

## Nicholas Brown

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**From:** braver-bevels2s@icloud.com  
**Sent:** Thursday, April 23, 2026 7:36 PM  
**To:** Nicholas Brown  
**Subject:** STR Application 261115

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

Hi Nicholas,

I am inquiring about STR application 26115 on Rancho Dr in Soquel. I live on Rancho. If you can help me with any information you are willing to provide, I would appreciate it. I would like to lodge a formal complaint and need information on how to do so.

Is there a process to oppose this application? If so, do you have any resources (links, forms...) that you are able to provide to guide that opposition? And where should this letter of opposition be sent?

Is there a hearing prior to approval of a 4 bedroom application? If so, how will those concerned be notified of any potential hearing?

Is there a parking requirement for a 4 bedroom short term rental?

What percentage of 4 bedroom STR applications in Santa Cruz County are denied?

Our neighborhood is one of the last remaining neighborhoods where kids play in the street. We care for each other's pets when on vacation. We watch out for each other and have 4th of July block parties. It is so special to everybody on this street. STRs erode that social fabric and you do not need to look very far to find studies that support that.

Any guidance you are able to provide is appreciated.

Cheers,  
Rancho Dr. Residents

## Nicholas Brown

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**From:** Ryan French <ryanjfrench@hotmail.com>  
**Sent:** Monday, April 27, 2026 2:03 PM  
**To:** Nicholas Brown  
**Cc:** Manu Koenig  
**Subject:** Public Comment on Short-Term Rental Application #261115

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

Dear Mr, Brown,

I am writing to provide public comment regarding the proposed short-term rental (Airbnb) application at 4453 Rancho Drive in Soquel

I would like to respectfully express concern about the potential impacts this use may have on our neighborhood, which is primarily a family-oriented residential community.

### Why the County of Santa Cruz should oppose this application:

Research across multiple U.S. cities has shown that introduction of short-term rentals can lead to measurable changes in neighborhood conditions. Studies have found that short-term rentals are associated with reductions in long-term housing availability and upward pressure on housing costs, particularly in high-demand markets such as coastal California. Additionally, research has identified correlations between short-term rental density and increased calls for police service, often related to noise complaints, parties, and transient occupancy.

A study done by the San Francisco Office of Economic Development has calculated that removing a single housing unit from the market (so that it can become an STR) would have a total negative economic impact on San Francisco's economy of approximately -\$250,000 to -\$300,000 per year. San Francisco shares strikingly similar cost of living, tourism, affordability and housing issues as Santa Cruz.

There is no denying we are in an affordable housing crisis. City Council, the Mayor, County Supervisors and it is even acknowledged on the Santa Cruz County official website (<https://www.santacruzcountyca.gov/Departments/CountyExecutiveOffice/HousingProgress.aspx?>). To allow for a residence to be converted to a short-term rental is in opposition to all of the work being done to provide solutions. It has been stated by local government officials on several occasions that this is the single most important issue the county faces.

### Why I, along with every neighbor I have spoken to, oppose this application:

Short-term rentals erode the social equity that is so important to local communities. You need not look far for data and first hand accounts of the negative impacts to communities when AirBnBs have been allowed in. There is strong opposition because other California coastal cities and counties such as Monterey, Santa Barbara, Santa Monica and Malibu have all banned or placed significant restrictions on

short-term rentals in residential neighborhoods. Most of these bans cite protection of the integrity of residential neighborhoods.

Hilltop is a special neighborhood. Neighbors look after neighbors, we watch each others kids, take care of each others pets, hold 4th of July block parties, last day of school ice cream parties. It would be heartbreaking to see an application approved for a short-term rental where the county understands the impacts to the social fabric of the neighborhood and approves it.

Beyond the data, these impacts are already being observed in many coastal communities similar to ours, where short-term rentals have contributed to:

- Increased neighborhood disruption (noise, parking congestion, and parties)
- A reduction in long-term residents and neighborhood stability
- A shift away from the character of family-oriented residential areas

Our neighborhood relies on consistency, familiarity among neighbors, and a stable resident population. The introduction of a short-term rental at this location raises concerns about maintaining those qualities.

I strongly urge the county to deny this application based the facts detailed above. There is no benefit to the county from an economic or housing perspective and it harms the community.

Thank you for considering this input as part of your review process. I appreciate the City's efforts to balance the preservation of neighborhood character and housing availability.

