioned.

Findings for Denial

Permit History and Renewal Application

4400 Johanna Road, originally operated under Vacation Rental Permit 111368. The renewal application 251455 was submitted on November 4, 2025. Fees were subsequently paid on November 12, 2025, initiating the 30-day application completeness review period per the California Permit Streamlining Act. After review, Staff deemed the application “Complete”, meaning all required list of required application materials were submitted. Pursuant to noticing requirements of the County code, the project was noticed for the required 21-day public review and comment period. As required, postcards were sent to all neighbors within a 500-foot radius of the subject parcel on December 18, 2025.

Public Comment

After postcards were sent to neighbors, on January 7, 2026, Planning Staff received correspondence from a neighbor alleging that the subject property had been operating out of

compliance with the approved vacation rental permit 111368 and vacation rental regulations. While the rental was permitted as a three-bedroom rental with a maximum of 8 overnight guests, the neighbor provided an advertisement that listed the home as a four-bedroom rental with accommodation for up to eleven overnight guests. Based on this complaint, it was established that the existing occupancy of the rental was mis-advertised and determined to be in non-compliance with conditions of approval of Permit No. 111369 limiting occupancy to 8 overnight guests.

Code Compliance Citation

On January 27, 2026, the Santa Cruz County Code Compliance Division issued a citation (Service Request #19611) to the subject property regarding alleged mis-advertisement of the vacation rental. Code Compliance staff became aware of the mis-advertisement by RentalScape, a program used by Code Compliance Staff to track unpermitted and uncompliant Short-Term Rentals in the County. Code Compliance Staff substantiated that the property was listed as a four-bedroom dwelling with occupancy for eleven overnight guests exceeding the scope of the approved permit. After the service request was issued, the property owner reached out to the Code Compliance officer to try and resolve the compliance issue. The property owner immediately corrected the AirBNB listing to meet the permit conditions. Quickly thereafter, the property owner reversed course and increased the listing for a maximum overnight occupancy of twelve guests. As of February 23, 2026, the vacation rental listing continues to exceed the occupancy restrictions enumerated in the lease agreement and approved conditions of permit approval.

Compliance with County Code

All vacation rental renewal applications must meet the standards set forth by Santa Cruz County Code Section 13.10.694 (3). SCCC 13.10.694 (3)(c) states that a Code Violation, such as mis-advertising the rental, is grounds for denial.

(c) Processing of renewal applications includes a review of any issued or pending building permits or other permits and review of all pertinent information specific to complaints, if any, that have been received about the subject vacation rental. Approval of a vacation rental renewal permit shall be based on affirmative findings as set forth in SCCC 18.10.230. Denial of an application for renewal shall be based on one or more of the required findings not being able to be made, as set forth in SCCC 18.10.230(A). Additionally, a County Code violation or violations related to the property, such as operating the vacation rental while under emergency orders from the state or County that prohibit such operation, mis-advertising the rental, citations for violation of SCCC 8.30 (Noise), and/or failure of the local property manager to timely respond to complaints are all grounds for denial

As there is substantiated evidence from the neighbor and Code Compliance staff, the case cannot be made that this application meets the requirements for approval set forth in the code.

Furthermore, SCCC 18.10.230 outlines the findings required to approve a Discretionary Permit. SCCC 18.10.230 (A)(1)(b), below, requires a permit application to conform with the County ordinances and the local zone district.

(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.

As this property has operated out of compliance with the conditions of approval of Vacation Rental Permit 111368 this finding cannot be made. Instead, this property is in violation of the Vacation Rental ordinance and the conditions of approval established under the prior approval.

For the reasons highlighted above, this application does not meet the established requirements and is therefore recommended for denial.

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).
 X 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 Donovan Arteaga at:
(831) 454-2801 or Donovan.Arteaga@santacruzcountyca.gov

Report Prepared By: Donovan Arteaga
Donovan Arteaga
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

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

Mail to: Monica Schwenne
242 Ridge View Road
Aptos, CA 95003

Exhibits

A. Findings

- B. Project plans
- C. Vacation Rental Permit 111368
- D. Code Compliance Citation
- E. 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.

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.

N/A

- (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 cannot be made, in that the location of the proposed vacation rental and the conditions under which it has been operated or maintained is not consistent with all pertinent County ordinances, including the vacation rental ordinance. In particular, the existing occupancy of the vacation rental was mis-advertised as a four-bedroom vacation rental with occupancy for eleven overnight guests in non-compliance with conditions of approval of Permit No. 111369 which limit occupancy to 8 overnight guests. After action by code compliance to rectify the violation, it was again mis-advertised as a four-bedroom vacation with occupancy for 12 overnight guests.

- (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.

N/A

- (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.

N/A

- (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.

N/A

- (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.

N/A

- (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.

N/A

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.

N/A

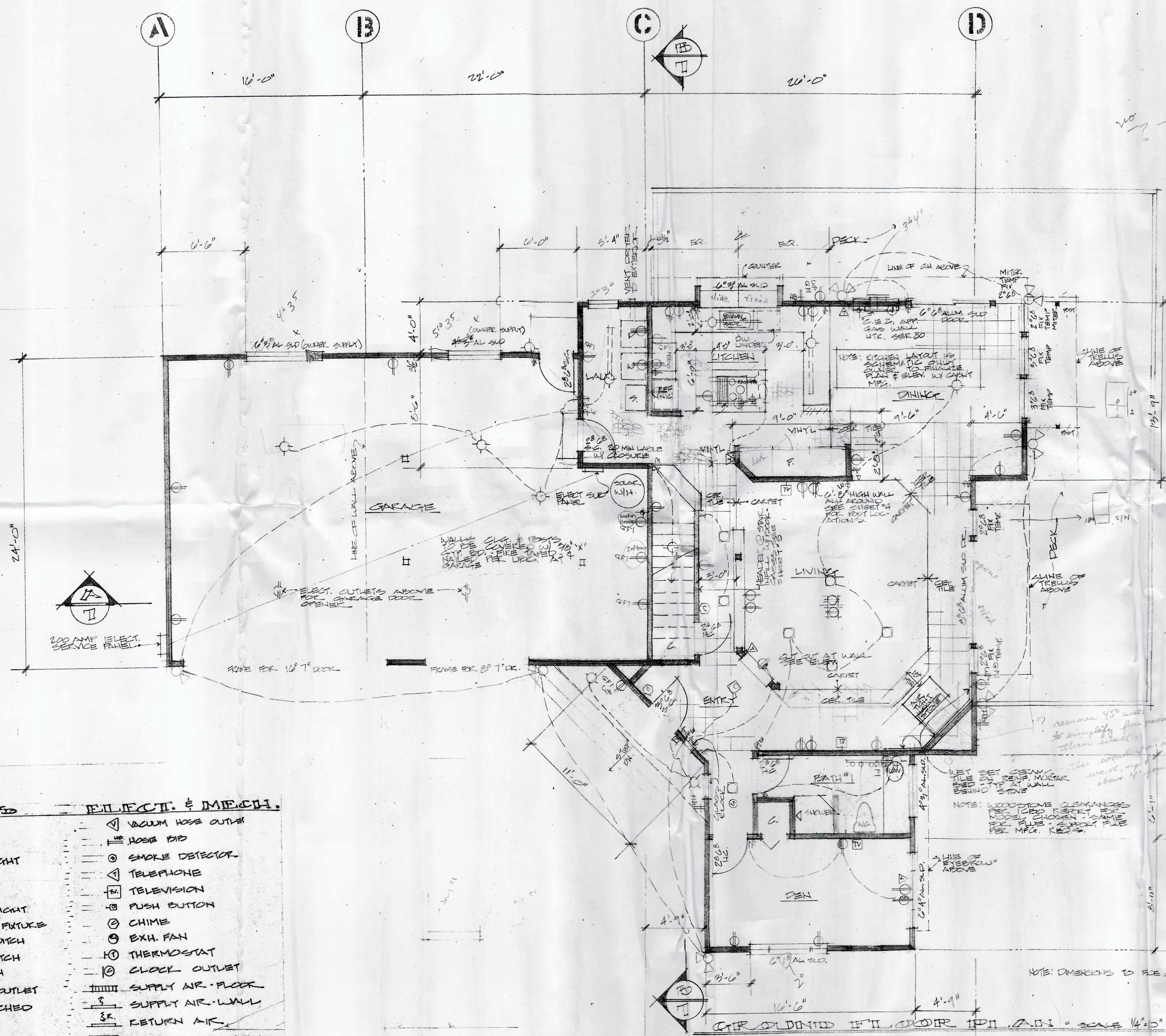
- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, 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.

N/A

- MANDATORY ENERGY CONSERVATION DEVICES**
1. Minimum ceiling insulation to be R-19 weighted average.
 2. Minimum wall insulation in exterior framed walls to be R-11 weighted average.
 3. Ducts constructed, installed, and insulated per chapter 10 of 1976 UMC.
 4. Doors and windows to be weatherstripped.
 5. All joints and penetrations to the exterior to be caulked and sealed.
 6. Doors and windows to be certified and labled.
 7. Exhaust fans and fan system to have dampers.
 8. Fireplaces to have the following: (a) tight fitting, closable doors of glass or metal, (b) outside air intake with damper, (c) flue damper, (d) no continuous burning gas pilot light.
 9. Provide setback thermostat at gas heater(s).
 10. HVAC equipment to be certified by CEC.
 11. Water heater tank to have R-12 insulation blanket.
 12. Hot water inlet and outlet pipe insulated, R-3 for first five feet in unconditioned space.
 13. Water heating equipment to be certified by CEC.
 14. Shower heads and faucets to be certified by CEC.
 15. General lighting for kitchens and bathrooms to be 25 lumens/watt or greater.
 16. Gas cooking appliances to have intermittent ignition device.

THE ENERGY CONSERVATION STANDARDS FOR NEW RESIDENTIAL BUILDINGS AS SET FORTH IN THE CALIFORNIA ENERGY EFFICIENCY ACT HAVE BEEN REVIEWED AND THIS DESIGN CONFORMS SUBSTANTIALLY WITH THESE REGULATIONS.