Sincerely,  
Ryan & Ashley French  
4469 Rancho Dr. Soquel, CA

831-331-7730  
WA2PEN@PACBELL.NET

WALTER DISBROW  
PENNY DISBROW

4448 RANCHERO DRIVE  
SOQUEL, CA 95073

APRIL 29, 2026

DEAR MR. BROWN

We our **definitely against a permit for a short-term rental (Airbnb) at 4453 Rancho Drive, Soquel, CA.** We have lived across the street from 4453 Rancho Drive for 50 years. This is a family neighborhood, not a hotel. Please do not approve this application for a short-term rental.

We would be in favor of a long-term rental or lease for 12 months or more.

Thank you for your consideration.

Warm regards,

Walter and Penny Disbrow

**KEEP HILLTOP A FAMILY NEIGHBORHOOD**



## Nicholas Brown

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**From:** Sue <chezsioux@yahoo.com>  
**Sent:** Thursday, April 30, 2026 12:40 PM  
**To:** Nicholas Brown  
**Subject:** 4453 Rancho Dr Soquel

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

Dear Mr Brown,

Our address is 4406 Cortez Dr in Soquel. I am very opposed to a permit for an Airbnb to be issued for Rancho Dr the next block down from me.

There is only negative for the homeowners and renters in the neighborhood. Please do not approve of this due to:

- More short-term noise (guests, parties, arrivals)
- Parking pressure in already tight streets
- Fewer long-term rentals in Santa Cruz County
- Less neighbor stability / turnover of strangers

Thank You, Susan Moble  
4406 Cortez Dr  
Soquel, Ca 95073

## Nicholas Brown

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**From:** Andy Thomas <athomas724@gmail.com>  
**Sent:** Wednesday, April 29, 2026 9:15 PM  
**To:** Nicholas Brown  
**Subject:** Opposition to short term rental in Soquel

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

Hello Nicholas,

I am writing to voice my opposition to a proposed short term rental permit at 4453 Ranchero Dr in Soquel. I live directly across the street at 4456 Ranchero and I think that a short-term rental in this neighborhood would significantly affect and degrade our neighborhood And community. I am significantly concerned about the potential impact of our safety and the safety of our children. We have several families on this street and the adjoining streets that all have elementary and middle school aged children. These kids are able to play ball in the street and ride their bikes in relative safety. The kind of traffic that comes with a short term rental would significantly impact the safety of our children. We have a special neighborhood where all of the neighbors know each other and look out for each other and their kids. We have a neighborhood of families and older folks that have lived here for decades. They speak to how special it is to hear the kids playing out front and how we have such special holidays, where several families come together for BBQs during the summer holidays and how we have one of the best trick or treating neighborhood in the county. Bringing a business in here like an Air BnB breaks up that community and creates a space that is dangerous to our kids and creates less opportunities for other local families to enjoy this area. As a person that lives and works here, I know there are many families that would jump at the chance to live in that house or rent it long term. I am asking that you deny the permit at this time.

Thank you for your time  
Andy Thomas  
4456 Ranchero Dr  
Soquel, CA 95073  
831 402-3452.

## Nicholas Brown

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**From:** Randy Stephenson <randystephenson1957@gmail.com>  
**Sent:** Saturday, May 2, 2026 3:17 PM  
**To:** Nicholas Brown  
**Subject:** Airbnb 4453 Rancho

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

Hello Nicholas,

Please accept my opposition to the proposed Airbnb at the above address. I live at 4495 Rancho Dr. I live with my extremely fragile mother and my adult disabled child. I am literally 5 doors down from this house and even though we cannot confirm who will be using the home. I could or would imagine the worst case scenario of disruption to the neighborhood. Please carefully consider this application and apply the thought "what if I lived here?" It is enough of an inconvenience that the overflow from the park invades the neighborhood many days of the week. Please do not set a precedent.

Thanks for your time, Randy 831-251-1252

## Nicholas Brown

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**From:** vivianfennerevans@yahoo.com  
**Sent:** Thursday, April 30, 2026 11:04 AM  
**To:** Nicholas Brown  
**Subject:** Fw: Opposition to AirBnb permit Rancho Drive, Soquel

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

Date: 4/30/2026

Vivian Fenner-Evans  
4482 Rancho Drive  
Soquel, CA. 95073

Attention: Nicholas Brown  
Planning Technician  
County of Santa Cruz

RE: Short term rental permit at 4453 Rancho Drive, Soquel, CA 95073

Mr. Brown,

I am a neighbor of the applicant at 4453 Rancho Drive to turn his house into a short term rental. I am adamantly opposed to this application/permit for the following reasons. I live within the proximity of 300 ft of the potential vacation rental.

I live next door to a former short term rental (4492 Rancho Drive) which was approved by the county. The short term rental has since been turned into a long term rental. During the time that the home was an Airbnb, the police were called, there were loud marijuana parties, as well as bong pot parties in the yard using the F word loudly. I had to call the owner at least 5 times to complain about the excessive noise and profanity used. Additionally, one Airbnb person pulled out of the driveway so fast that they hit a neighbor's car!

Rancho Drive is full of children and seniors. An Airbnb will erode the the safety factor of kids that play and ride their bikes in the street as evidenced by my experience of the parties and reckless driving when my next door neighbor converted their home into an Airbnb. Does the county assume liability if a child is injured by a an Airbnb temporary renter?

Last, Rancho Drive is adjacent to Anna Jean Cummings Park. During soccer season and softball season the number of children walking to practice increases.

I request a public meeting and for the sign to be placed in front of the house and not behind a bush so the public can see the Notice Of Proposed Development.

I await your reply and would like to be notified of any further development in this regard.

Vivian Fenner-Evans,  
4482 Rancho Drive  
Soquel, CA. 95073

## Nicholas Brown

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**From:** Devin Kleffer <devin@kleffer.com>  
**Sent:** Sunday, May 3, 2026 2:27 PM  
**To:** Nicholas Brown  
**Subject:** 4453 Rancho Dr, Soquel

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

Mr. Brown,

I'm reaching out regarding our concern for the proposed short term ("AirBnB") at 4453 Rancho Drive, Soquel. We live next door, at 4461 Rancho Drive.

Throughout our time at this address (nearly 15 years), we have come to embrace our neighborhood for its family-friendly vibe, its safety, and its close knit ties with others in the Hilltop area. The evidence regarding how short term rentals consistently and negatively impact neighborhoods such as ours is as plentiful as it is worrisome.

As such, we are asking you to please reject the application and allow our neighborhood to retain all the things we love most about it.

Respectfully,

Devin and Rachael Kleffer

## Nicholas Brown

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**From:** Parker Williams <parker.wade.williams@gmail.com>  
**Sent:** Sunday, May 3, 2026 10:55 AM  
**To:** Nicholas Brown  
**Subject:** Strong Opposition – Short-Term Rental Permit at 4453 Rancho Dr

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

Dear Nicholas,

I am writing to formally oppose the short-term rental permit application at 4453 Rancho Dr. I live within 300 feet of this property and have young children, so the outcome of this decision directly impacts my family's day-to-day safety and quality of life.

This proposal is not a typical short-term rental—it is a **high-capacity use** that would allow large groups and frequent turnover in the middle of a quiet residential neighborhood. That level of intensity is incompatible with a street where families live, children play outside, and neighbors rely on consistency and trust.

My concerns are immediate and practical:

- **Safety and supervision:** A constant rotation of large groups of unfamiliar adults significantly changes the environment for young children. We rely on knowing our neighbors and maintaining a predictable, safe setting.
- **Noise and disruption:** Short-term rentals of this scale routinely lead to late-night noise, gatherings, and general disruption, which is especially difficult for families with young kids.
- **Traffic and parking impacts:** High guest turnover and group occupancy will increase congestion and parking pressure on our street.
- **Precedent:** Approving a high-impact short-term rental here sets a clear precedent for similar conversions, which would fundamentally change the character of this neighborhood over time.

This is not about opposing visitors or tourism broadly. It is about preventing a commercial-style use from being introduced into a residential area in a way that directly harms the families who live here.

Given my proximity and the presence of young children, I strongly urge the County to **deny this application**.

Please include this letter in the official record. I would also like to be notified of any hearings or decisions related to this application.

Thank you for your consideration.

Sincerely,  
Parker Williams  
4484 Cortez Dr. Soquel, CA 95073

801-842-7489

**Nicholas Brown**

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**From:** Iris Strong <iris@mauiiris.com>  
**Sent:** Tuesday, May 5, 2026 9:13 AM  
**To:** Nicholas Brown  
**Subject:** Short term rental permit in my neighborhood

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

To Nicholas Brown

We are very concerned regarding the application for short-term permit at 4453 Ranchero Dr. in Soquel. We are a family oriented neighborhood and have to deal with parking issues already due to Anna Jean Cumming Park sports. We are aware of people parking their motorhomes in our neighborhood during

tournaments at the park. Our neighbor across the street from us has already had their home broken into and stolen items. We do not want to see this happening in our neighborhood. Please do not approve of this short-term rental permit.