DR



| SYMBOLS | ELECT. & MECH. |
|---------------------------|-----------------------|
| ○ LIGHT TRACK | ▽ VACUUM HOSE OUTLET |
| ○ EXTERIOR SPOT | — HOSE BID |
| ○ EXT. WALKWAY LIGHT | ○ SMOKE DETECTOR |
| ○ WALL MTG. LIGHT | ▽ TELEPHONE |
| □ FLUSH MTG. LIGHT | □ TELEVISION |
| □ SURFACE MTG. LIGHT | ○ PUSH BUTTON |
| — FLUORESCENT FIXTURE | ○ CHIME |
| ⊕ SINGLE POLE SWITCH | ○ EXH. FAN |
| ⊕ THREE WAY SWITCH | ○ THERMOSTAT |
| ⊕ DIMMER SWITCH | ○ CLOCK OUTLET |
| ○ DUPLEX RECP. OUTLET | ▬ SUPPLY AIR - FLOOR |
| ○ DUPLEX 1/2 SWITCHED | ▬ SUPPLY AIR - WALL |
| □ FLOOR OUTLET | ▬ RETURN AIR |
| ○ 220 V. RECEPTACLE | ▬ SURFACE MOUNT PANEL |
| ○ W/P WEATHER PROOF RECP. | ▬ FLUSH MOUNT PANEL |
| ○ INTERCOM SPEAKER | ⊕ GAS SHUT. OFF |

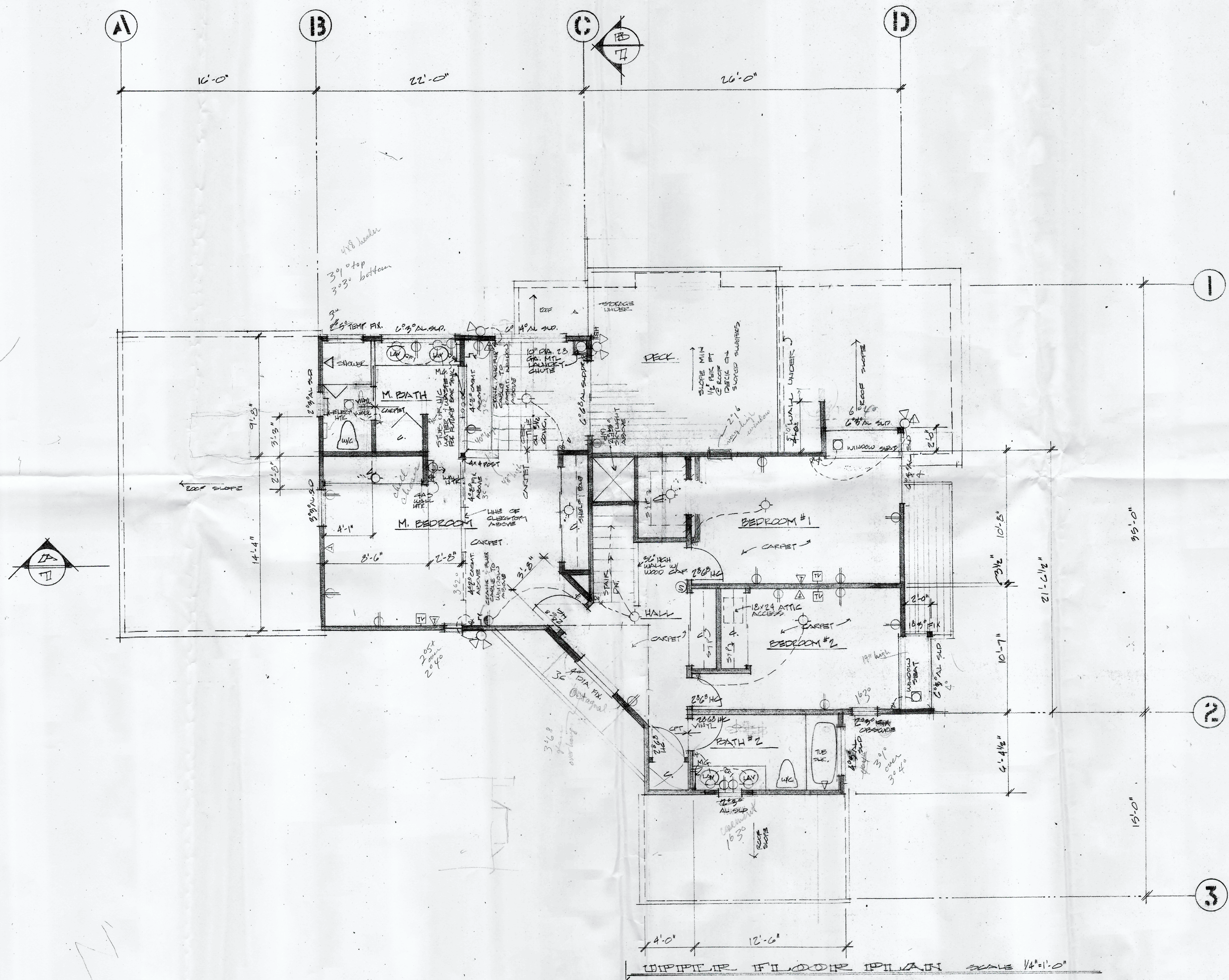
AREA DATA

| | |
|-----------------|--------------|
| AREA HEATED = | 2491 SQ. FT. |
| AREA UNHEATED = | 874 SQ. FT. |
| DECKS | 916 SQ. FT. |

040-411-04

JIM PAGE ARCHITECT

ZSCHEBELLE



WIPPER FLOOR PLAN SCALE 1/4"=1'-0"

040-411-04

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE REPRODUCED OR ALTERED WITHOUT HIS PERMISSION.



County of Santa Cruz, PLANNING DEPARTMENT
Development Permit Application

111368

701 Ocean Street, Santa Cruz, CA 95060 | TDD (831) 454-2123 | FAX (831) 454-2131 | Tel (831) 454-2130

Application Date: 11/04/2011
Print Date: 11/04/2011
At Cost No:

Parcel No. 04041104

Address 4400 JOHANNA RD, APTOS CA 95003-2730

PROJECT DESCRIPTION

PERMIT to operate a 3 bedroom residential vacation rental for periods of not more than 30 days at a time for each rental. The occupancy of this rental is limited to 8 guests (2 per bedroom + 2 additional); the number of automobiles allowed is 7; and the number of people permitted at celebrations or gatherings (allowed only between 8:00 am and 10:00 pm) is 16 (twice the number of guests allowed). Children under 12 are not counted toward the maximums.

Directions to Property 4400 Johanna Road Aptos

Related Applications None

Primary Contact SCHWENNE MICHAEL & MONICA
4400 JOHANNA RD
APTOS, CA 95003
Contact Type: Owner

PARCEL CHARACTERISTICS

Zone District(s): RA
General Plan Designation: RURAL RESIDENTIAL
Planning Area: SOQUEL
Urban Service Line: No
Coastal Zone: No
General Plan Resources & Constraints*:
Assessor Land Use Code: 061 Home Site
District : SUPER-2
Parcel Size**: 172,323.40 Square Feet (3.96 Acres)

* Actual conditions on this property may not coincide with the description above, because the mapped information is somewhat generalized. The application of specific resources and constraint policies is dependent on the actual conditions on the property and in the area of the development.

** This parcel size has been calculated by the County's geographic information system (GIS) and is an estimate only. If a minimum parcel size is required to meet County standards, you may need to obtain a survey to demonstrate that you have sufficient land area.

APPLICATION FEES

| Date Paid | Fee Description | Fee Code | Amount | Receipt |
|------------|--------------------------------------|----------|-----------|---------|
| 11/04/2011 | GeneralPlan & Tech Update Sur 4prcnt | AAB | \$ 10.16 | 8080 |
| 11/04/2011 | General Plan Maint Surcharge 4prcnt | AAA | \$ 10.16 | 8080 |
| 11/04/2011 | Records Management Fee | RMF | \$ 15.00 | 8080 |
| 11/04/2011 | Vacation Rental (Existing) | ZVR | \$ 254.00 | 8080 |

TOTAL FEES \$ 289.32

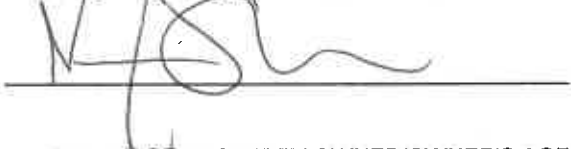
NOTICE TO DEVELOPMENT PERMIT APPLICANT

1. You may call the General Information Desk at 831-454-3252 after one week for the name and phone number of your project planner.
2. With a finding of extraordinary circumstances, reviews normally charged a fixed fee may be charged on an actual cost basis. This determination may be made either at application intake during application review. Authority for these charges is found in the Planning Department Fee Schedule.
3. Your application fees are not refundable except as specified in the Planning Department Fee Schedule.
4. You must advise residents of the subject property that Planning Department staff may be visiting the site. The site must be clearly marked/staked for staff inspection. Incomplete directions or markings will delay the review of the project.
5. If you have begun any activity requiring County review or approval without first obtaining a permit, you will be charged for staff time incurred to investigate the violation and costs for staff time that accrues until the violation is resolved. Authority for these charges is found in Chapter 1.12 of the Santa Cruz County Code.
6. Actions by County staff may be appealed. For guidance on how to file an appeal contact your project planner.
7. If you have applied for a technical review you will receive a letter with the results of that review.

SIGNATURES

The undersigned property owner(s) hereby authorize the filing of this application, and authorize staff to visit the subject property for purposes of reviewing this proposed project. I certify to the best of my ability that the above and attached information is true and correct, and that I have read and understood the above information.

SIGNATURE OF PROPERTY OWNER/OWNERS'S AGENT



SIGNATURE OF PROPERTY OWNER/OWNER'S AGENT

APPLICATION TAKEN BY: SHEILA MCDANIEL
PLANNING DEPARTMENT
SUBMITTED AT: 701 OCEAN STREET

Vacation Rental Permit Conditions of Approval

1. 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 (Exhibit A).
2. The maximum, overnight occupancy of the vacation rental shall not exceed 8 people (2/bedroom + 2, children under 12 not counted).
3. The maximum number of vehicles associated with the overnight occupants shall not exceed 7 (number of on-site parking spaces, plus 2 additional on-street spaces).
4. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 16 people (twice the number of overnight occupants, children under 12 not counted).
5. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30).
6. A list of 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, and a reference to the standards contained in the County Noise Ordinance (County Code Chapter 8.30).
7. 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.
8. 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.
9. The name, address, and telephone number(s) of the local contact person shall be posted inside the vacation rental in a location readily visible to all guests, and shall be submitted to the local Sheriff Substation, the main County Sheriff's Office, the local fire agency, and shall be supplied to the property owners of all properties located within a 300 foot radius of the parcel on which the vacation rental is located. Any change in the contact person's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified above.

10. 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.
11. The owner/applicant shall agree to engage in dispute resolution and act in good faith to resolve disputes with neighbors arising out of the use of the dwelling as a vacation rental. Unless an alternate dispute resolution entity is agreed to by all parties involved, dispute resolution shall be conducted through the Conflict Resolution Center of Santa Cruz County.
12. Permits for vacation rentals located in the Live Oak Designated Area (LODA) shall expire 5 (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.



C O U N T Y O F S A N T A C R U Z
RECEIPT FOR PAYMENT

CASHIER: LD

APPLICATION NO.
111368

PARCEL NO.
040-411-04

DATE: 11/04/2011
TIME: 13:48.57
RECEIPT NUMBER: 8080

| TRANSACTION | FUNDING FOR | FEE AMOUNT |
|------------------|---|-----------------|
| 111368 | | |
| Fee Paid | AAA-General Plan Maint Surcharge 4prcnt | \$10.16 |
| Fee Paid | AAB-General Plan & Tech Update Sur 4prcnt | \$10.16 |
| Fee Paid | RMF-Records Management Fee | \$15.00 |
| Fee Paid | ZVR-Vacation Rental (Existing) | \$254.00 |
| | | \$289.32 |
| TOTAL DUE | | \$289.32 |

| PAYMENT TYPE | CHECK NO. | RECEIVED FROM | |
|---------------------|-----------|------------------|-----------------|
| Check | 898 | West Coast Camps | \$289.32 |
| TOTAL PAID | | | \$289.32 |
| CHANGE | | | \$0.00 |
| OVER PAYMENT | | | \$0.00 |



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

Existing Vacation Rental Permit Application

Carefully read the List of Required Information (LORI) on page 6 and ensure that ALL required information is included with this application. If you do not have ALL of the required information, your application will not be accepted.

Property Information

ASSESSOR'S PARCEL NUMBER (APN):

04041104

(APNS MAY BE OBTAINED FROM THE ASSESSOR'S OFFICE AT (831) 454-2002)

STREET ADDRESS:

4400

JOHANNA

CITY:

Aptos

Applicant Information

NAME (IF DIFFERENT FROM OWNER):

MAILING ADDRESS:

STREET ADDRESS:

CITY/STATE

ZIP

PHONE NO. ()

CELL NO. ()

FAX NO. ()

EMAIL:

Owner Information

NAME:

MICHAEL & MONICA SCHWENNE

MAILING ADDRESS:

4400 JOHANNA RD

STREET ADDRESS:

CITY/STATE

Aptos

ZIP

95003

PHONE NO. (831)

345 3705

CELL NO. ()

FAX NO. ()

EMAIL:

WESTCOASTCAMP5@GMAIL.COM

NOTE:

If the application submittal is made by anyone other than the owner, a signed Owner/Agent form (attached) or a property management agreement must be submitted with the application.

24-HOUR CONTACT

NAME: MONICA SCHWENNE
MAILING ADDRESS: 4400 JOHANNA
STREET ADDRESS: _____
CITY/STATE: APTOS CA ZIP: 95003
PHONE NO. (____) _____ CELL NO. (831) 345 3705
FAX NO. (____) _____
EMAIL: WESTCOASTCAMPS@GMAIL.COM

VACATION RENTAL SAFETY CERTIFICATION

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

- Smoke alarms** (listed and approved by the State Fire Marshall) installed in the following locations per the 2010 California Residential Code, Sec. R314.1.
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
 - At least one alarm on each story, including basements and habitable attics.

- Carbon Monoxide alarms** (listed by an approved agency such as UL) installed in the following locations per the 2010 California Residential Code, Sec. R315.1.
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
 - At least one alarm on each story, including basements and habitable attics but not including crawl spaces or uninhabitable attics.

- Working **GFCI's** (ground fault circuit interrupters) required at all receptacles within 6 feet of all kitchen, bathroom, bar and laundry sinks per 1987 National Electrical Code, Art. 210-8.

- All sleeping rooms shall be provided with at least one **emergency egress window** with a minimum net clear opening of 5 square feet, with a minimum opening height of 24 inches and minimum net clear opening width of 20 inches. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided such devices are releasable or removable from the inside without the use of a key, tool or special knowledge.

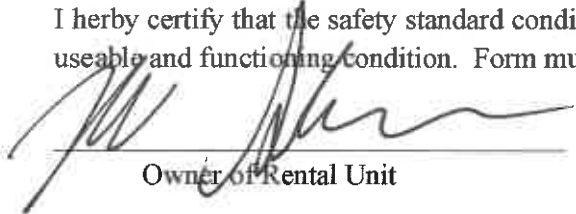
- All stairs shall have at least one continuous **handrail** running the full length of the stairs.

All walking surfaces measured vertically more than 30" above grade or other floor levels, including mezzanines, platforms, stairs, ramps and landings shall have **guard railing** a minimum of 36" in height with openings no greater than 6" for older homes, and 4" for homes built after 1991.

Pool/spa safety barrier enclosures shall comply with Santa Cruz County Code, Sec. 12.10.216.
Exception: Self-contained spas or hot tubs with listed/approved safety covers need not comply with barrier requirements.

Rental equipped with at least one **fire extinguisher** (type 2A10BC) installed in a readily visible/accessible location near the kitchen.

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



Owner of Rental Unit

10/4/11
Date

Certified Home Inspector

License #

Date

County Building Inspector

Date

Property Manager/Agent

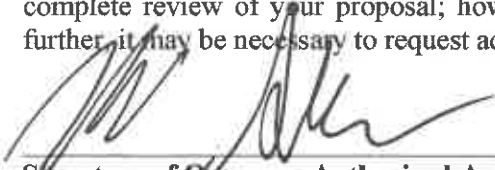
Date

For questions regarding these inspection requirements please contact Tony Falcone at (831) 454-3195

APPLICANT'S SIGNATURE

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the County of Santa Cruz is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of planning permits as determined by the Planning Director. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, and that proof of such is on file with the Zoning Section.

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



Signature of Owner or Authorized Agent

10/4/11

Date

Do not write below this line on this page

RECEIPT

Existing Vacation Rental Permit Application
To be completed by staff

Check Number: _____

Amount: 289.32
(\$289.32/unit)

ANY REFUNDS WILL BE MADE TO WHOMEVER MADE THE PAYMENT

APN: _____

Application Number: _____

Intake Staff Signature

Date

LIST OF REQUIRED INFORMATION FOR EXISTING VACATION RENTALS

Material must be submitted in person and must include the following:

Completed application form. Be sure to include owner agent form, if needed, and completed Vacation Rental Safety Certification.

One (1) Set of Plans. If comprising multiple sheets, plans shall be stapled together with site plan on top, and folded to no more than 8.5 inches x 11 inches. Plans must include the following:

Assessor's Parcel Number on every sheet.

Name, address, phone, fax and cell numbers and e-mail address of applicant, plan preparer, and owners.

Scale and north arrow on every sheet. Preferred scale is 1/4 inch = one foot. **Other scales may be appropriate but must be approved by Planning staff before submitting application.**

Date of preparation on every sheet.

Site Plan (refer to *Measuring your Vacation Rental and Drawing Scaled Plans* handout)

Location and dimensions of all property lines, drawn to scale and labeled.

Location and dimensions of all rights-of-way, vehicular easements, and edge of pavement, all labeled.

Location and dimensions of driveways and parking spaces (minimum dimensions 8.5 feet x 18 feet).

Location of all existing buildings.

Floor Plan (refer to *Measuring your Vacation Rental and Drawing Scaled Plans* handout)

Show all rooms, drawn to scale, including windows and doors

Label all rooms

Name, address, and telephone number(s) of the local contact person. Must be located within a 30 mile radius of the rental and be available 24 hours a day; may be the property owner, if within 30 miles and available 24 hours a day.

Copy of rental/lease agreement. Please indicate on the rental/lease agreement where the following information is stated:

The maximum number of guests that are allowed (calculate: 2/bedroom +2 additional; children under 12 not counted (County Code section 13.10.694(d)(1)(D)).

The maximum number of people that are allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. (calculate: twice the maximum number of guests allowed (County Code Section 13.10.694(d)(1)(D)).

The maximum number of vehicles that are allowed (calculate: the number of existing on-site parking spaces, plus two (County Code Section 13.10.694(d)(1)(D)).

Information regarding limitations on noise (quiet hours between 10:00 p.m. and 8:00 a.m. (County Code Section 8.30.010)), trash management (trash must be kept in closed containers and not allowed to accumulate (County Code Section 7.20.005, et seq.)), and prohibition on illegal behavior.

Proof of use as vacation rental before April 5, 2011. Documentation of payment of County of Santa Cruz Transient Occupancy Tax or alternative proof that transient guests occupied the property in exchange for compensation.

Proof of payment of any required retroactive Transient Occupancy Tax. If there is unpaid Transient Occupancy Tax, contact the Treasurer-Tax Collector at (831) 454-2510 or TTC.WEBMAIL@co.santa-cruz.ca.us



COUNTY OF SANTA CRUZ
OFFICE OF THE TREASURER-TAX COLLECTOR
FRED KEELEY - TREASURER

TAX DIVISION - TELEPHONE (831) 454-2510
OFFICE: 701 OCEAN STREET, ROOM 150, SANTA CRUZ CA 95060
MAIL: POST OFFICE BOX 1817, SANTA CRUZ CA 95061

Rental Name & Address:

Johanna Manor
4400 Johanna Rd
Aptos, CA 95003

Remitter Name & Address:

Monica Schwenne
4400 Johanna Rd
Aptos, CA 95003

TRANSIENT OCCUPANCY TAX (TOT)

Reporting Month March 2011

To file this reporting form timely, it is due on or before the last day of the month following the reporting month. All fields must be filled in completely or form may be returned and penalties may be assessed.

Number of Available Rental Units 1

Gross Receipts from Rental Units \$ 1098.00

Deductions - Long term (more than 30 consecutive days) rentals receipts \$ —

Net Taxable Receipts \$ 1098.00

TAX DUE (10% of taxable receipts) (A) \$ 109.80

TOURISM MARKETING DISTRICT (TMD) FEE

Total number of occupied room nights sold in this month _____

Total Tourism Marketing District (TMD) at the rate of \$1.00 per room/per night for 6-29 rooms and \$1.50 per room/per night for 30 or more rooms (B) \$ —

If your TOT Tax return and payment is made after the due date, a penalty of 10% of the TOT tax amount is added, along with 1.5% interest. After 30 days following the delinquent date, an additional 15% is added plus the interest of 1.5%. Interest will continue at 1.5% a month until paid in full. A return check fee will also be added for any check returned unpaid in addition to applicable late payment penalties/interest.

Penalty and interest if paid after the Due Date (C) \$ —

TOTAL TAX and TMD fee including penalty and interest if paid after due date (Add A+B+C) \$ 109.80

I declare, under penalty of perjury, that the above is true and correct to the best of my knowledge and belief.

Signature

Printed Name

rev062010

Date

Title

POST THIS CERTIFICATE IN A CONSPICUOUS PLACE ON THE PREMISES
COUNTY OF SANTA CRUZ
TRANSIENT OCCUPANCY REGISTRATION CERTIFICATE

ISSUED PURSUANT TO CHAPTER 4.24 OF ORDINANCE

Date of Re-Issue: March 17, 2011
Original Issue Date: June 14, 2010

This Transient Occupancy Registration Certificate signifies that the person named on the face hereof has fulfilled the requirements of the Uniform Transient Occupancy Tax Ordinance by registering with the Tax Administrator for the purpose of collecting from transients the Transient Occupancy Tax and remitting said tax to the Tax Administrator. This certificate does not authorize any person to conduct any unlawful business or conduct any lawful business in an unlawful manner, nor to operate a transient occupancy facility without strictly complying with all local applicable laws, including but not limited to those requiring a permit from any board, commission, department or office of this County. This certificate does not constitute a permit. This certificate becomes void upon any change of ownership or location whatsoever. Notify the Tax Collector immediately upon any change.

Name of Facility: **Johanna Manor**

Location of Facility: 4400 Johanna Rd Aptos Ca 95003

Operator: Monica Schwenne

Mailing Address: 4400 Johanna Rd Aptos Ca 95003

By: 
Michelle Garcia, Deputy
TREASURER-TAX COLLECTOR

Johanna Manor Parcel # 040-411-04
 Transient Occupancy Tax
 Deposits for July 10 through June 11

| Report Period | Taxable Receipts | 10% Tax Due | Amount Paid | Amount Delinquent | Months Dliqnt | 10% Penalty | 15% Penalty | Interest (1.5%/mo) | Balance Due | Date Paid | Deposit Number |
|----------------|------------------|----------------|----------------|-------------------|---------------|-------------|-------------|--------------------|-------------|------------|----------------|
| Prior FY | 3595.00 | 359.50 | 359.50 | 0.00 | | | | | 0.00 | 7/28/2010 | 65106 |
| Jul-10 | 2097.00 | 209.70 | 209.70 | 0.00 | | | | | 0.00 | 8/26/2010 | 65921 |
| Aug-10 | 4194.00 | 419.40 | 419.40 | 0.00 | | | | | 0.00 | 9/7/2010 | 66208 |
| Sep-10 | 5492.00 | 549.20 | 549.20 | 0.00 | | | | | 0.00 | 10/14/2010 | 67246 |
| Oct-10 | 2345.00 | 234.50 | 234.50 | 0.00 | | | | | 0.00 | 11/4/2010 | 67896 |
| Nov-10 | 2999.00 | 299.90 | 299.90 | 0.00 | | | | | 0.00 | 12/21/2010 | 692444 |
| Dec-10 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | 0.00 | 1/7/2011 | 69562 |
| Jan-11 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | 0.00 | 2/17/2011 | 70749 |
| Feb-11 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | 0.00 | 3/3/2011 | 71086 |
| Mar-11 | 1098.00 | 109.80 | 109.80 | 0.00 | | | | | 0.00 | 4/5/2011 | 71981 |
| Apr-11 | 6045.00 | 604.50 | 604.50 | 0.00 | | | | | 0.00 | 5/9/2011 | 72979 |
| May-11 | 3195.00 | 319.50 | 319.50 | 0.00 | | | | | 0.00 | 6/15/2011 | 73953 |
| Jun-11 | | 0.00 | | 0.00 | | | | | 0.00 | | |
| Totals: | 31060.00 | 3106.00 | 3106.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |

COUNTY TREASURER & TAX COLLECTOR
 P.O. BOX 1817
 SANTA CRUZ, CA 95061-1817

RECEIPT OF PAYMENT
 Santa Cruz County Tax Collector

[Handwritten Signature]



JOHANNA RENTAL AGREEMENT

Thank you for choosing our home for your vacation. Monica and I hope you have a wonderful stay filled with lasting memories. To reserve your reservation please return this agreement with your check within **5 days**. Please fill out completely, initial and date the bottom of each page and sign and date final page. The mailing address is also our home address: Please make checks payable to **Monica Schwenne - 4400 Johanna Rd, Aptos CA 95003**.

Cell # 831-345-3705, email = westcoastcamps@gmail.com

Please Print:

Renter: _____ **Hm. #:** _____ **Cell:** _____

Address: _____ **City** _____ **State** _____ **Zip** _____

of Adults _____ **# of Children** _____ **Email** _____

Dates: _____ **(# Nights)** _____

Please list all full names and ages of your adult group members (families can list parents and ages and number of children - Names for children under 18 not required.)

Check -in: After 3 PM **PST and Checkout** is 11 AM **PST. = # Nights.**

Rental Fee.....\$ _____.

+10% Hospitality tax...\$ _____.

+ Cleaning Fee.....\$ **249.00**

Total Rent.....\$ _____ + Security/Damage Deposit.....\$**500.00*** see notes on

security deposit

1st Installment/ Reservation Deposit = _____ .Due _____ to confirm your stay.

The final 50% plus \$500.00* Security/ Damage Deposit is due 60 days prior to rental.

2nd Installment= \$ _____ .+security / damage deposit. \$500*= _____ Due _____.

****Balance due within 60 days of rental *****

PAYMENTS; We accept personal/cashier checks, payable to: Monica Schwenne. Mail to **4400 Johanna Rd, Aptos CA 95003.**

_____/_____

Initial Date

* 1st INSTALLMENT/RESERVATION DEPOSIT/CANCELLATIONS

Your first installment applies to your total rent due; and also acts as your reservation deposit that holds your reservation for you. Should you cancel or fail to utilize this confirmed reservation, Mike and Monica Schwenne retains all funds received, other than the 'Security/Damage Deposit' and the hospitality tax as 'Liquidated Damages', unless their home has a confirmed new renter for the same time period. If the latter occurs, they retain only a \$100.00 administrative fee + 3% Credit Card Fee. Cancellations due to weather will not be accepted as an excuse for cancellation.

**SECURITY/DAMAGE DEPOSIT

The 'SECURITY/DAMAGE DEPOSIT' is due and must be paid as a part of your final installment. This deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure provided the following provisions are met.

1. No damage is done to the home or its contents
2. No linens or household items are missing
3. No early check-in or late checkout unless approved
4. House has not been smoked in
5. All debris, rubbish, and discards are placed in garbage cans; soiled dishes are placed in dishwasher and cleaned. Minimum of one load of laundry is started.
6. Outdoor and Indoor furniture / left as found upon arrival
7. County quiet hours between 10:00pm and 8:00am were adhered to. (CC 8:30.010)

CANCELLATIONS See 1st Installment/RESERVATION/ DEPOSIT/CANCELLATIONS

RENTAL RULES AND REGULATIONS

1. **Check in** is after 3:00pm unless otherwise agreed in writing.
2. **Housekeeping:** When you arrive, the home will be clean and set up with linens and as a courtesy we have included the following list of supplies to accommodate the appropriate amount of guests:
 - Bath towels, pool towels, wash clothes, initial paper towels and toilet paper.
 - Dishwasher and washing machine.
 - We supplies games and activities for out guest's however some games have small pieces or parts and are not suitable for young children, i.e. toddlers and infants, who may put things in their mouths. Do no allow young children to play unsupervised with games.
3. **Checkout** time is no later than 11:00am the day you are scheduled to leave. If you do not vacate the premises on time, you will be charged \$100.00 for every hour after 11:00am., unless check in/out times have been modified and agreed to in writing.
4. **Checkout procedures:** Prior to checkout, all dishes should be washed and put away. Please pull all used towels and start at least one load. Leave dirty linens in their rooms. Before leaving, please turn all thermostats off. Thank you for making sure all doors and windows are locked and shut.
5. We will not be liable or responsible for personal items left behind, lost or stolen. If you leave an item after checking out and wish to have it returned, call us as soon as possible and we will do our best to arrange for their return. We will inform you of the shipping cost and with your approval, deduct it from your deposit refund to cover the expense.
6. **NO PETS**
7. **This is a non-smoking home.** You are permitted to smoke outdoors by pool-deck. Butts are to be disposed of properly and not left anywhere on the property. Any violation of the smoking policy will result in a minimum additional fee of \$300 to help pay for cleaning to remove smoke odors from the house and/or linens. This additional fee will be subtracted from your security/damage deposit.
8. **Illegal substances and House parties are strictly prohibited** and grounds for immediate eviction. Any fees for eviction will be subtracted from your security/damages deposit.
9. **Events, Weddings & Receptions are prohibited** and grounds for immediate eviction unless approved in advance and in writing. Any fees for eviction will be subtracted from your security/damages deposit.

Initial / Date

10. **If a personal check is returned** to us for non-sufficient funds, you will be charged the amount levied by the bank for NSF charges. In addition your reservation is not secured until the amount due is replaced.
11. **Maximum occupancy** is 8 guests for this estate. This includes both adults and children. Renters who exceed the occupancy limit without written approval and falsify occupancy information at the time of reservation are subject to eviction and loss of the security/damage deposit.
12. **The minimum age is 25** for anyone renting this home and provides proof of age if requested.
13. **Hot Tub – No children under the age of 12** permitted in the hot tub at any time. When using the hot tub, remember there is certain health risk associated with this facility. Use at your own risk. Our Pool Service refills, sanitizes, replenishes chemicals in all tubs prior to your arrival; therefore, it may not be warm till later that evening. Hot tub covers are for insulation purposes and are not designed to support a person or persons. **DO NOT STAND ON THE HOT TUB COVERS**, they will break and you may be charged for replacement. Remember when not using the hot tub, leave cover on so hot tub will stay warm. On special request, confirmed in writing we can turn temperature down in advance so a child under 12 can use.
14. **Hot Tub** For your safety, please **no glass** in hot tub area.
15. **Parking- Maximum 5 cars (5).**

ADDITIONAL TERMS

*Any exceptions to the rules, regulations or procedures as written, must be approved in writing in advance.

***Rates, terms and conditions are subject to change without notice.**

***Force Majeure.** There may be circumstances beyond our control and contemplation, in which the property might not be available for your booking. Examples of these include (but are not limited to) destruction of or severe damage to the property. In the event of Force Majeure, we will do our best to make alternative arrangements for you where possible. If we cannot, or if the alternative arrangements are not acceptable to you, then we will refund all monies paid. This will be the full extent of our liability to you in such circumstances, and we will not be responsible for any other costs connected with any such cancellation, howsoever arising.

*Owner's Mike & Monica Schwenne and their representatives shall not be liable to Renter, renter's guests, licenses or invitees or any other person for any injury, loss or damage to any person or property on or about the premises. Tenant shall hold Owner and representatives harmless and indemnified from and against all loss, injury or damage occasioned by the use or misuse or abuse of any part of the premises and from or against any omission, neglect, or default of Tenant, his/her guest's or invitees

I AREE TO ALL OF THE FOREGOING TERMS AND CONDITIONS. I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS. I CERTIFY THAT I AM AT LEAST 25 YEARS OF AGE AND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

*****Please include a copy of your driver's license.**

RENTER'S SIGNATURE

DATE

OWNERS SIGNATURE

DATE

After your final payment you will again receive directions and remaining instructions.

Page 3 of 3 pages



COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
ADMINISTRATIVE CITATION

01379

CITE

DATE **1127126** TIME **3:35pm** SR# **19611**

APN# **040-411-04**

Owner

Responsible Party

NAME **Michael & Monica Schwenne**

BUSINESS NAME

ADDRESS **4400 Johanna Rd**

CITY **Aptos**

STATE **CA**

ZIP **95003**

LOCATION OF VIOLATION(S)

Same as mailing

COUNTY OF SANTA CRUZ

VIOLATION FINES

| 1st | 2nd | 3rd |
|-------|-------|-------|
| \$100 | \$200 | \$500 |

13.10.694(L)

X

13.10.279(A)

X

TOTAL CITATION PENALTY DUE: **\$200⁰⁰**

Comments: **- Exceeding scope of 3 bedroom, 8 guest max occupancy, Vacation Rental permit 111368 by listing 4 bedrooms & 11 guest max occupancy. - Listing missing permit number - Maintaining a zoning violation**

COMPLIANCE ORDER

You must take the following required action(s) to correct the violation(s)

- Edit listing to 3 bedrooms & 8 max occupancy in accordance with permit conditions of approval approval - Add permit number to beginning of listing description

You are ordered to correct or otherwise remedy the listed violations by the compliance date of **2/6/26**.

John Nielsen

Issued By

831-454-3122

Phone #

Issued To-Signature *Signature acknowledges service and receipt of this citation

SEE REVERSE SIDE FOR PAYMENT AND OTHER INFORMATION

1-Agency Copy

2-Defendant Copy

EXHIBIT 2B

IMPORTANT - READ CAREFULLY

Administrative Citation

Santa Cruz County code Section 1.13.010 provides for the issuance of administrative citations for Santa Cruz County Code Violations. There are three levels of fines that can be issued. The fines are cumulative and citations may be issued each day the violation exist.

Payment

Payment must be made in full **within 30 calendar days** of the issuance of the citation. Payment may be in the form of a cashier's check, money order or personal check. Do not send cash. Checks should be made out to the County of Santa Cruz. Please indicate the citation number on your check. Payment may also be made online by credit/debit card at **www.CitationProcessingCenter.com** or by calling **1(800) 969-6158**. Payments may be mailed to the following address:

County of Santa Cruz
c/o Citation Processing Center
P.O. Box 7275
Newport Beach, CA 92658-7275

Consequences of Failure to Pay the Fine

If payment is not received **within 30 calendar days** of the issuance of the citation, an additional late fee of 10% will be added to the amount and must be received within 60 calendar days of the date of issuance of the citation. An additional 10% late fee will be added on delinquent balances on the last day of each month after the due date.

Right of Appeal

A person served with an administrative citation issued pursuant to this chapter may file an appeal within 15 calendar days from the date of service.

- 1) The appeal shall be made in writing and submitted to the Planning Director or his/her designee.
- 2) The appeal shall be accompanied by an appeal fee in the amount established by the Board of Supervisors. The appeal fee is subject to change at the discretion of the Board of Supervisors and can be found at the Planning Department 831-454-2580 or select Planning on the dropdown menu at <http://sccounty04.co.santa-cruz.ca.us/UFS/ufsview.aspx>.
- 3) Upon the filing of a proper appeal, fines shall cease to be imposed unless such cessation would result in the continuation of an imminent life, health, or safety risk, as determined by the Building Official.
- 4) After receiving the written notice of appeal, the enforcing officer shall schedule an administrative hearing before the administrative hearing officer.
- 5) Written notice of the date, time and place of the hearing shall be served at least 15 calendar days prior to the date of the hearing on the person appealing the administrative citation by any one of the methods listed in Chapter 1.12 SCCC.

Consequences of Failure to Pay Penalties and Correct Violations

The failure of any person to pay the administrative penalties assessed by an administration citation within the time specified on the citation may result in the enforcing officer referring the matter to a third party collection agency. The enforcing officer may pursue any other legal remedy to collect the administrative penalties as provided in SCCC 1.12.070 [Ord. 5196 § 1, 2015]. If the penalty fee is not paid and the violation is not corrected, the County of Santa Cruz may take other enforcement action.

If you need further payment clarification, have questions about the citation or want to appeal the citation, call 1(800) 969-6158.

If you need further information on how to comply with the violations or need to request an extension of the compliance period call the code enforcement division at 831-454-3432.

[See all properties](#)

[Share](#) [Save](#)



[Overview](#) [Amenities](#) [Host](#) [Policies](#)

Entire home

Exclusive Modern Retreat- The Johanna House

Vacation home in Aptos with kitchen and fireplace

9.8/10 Loved by Guests
Top 10% of guest reviews in this area

[See all 83 verified reviews](#)

Highlights for your 2-night trip

- Exceptional service & staff**
The top-rated staff and service will ensure you feel welcome and pampered.
- Great location**
Guests value the location for making travel plans effortless.

4 bedrooms

3 bathrooms

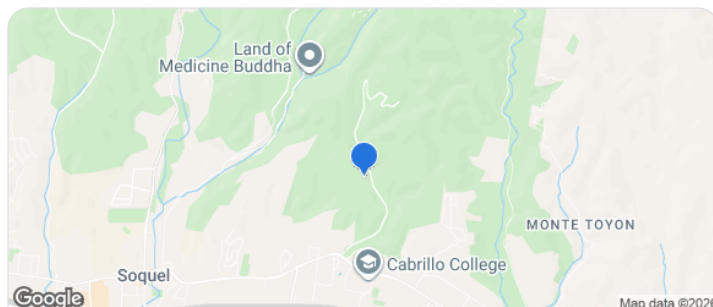
Sleeps 11

Popular amenities

- Hot tub on site
- Pet-friendly
- Washer
- Onsite parking available
- Kitchen
- Barbecue grill

[See all property amenities](#)

Explore the area



- Cabrillo College 5 min walk
- The Forest of Nisene Marks State Park 4 min drive
- Capitola Beach 6 min drive
- San Jose, CA (SJC-Norman Y. Mineta San Jose Intl.) 47 min drive

[See all about this area](#)

Aptos, CA
[View in a map](#)

Rooms & beds

4 bedrooms (sleeps 11)

Bedroom 1



1 King Bed

Bedroom 2



1 Queen Bed

Bedroom 3



1 King Bed and 1 Double Sofa Bed

Bedroom 4



2 Twin Bunk Beds

3 bathrooms

Bathroom 1



Toilet · Shower only

Bathroom 2



Toilet · Shower only

Bathroom 3



Toilet · Shower only

Spaces

Kitchen

Office

[See all rooms and beds details](#)

About this property

Exclusive Modern Retreat- The Johanna House

Summary:

Experience a luxurious Airbnb escape, gracefully perched atop a vast 4-acre mountaintop oasis, just 1.4 miles from some of California's finest beaches and renowned surf breaks. Tucked away in what is arguably the most exclusive neighborhood in all of Santa Cruz, this elegant escape offers the perfect balance of convenience and tranquility, with Capitola, Soquel, and Aptos mere moments away. Immerse yourself in adventure with pristine beaches, top-tier mountain bike trails, delectable restaurants, and stylish shopping all within a 1.5-mile radius, then retreat to your serene sanctuary, cradled by the lush Santa Cruz forest, to recharge in refined comfort—a hidden gem quietly showcased on the TV show Staycation and handpicked for the elite Wander platform, reserved for only the most premium modern experiences.

The Space:

Experience a one-of-a-kind retreat where modern luxury seamlessly blends with old-world charm. This premier 4-bedroom, 3-bath home sleeps up to 11 and offers an exceptional mix of timeless elegance and contemporary comfort. Perfect for entertaining, the open indoor living space flows effortlessly into a stunning outdoor area, creating a harmonious connection between inside and out.

Step inside to discover imported Jerusalem stone, hand-carved furniture, and custom cabinetry, paired with fresh modern tile and fixtures throughout. Every detail reflects a balance of sophistication and warmth. Wake up to breathtaking Sierra mountain-like views that transport you to a forest escape, all while being less than two miles from world-class beaches and legendary surf breaks.

Outside, unwind in style with a lounge area, dining space, pizza oven, corn hole, and hammocks—perfect for relaxation or making memories with loved ones. This is more than a stay; it's an experience where newness meets timeless beauty.

Cancellations or modifications to your reservation must be made no later than 3 pm PST, 1 week (7 days) prior to the arrival date. Any cancellations or modifications within 1 week of the arrival date or no-shows will be charged the entire reserved stay (room + tax). All refunds are subject to 3% processing fee

Pet fee \$200

The Neighborhood:

Nestled at the heart of Santa Cruz County's most enchanting trio of villages—Capitola, Soquel, and Aptos—this home offers the perfect base for exploring coastal charm. Just 1.5 miles from each vibrant village center, you're minutes away from Capitola's colorful seaside allure, Soquel's quaint local vibe, and Aptos' serene natural beauty. Experience the best of all three worlds, right at your doorstep! Capitola delights tourists with its historic beachfront charm as the Pacific coast's oldest seaside resort, where vibrant Venetian-style cottages and a lively esplanade invite leisurely strolls and oceanfront dining. Soquel captivates visitors with its peaceful, small-town feel, offering a treasure trove of antique shops and easy access to scenic vineyard trails for wine enthusiasts. Aptos enchants with its laid-back coastal vibe, featuring stunning beaches like Seacliff State Beach and the lush Forest of Nisene Marks State Park, perfect for nature lovers and hikers.

Getting Around:

Getting around from this central location is easiest with a car, as Capitola, Soquel, and Aptos are each just a short 1.5-mile drive away, offering quick access to their village centers and nearby attractions. While a car is recommended for convenience and to explore the broader Santa Cruz County area—including beaches, parks, and winding coastal roads—adventurous guests might enjoy biking to the villages, with relatively flat routes and scenic paths that showcase the region's charm.

Other Things to Note:

For outdoor enthusiasts, this home is a gateway to adventure with the world-class mountain bike trails of the Forest of Nisene Marks State Park practically next door. Just minutes away, this lush redwood haven offers miles of exhilarating singletrack and flowing trails, drawing riders from around the globe, while hikers and runners will love the serene, shaded paths winding through towering trees and past historic logging sites—perfect for a peaceful trek or an invigorating trail run amidst stunning natural beauty!"

"From the forest to the sea, you're also steps from some of the world's best waves, stretching from Capitola's beginner-friendly breaks to the legendary surf spots of Pleasure Point. Whether you're a seasoned surfer or eager to catch your first wave, we've got you covered with a couple of complimentary surfboards included for your stay—dive into the Santa Cruz surf scene and ride the Pacific like a local!

Amenities

 Hot Tub

 Washer

 Parking available

[See all 16 amenities](#)

 Kitchen

 Pet friendly

 Barbecue grill

About the host



Your host
Premier Host

10/10

Communication rating

10/10

Ease of check-in

0%

Cancellation rate

This host is top rated by travelers for reliability and guest experiences

[Contact host](#)

[View profile](#)



VrboCare™ is included with every booking

If your stay goes sideways, we'll step in to help make it right.

[Discover VrboCare™ →](#)

Free cancellation ⓘ

Before Tue, Feb 10

✔ Your dates are available

Start date
Feb 24

End date
Feb 26

Travelers
2 travelers

\$1,174

\$2,348 for 2 nights

✔ All fees included

[Price details >](#)

Begin booking

You will not be charged yet

[Contact host](#)

Property # 319789

Have a question?

Beta

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

House Rules

Check in after 3:00 PM

Minimum age to rent: 18

Check out before 11:00 AM

 **Children**

Children allowed: ages 0-17

 **Events**

No events allowed

 **Pets**

Pets allowed

Charge may apply

 **Smoking**

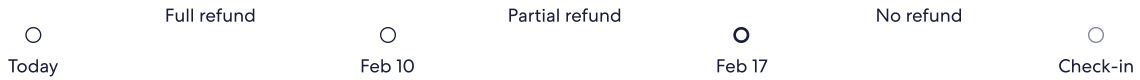
Smoking is not permitted

Hot Tub When using the hot tub, remember there is certain health risk associated with this facility. Use at your own risk. Our Pool Service refil...

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation



Before Feb 10 **Full refund**
 Cancel your reservation before Feb 10 at 11:59pm, and you'll get a full refund. Times are based on the property's local time.

Before Feb 17 **Partial refund**
 If you cancel your reservation before Feb 17 at 11:59pm you'll get a refund of 50% of the amount payable (minus the service fee). Times are based on the property's local time.

After Feb 17 **No refund**
 After that, you won't get a refund.

Important information

You need to know

- Extra-person charges may apply and vary depending on property policy
- Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges
- Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed
- Onsite parties or group events are strictly prohibited
- Host has indicated there is a carbon monoxide detector on the property
- Host has indicated there is a smoke detector on the property
- Safety features at this property include a fire extinguisher

Frequently asked questions

- ✓ **Is Exclusive Modern Retreat- The Johanna House pet-friendly?**
- ✓ **How much is parking?**
- ✓ **What time is check-in at Exclusive Modern Retreat- The Johanna House?**
- ✓ **What time is check-out at Exclusive Modern Retreat- The Johanna House?**
- ✓ **Where is Exclusive Modern Retreat- The Johanna House located?**

Reviews

9.8/10 Loved by Guests
 Top 10% of guest reviews in this area

83 reviews ⓘ

Reviews are verified unless labeled otherwise.

10/10 Excellent
 Great stay! Highly recommend
[Show more](#)

10/10 Excellent

10/

Adam B.
Stayed 5 nights in Jun 2025
Verified review

It was an absolute pleasure to stay at the Johanna House. Our communications with the hosts were always answered clearly and promptly. Our check-in and check-out was very easy and the home was very comfortable for our family of 7 adults and 1 small child. The outdoor patios...
[Show more](#)

The
ove
me
bac
Shc

[See all 83 reviews](#)

Similar properties to Exclusive Modern Retreat- The Johanna House



Spacious Getaway – Hot Tub, Big Yard, Near Beach, pet friendly, Great for All!

Soquel

- ✓ Ocean view
- Hot tub
- Kitchen

10.0 213 reviews

\$1,045
per night
\$2,090 for 2 nights
All fees included



Large Santa Cruz Beach Home. Walk to Ocean. Winter special rates. Pet friendly.

Eastside Santa Cruz

Travelers love the friendly staff here

- ✓ Ocean view
- Kitchen
- Washer

9.6 338 reviews

\$1,008
per night
\$2,015 for 2 nights
All fees included



The BEST Location! 4 bedrooms Beach Retreat 1.5 blks to beach Hot tub, Firepit

Westside Santa Cruz

Walk to Natural Bridges State Park

- Hot tub
- Kitchen
- Washer

9.6 206 reviews

\$567
per night
\$1,133 for 2 nights
All fees included



Soquel Villa - 180 views of Monterey Bay w/ infinity pool, spa & movie theater

Soquel

- ✓ Ocean view
- Pool
- Hot tub

10.0 73 reviews

\$1,741
per night
\$3,481 for 2 nights
All fees included

[Compare all properties](#)

Exclusive Modern Retreat- The Johanna House

[Share](#) [Save](#)





Entire home in Aptos, California
11 guests · 4 bedrooms · 8 beds · 3 baths

Guest favorite **4.97** **67**
★★★★★ **Reviews**


 **Hosted by Monica**
Superhost · 7 years hosting

 **Top 10% of homes**
This home is highly ranked based on ratings, reviews, and reliability.

 **Self check-in**
Check yourself in with the smartlock.

 **Free cancellation before February 3**
Get a full refund if you change your mind.

~~\$5,424~~ **\$4,185** for 2 nights

| | |
|--|-----------------------------|
| CHECK-IN 2/4/2026 | CHECKOUT 2/6/2026 |
| GUESTS 1 guest  | |

Free cancellation before February 3

Reserve

You won't be charged yet

 [Report this listing](#)

Experience a luxurious Airbnb escape, gracefully perched atop a vast 4-acre mountaintop oasis, just 1.4 miles from some of California's finest beaches and renowned surf breaks. Tucked away in what is arguably the most exclusive neighborhood in all of Santa Cruz, this elegant escape offers the perfect balance of convenience and tranquility, with Capitola, Soquel, and Aptos mere moments away. Immerse yourself in adventure with pristine beaches, top-tier mountain bike trails, delectable restaurants...

Show more

Where you'll sleep



Bedroom 1

1 king bed



Bedroom 2

1 queen bed



What this place offers



Kitchen



Wifi



Dedicated workspace



Free parking on premises



Private hot tub



Pets allowed



TV



Washer



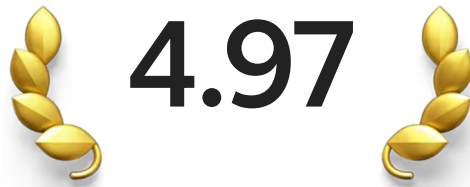
Indoor fireplace

 Exterior security cameras on property

Show all 17 amenities

2 nights in Aptos

Feb 4, 2026 - Feb 6, 2026



Guest favorite

This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

Overall rating

- 5
- 4
- 3
- 2
- 1

Cleanliness
5.0



Accuracy
5.0



Check-in
5.0



Communication
5.0



Location
5.0



Value
4.8



Caitlin

Oakland, California

★★★★★ · 3 weeks ago · Stayed with a pet

Beautiful home with beautiful surroundings! The home was perfect for our family of 5 to share with another family of 4 over the weekend. It rained during our stay so we didn't get to enjoy the outdoor amenities as much as we would have liked but now we have another reason to come back! The only downside of the whole place was that the bedroom windows don't have coverings—next tim...

[Show more](#)

Faataaga

'Ili'ili, American Samoa

★★★★★ · December 2025 · Stayed with kids

Beautiful place to unwind and great for big families. Lots of trees and beautiful scenery. We went in cold weather and it was nice and toasty inside and patio had 2 heating area. Lots of tables to gather on home was beautifully decorated and kitchen was equipped with good cooking equipment like pans and what not. Beds were comfortable and plenty of space in each room and living couch was very...

[Show more](#)

Daniel

Oakland, California

★★★★★ · December 2025 · Group trip

The home is absolutely beautiful and met all of our needs at a great price. The place is nice and private while still being close to lots of great activities. Highly recommended!

Kia & Steve

Clovis, California

★★★★★ · November 2025 · Stayed with a pet

A VERY special place indeed, something for everyone to enjoy! Our family & friends created lifelong memories spending quality time together cooking, eating, playing games and enjoying this peaceful place. In Santa Cruz to attend our Mother's Celebration of Life who just happened to be named Johanna-quite magical! We would definitely stay here again and recommend!

[Show more](#)

Joseph

Woodlake, California

★★★★★ · 3 weeks ago · Stayed with a pet

Decided to do a Christmas trip this year with my wife, two sons, and two daughter in laws plus 5 grandchildren. First family trip with all 11 of us and the accommodations were perfect for our family plus the pizza oven was a great way to spend cooking on New Years day!

[Show more](#)

Westley

San Jose, California

★★★★★ · October 2025 · Group trip

Stunning scenery. Plenty of parking. Best equipped kitchen I've encountered. The pizza oven was a sure fire hit with the family. Close to town, beaches, and mountain hikes. Hosts were friendly and responsive. Just perfect!

[Show more](#)

Show all 67 reviews

[How reviews work](#)

Where you'll be

Aptos, California, United States

This listing's location is verified. [Learn more](#)

Neighborhood highlights

Nestled at the heart of Santa Cruz County's most enchanting trio of villages—Capitola, Soquel, and Aptos—this home offers the perfect base for exploring coastal charm. Just 1.5 miles from each vibrant village center, you're minutes away from Capitola's colorful seaside allure, Soquel's quaint local vibe, and Aptos' serene natural beauty....

[Show more](#) >

Meet your host

1990
Reviews

4.89★
Rating

7
Years hosting

 Where I went to school: Soquel High- UCSC

 My work: Create Experiences

Mike and Monica Schwenne, lifelong California adventurers, have explored oceans, mountains, and forests since childhood. Mike, a pro wakeboarder since 1999, founded West Coast Camps in 2002, training both amateur & the top wakeboard athletes of today. In 2010, they began offering unique Airbnb rentals, sharing their passion for hospitality and fun, expansive properties in prime locations with guests seeking memorable experiences.

Monica is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts

Aldrin

Jay

Host details


Response rate: 100%


Responds within an hour


Message host

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

 **Cancellation policy**
Free cancellation before February 3. Cancel before check-in on February 4 for a partial refund.
Review this host's full policy for details.
[Learn more](#)

 **House rules**
Check-in after 3:00 PM
Checkout before 11:00 AM
11 guests maximum
[Learn more](#)

 **Safety & property**
Exterior security cameras on property
Pool/hot tub without a gate or lock
Carbon monoxide alarm
[Learn more](#)

Support

Help Center

Get help with a safety issue

AirCover

Travel insurance

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Donovan Arteaga

From: Cathy Sleeper <cathysleeper60@gmail.com>
Sent: Sunday, January 18, 2026 12:22 PM
To: Donovan Arteaga
Cc: Catherine Sleeper
Subject: Exclusive Modern Retreat- The Johanna House 【 JAN 2026 】 in Santa Cruz, California (CA), USA

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.****

<https://www.rentbyowner.com/property/exclusive-modern-retreat-the-johanna-house/HA-321319789>

Donovan,

Here us the listing for the 4400 Johanna Road rental house you asked for.

The trash & recycle cans are sometimes left out days before the Thursday morning pick up. If trash & recycle items have spilled onto the street, it stays there for a few days. :(

Thanks,
Cathy Sleeper

Donovan Arteaga

From: Donovan Arteaga
Sent: Friday, January 16, 2026 1:11 PM
To: 'cathysleeper60@gmail.com'
Subject: RE: Renewal of Vacation Rental Permit 111368 for 4400 Johanna Road in Aptos

Hi Kathy,

I apologize for my delay in response. Thank you for your email. I understand your concerns and want to ensure that any vacation rental is abiding by our Code and ensuring safety for the surrounding neighborhood.

Would you be able to send me a link to their AirBNB listing?

Thanks,



Donovan Arteaga

Planner I
Community Development & Infrastructure

Phone: 831-454-2801
701 Ocean Street, Room 400

From: cathysleeper60@gmail.com <cathysleeper60@gmail.com>
Sent: Wednesday, January 7, 2026 5:04 PM
To: Donovan Arteaga <Donovan.Arteaga@santacruzcountyca.gov>
Cc: 'Cathy Sleeper' <cathysleeper60@gmail.com>
Subject: FW: Renewal of Vacation Rental Permit 111368 for 4400 Johanna Road in Aptos

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

Subject: Renewal of Vacation Rental Permit 111368

Donovan,

I have concerns about the renewal of the permit for the vacation rental home at 4400 Johanna Road in Aptos. APN:0404-411-04

When I go on walks in our neighborhood, I have interacted with groups of people walking around the neighborhood who are strangers to me who are very inquisitive about who I am and where I live. They ask me questions about the houses along the streets. These people are renting the vacation rental home at 4400 Johanna Road. This makes me uncomfortable, especially after 10 houses were broken into a few months ago in our neighborhood. On Expedia it is listed as a 4-bedroom, 3 bath home that sleeps up to 11 people.

This vacation rental home often has many cars in the driveway, and at times the guests park on Johanna Road, which is not designed to have street parking. Johanna Road is a private road that we as homeowners pay to maintain. These extra cars going up and down Johanna Road contribute to the cracking of the road which causes us more expense as we try to maintain it.

There have been parties that go late into the night and the noises disturb our peaceful neighborhood and those of us who want to go to sleep at a decent hour.

I would encourage the planning commission NOT to renew this permit.


Thank you,

Cathy Sleeper

VRBO LISTING (DATED MARCH 30, 2026)

Open app USD Trip Boards List your property Help My trips Sign in

vrbo [See all properties](#)



[Overview](#) [Amenities](#) [Host](#) [Policies](#)

Entire home

Exclusive Modern Retreat- The Johanna House

9.8 Loved by Guests
Top 10% based on [83 verified reviews](#)

Highlights for your 4-night trip

- Exceptional service & staff**
The top-rated staff and service will ensure you feel welcome and pampered.
- Great location**
Guests value the location for making travel plans effortless.

3 bedrooms **3 bathrooms** **88 Sleeps 12**

Popular amenities

Free cancellation Before Mon, May 18





Your dates are available

Start date **Jun 1** End date **Jun 5**

Travelers **2 travelers**

\$1,561
\$0.243 for 4 nights
All fees included
[Price details](#)

Begin booking
You will not be charged yet



[Share](#) [Save](#)

Become a Vrbo host and earn extra money. [See how](#)

1:18 PM 3/30/2026

- Office
- Balcony
- Garden

See all rooms and beds details

About this property

Exclusive Modern Retreat- The Johanna House

Summary:

Permit # 111368 - This premier 3-bedroom, (plus bunk room den) sleeps up to 12 with a maximum of 8 guest over the age of 12. Experience a luxurious Airbnb escape, gracefully perched atop a vast 4-acre mountaintop oasis, just 1.4 miles from some of California's finest beaches and renowned surf breaks. Tucked away in what is arguably the most exclusive neighborhood in all of Santa Cruz, this elegant escape offers the perfect balance of convenience and tranquility, with Capitola, Soquel, and Aptos mere moments away. Immerse yourself in adventure with pristine beaches, top-tier mountain bike trails, delectable restaurants, and stylish shopping all within a 1.5-mile radius, then retreat to your serene sanctuary, cradled by the lush Santa Cruz forest, to recharge in refined comfort—a hidden gem quietly showcased on the TV show Staycation and handpicked for the elite Wander platform, reserved for only the most premium modern experiences.

The Space:

Experience a one-of-a-kind retreat where modern luxury seamlessly blends with old-world charm. This premier 3-bedroom, (plus bunk room den) 3-bath home sleeps up to 8 adults and 4 kids- 12 total people and offers an exceptional mix of timeless elegance and contemporary comfort. Perfect for entertaining, the open indoor living space flows effortlessly into a stunning outdoor area, creating a harmonious connection between inside and out.

Step inside to discover imported Jerusalem stone, hand-carved furniture, and custom cabinetry, paired with fresh modern tile and fixtures throughout. Every detail reflects a balance of sophistication and warmth. Wake up to breathtaking Sierra mountain-like views that transport you to a forest escape, all while being less than two miles from world-class beaches and legendary surf breaks.

Outside, unwind in style with a lounge area, dining space, pizza oven, corn hole, and hammocks —perfect for relaxation or making memories with loved ones. This is more than a stay; it's an

Free cancellation
Before Mon, May 18

Your dates are available

Start date
Jun 1

End date
Jun 5

Travelers
2 travelers

\$1,561
\$6,243 for 4 nights
All fees included
Price details >

Begin booking

You will not be charged yet.

Contact host

Property # 310789

Free cancellation ⓘ
Before Mon, May 18

✔ Your dates are available

Start date
Jun 1

End date
Jun 5

Travelers

Adults - 2 +

Children - 0 +

Ages 0 to 17

I am traveling with pets

Done

Contact host

Property # 319789

House

... sleeps up to 12 with a maximum ... escape, gracefully perched atop a California's finest beaches and ... most exclusive neighborhood in all of ... of convenience and tranquility, with ... yourself in adventure with pristine ... and stylish shopping all within a ... led by the lush Santa Cruz forest, to ... ased on the TV show Staycation and ... ly the most premium modern

... seamlessly blends with old-world ... bath home sleeps up to 8 adults and 4 ... ess elegance and contemporary ... pace flows effortlessly into a stunning ... inside and out.

... arved furniture, and custom cabinetry. ... ry detail reflects a balance of ... a mountain-like views that transport ... from world-class beaches and

... pizza oven, corn hole, and hammocks ... es. This is more than a stay; it's an

Return to property



Photo gallery



West view bed



Grand Master bed



West view room upstairs



Kids Bunk room downstairs



Popular amenities

Q Search

AIRBnB LISTING (DATED MARCH 30, 2026)

The screenshot shows an Airbnb listing for "Exclusive Modern Retreat- The Johanna House" in Aptos, California. The listing is hosted by Monica and has a 4.97 rating from 72 reviews. It is a "Guest favorite" and is described as "One of the most loved homes on Airbnb, according to guests". The property is an "Entire home" with 3 bedrooms, 8 beds, and 3 baths. The listing includes several photos: a large exterior view of the modern house, a close-up of the wooden exterior, an interior view of the dining area, and an outdoor patio area. The listing also features a "Share" button, a "Save" button, and a "Become a host" button. The "Add dates for prices" section shows a check-in date of 3/30/2026 and a check-out date of 3/31/2026. The "Add dates for prices" section also includes a "Check availability" button. The listing is categorized as "Anyweek" and "Add description". The listing is also categorized as "Add guests" and "Add description". The listing is also categorized as "Add description" and "Add description". The listing is also categorized as "Add description" and "Add description".

airbnb

Anyweek | Add guests | Add description

Share Save

Exclusive Modern Retreat- The Johanna House

Entire home in Aptos, California
12 guests · 3 bedrooms · 8 beds · 3 baths

Guest favorite One of the most loved homes on Airbnb, according to guests

4.97 ★★★★★
72 Reviews

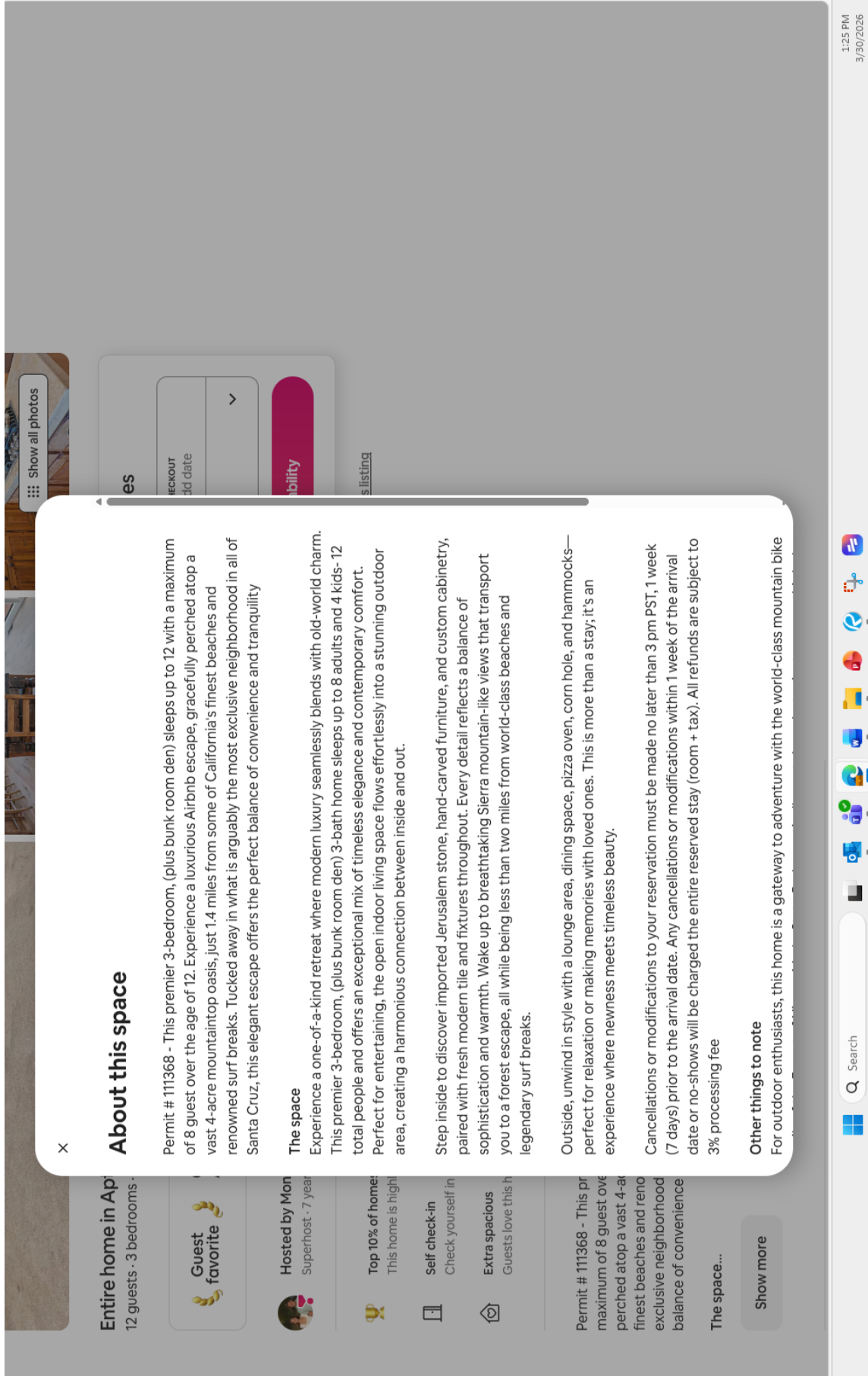
Hosted by Monica

Add dates for prices

| | |
|----------|-----------|
| Check-in | Check-out |
| Add date | Add date |
| Guests | |
| 1 guest | |

Check availability

1:05 PM 3/30/2026



Entire home in Apt...
12 guests · 3 bedrooms

Guest favorite

Hosted by Mon...
Superhost · 7 year

Top 10% of homes...
This home is highl

Self check-in...
Check yourself in

Extra spacious...
Guests love this h

Permit # 111368 - This pr...
maximum of 8 guest ove...
perched atop a vast 4-a...
finest beaches and reno...
exclusive neighborhood...
balance of convenience

The space...

Show more

About this space

Permit # 111368 - This premier 3-bedroom, (plus bunk room den) sleeps up to 12 with a maximum of 8 guest over the age of 12. Experience a luxurious Airbnb escape, gracefully perched atop a vast 4-acre mountaintop oasis, just 1.4 miles from some of California's finest beaches and renowned surf breaks. Tucked away in what is arguably the most exclusive neighborhood in all of Santa Cruz, this elegant escape offers the perfect balance of convenience and tranquility

The space

Experience a one-of-a-kind retreat where modern luxury seamlessly blends with old-world charm. This premier 3-bedroom, (plus bunk room den) 3-bath home sleeps up to 8 adults and 4 kids-12 total people and offers an exceptional mix of timeless elegance and contemporary comfort. Perfect for entertaining, the open indoor living space flows effortlessly into a stunning outdoor area, creating a harmonious connection between inside and out.

Step inside to discover imported Jerusalem stone, hand-carved furniture, and custom cabinetry, paired with fresh modern tile and fixtures throughout. Every detail reflects a balance of sophistication and warmth. Wake up to breathtaking Sierra mountain-like views that transport you to a forest escape, all while being less than two miles from world-class beaches and legendary surf breaks.

Outside, unwind in style with a lounge area, dining space, pizza oven, corn hole, and hammocks—perfect for relaxation or making memories with loved ones. This is more than a stay; it's an experience where newness meets timeless beauty.

Cancellations or modifications to your reservation must be made no later than 3 pm PST, 1 week (7 days) prior to the arrival date. Any cancellations or modifications within 1 week of the arrival date or no-shows will be charged the entire reserved stay (room + tax). All refunds are subject to 3% processing fee

Other things to note

For outdoor enthusiasts, this home is a gateway to adventure with the world-class mountain bike

Search





⋮ Show all photos

Person

4.97
★★★★★

72
Reviews

Add dates for prices

| CHECK-IN | CHECKOUT |
|----------|----------|
| Add date | Add date |

GUESTS
1 guest

Adults
Age 13+ - 1 +

Children
Ages 2-12 - 0 +

Infants
Under 2 - 0 +

Pets
Bringing a service animal? - 0 +

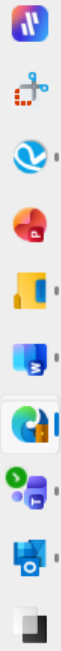
This place has a maximum of 12 guests, not including infants. If you're bringing more than 2 pets, please let your host know.

[Close](#)

...s, and reliability.

...table stay.

...room den) sleeps up to 12 with a luxurious Airbnb escape, gracefully .4 miles from some of California's way in what is arguably the most



1:26 PM
3/30/2026

37 / 61



Kids Bunk room downstairs

♡
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3/30/2026

Q Search

1:27 PM
3/30/2026



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: Planning: Administration

(831) 454-2580

Subject: Report Back on Short-Term Rental Enforcement

Meeting Date: June 28, 2022

Recommended Action(s):

Accept and file report regarding permitting of short-term rentals and compliance data generated on payment of transient occupancy tax.

Executive Summary

At the March 8, 2022, meeting, the Board authorized the Auditor-Controller-Treasurer-Tax Collector to enter into an agreement with Granicus, LLC to continue monitoring internet websites that advertise short-term rentals within the county. The Board added additional direction for the Auditor-Controller-Treasurer-Tax Collector to share data both quarterly and on request with the Code Compliance section of the Community Development & Infrastructure (CDI) Department and for Code Compliance to cross-reference the data and determine how many short-term rentals are operating without a permit, and for the first of these reports to be presented to the Board at the June 28, 2022 meeting.

Background

The Auditor-Controller-Treasurer-Tax Collector contracts with Granicus, LLC (formerly Host Compliance) to monitor internet websites that advertise short-term rentals in the unincorporated county in order to determine whether the operators are in compliance with the Uniform Transient Occupancy Tax requirements of the County Code. The Code requires that operators must register each of their rentals and obtain a County Transient Occupancy Tax Registration Certificate (TOT Certificate). The TOT Certificate number is required to be included in all their advertisements. Additional analysis is performed to determine if operators are self-reporting their required amount of TOT.

With some exceptions, in order for a short-term rental (i.e., vacation rentals and hosted rentals) to operate legally within the unincorporated county, the property owner must also secure a short-term rental permit issued by the Planning Division of CDI. It is likely that there are vacation rentals are operating without the required permits. As directed, the Auditor-Controller-Treasurer-Tax Collector shared the Granicus data with Code Compliance on May 27, 2022.

Analysis

The data received from Granicus indicates that there are 1,132 total short-term rentals operating in the county and that 557 rentals are compliant (obtained TOT Certificate and are paying taxes), 395 are non-compliant with obtaining a TOT Certificate and paying taxes, and 180 are not yet determined and are still being researched.

Permit data from the same date indicates that there were 867 permits issued or in-process, a difference of 265 rentals that Granicus lists, but do not have a CDI-issued permit. Several properties that are advertising and are included in Granicus's data are located in areas that do not require permits. When these properties are removed, approximately 165 properties appear in the Granicus data but do not have permits. The data also indicates that, of the properties determined as compliant or non-compliant, approximately 23 short-term rentals are operating without permits in the Live Oak (22) and the Davenport/Swanton (1) designated areas.

The data provided by Granicus allows the Auditor-Controller-Treasurer-Tax Collector to follow up with non-compliant owners who are not registered and paying TOT. Permit applications for vacation rentals continue to be processed by the County's Permit Center. In the designated areas, a waiting list is maintained and, as capacity becomes available, vacation rental permits are issued. Capacity is checked biannually, and invitations to apply for a permit are extended based on the capacity. Capacity for vacation rentals is available in the Live Oak Designated Area (68). At this time, limited permit capacity is available in the Seascape/Aptos/La Selva Beach Designated Area (5) and for hosted rentals throughout the county (2). No additional permit capacity is available in the Davenport/Swanton Designated Area.

The Code Compliance section of CDI will continue to respond to complaints regarding permitted or unpermitted short-term rentals. Code Compliance has responded to approximately 12 complaints on short-term rentals in the past year, not including complaints that may be associated with other enforcement types, such as illegal construction. In addition, based on the data received from Granicus, Code Compliance will send a letter out to short-term rental operators who appear in Granicus's data but do not have a valid permit in order to have them submit a permit application.

Financial Impact

There are no General Fund budget implications.

Strategic Plan Element(s)

2.C (Attainable Housing: Local Inventory) - Controls on short-term rentals contribute to the supply of housing available for long-term occupancy.

6.D (Operational Excellence: Continuous Improvement) - Data collection and analysis on short-term rentals and collection of TOT provides a metric allowing assessment of current programs.

Submitted by:

Matt Machado, Deputy CAO/Director of Public Works

Recommended by:

Carlos J. Palacios, County Administrative Officer