Iris Strong  
4414 Rancho Dr  
Soquel, CA

## Nicholas Brown

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**From:** Debbie Kleffer <dkleffer@comcast.net>  
**Sent:** Sunday, May 10, 2026 4:59 PM  
**To:** Nicholas Brown  
**Subject:** Short term rental at 4453 Rancho Dr, Soquel

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

Mr. Brown,

I'm writing as the owner of the long-term rental property next door at 4461 Rancho Drive in Soquel to express my strong concern about the proposed short-term rental at 4453 Rancho Drive.

For nearly 15 years, this property has been part of a stable, residential neighborhood that myself and my tenants have come to value for its family-friendly atmosphere, safety, and the close-knit relationships in the Hilltop area. We believe a short-term rental would disrupt that stability and negatively affect the character of the neighborhood.

The concerns associated with short-term rentals in neighborhoods like ours are well known and deeply troubling. For that reason, I respectfully urge you to deny this application and help preserve the residential quality of this community.

Respectfully,

Debbie Kleffer  
Sent from my iPad

## Nicholas Brown

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**From:** Julie Sadell <julie218s@gmail.com>  
**Sent:** Monday, May 11, 2026 9:40 AM  
**To:** Nicholas Brown  
**Subject:** Opposed to AirBnB

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

Attention Mr Brown,

I am adamantly opposed to a short- term rental in my neighborhood. My husband and I bought our home in 1981 in this neighborhood because it had a reputation for raising children in a safe area. Our home is directly behind 4453 Rancho. Short- term rentals create an environment of transient activity, strangers, loud parties, too many cars, and a disregard for permanent residents.

Please do not allow this in our Family neighborhood.

Regards,

Julie Sadell

4440 Cortez Dr

Soquel, CA 95073

Sent from my iPad

## Nicholas Brown

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**From:** Joseph Molinaro <joeymol@hotmail.com>  
**Sent:** Friday, May 15, 2026 7:42 PM  
**To:** Nicholas Brown  
**Subject:** Large truck

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

Hello again,  
Apparently there is a tenant staying at 4453 Rancho St. which appears to be a short term renter.

There is short term rental sign permit still in the front yard. Not sure when this was approved.

They have a tenant with very large truck coming up the street that has disturbed the kids playing in the street and appeared to be going over the 25 mph speed limit. They are parking and staying at the short term rental we were in touch about prior.

The hilltop neighborhood is again asking we stop short term rentals.

We appreciate you reconsidering approving short term rental on Rancho Dr, Soquel, CA.

Thank you.

## Nicholas Brown

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**From:** Joseph Molinaro <joeymol@hotmail.com>  
**Sent:** Monday, May 18, 2026 4:00 PM  
**To:** Nicholas Brown  
**Subject:** Re: Large truck

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

Ok.

I know multiple neighbors have a sent a letter in reference to short term rental concern at this address to you because your name is on the permit pending sign.

I was under the impression there was a mailer to be sent out and a hearing before a short term rental permit was approved.

The current tenant may be considered a “ long term renter” over 30 days. I’m unsure.

It’s possible I misunderstanding the process.

Thanks for any clarification.

Joe

> On May 18, 2026, at 9:41 AM, Nicholas Brown <Nicholas.Brown@santacruzcountyca.gov> wrote:

>

> Hi Joseph,

>

> Thank you for reaching out and bringing this to my attention. It sounds like you might be interested in having our code enforcement team look into this matter. At this time there don't appear to be any complaints made on this parcel.

>

> To ensure a vacation rental complaint is officially documented, it must be submitted through our website. If you believe there is unauthorized or disruptive activity related to a short-term rental, you can submit a complaint online. Our Code Enforcement team will review the complaint, verify the situation, and take appropriate action. Reporting these concerns helps ensure any potential issues are addressed promptly.

>

> Link to the Vacation Rental Code complaint form:

<https://cdi.santacruzcountyca.gov/Planning/CodeCompliance/VacationRentalComplaintForm.aspx>

>

> If any dangerous activity, such as reckless driving is occurring, is affecting the safety of anyone in the neighborhood please call 911 or the Sheriff's non- emergency number (831) 454-7600.

>

> Thank you again for reaching out.

>

> Sincerely,

>

>

> Nicholas Brown

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> Planner I  
> Community Development & Infrastructure  
>  
> Phone: 831-454-5317  
> 701 Ocean Street, Room 400  
>  
>  
> -----Original Message-----  
> From: Joseph Molinaro <joeymol@hotmail.com>  
> Sent: Friday, May 15, 2026 7:42 PM  
> To: Nicholas Brown <Nicholas.Brown@santacruzcountyca.gov>  
> Subject: Large truck  
>  
> \*\*\*\*CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*  
>  
> Hello again,  
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>  
> The hilltop neighborhood is again asking we stop short term rentals.  
>  
> We appreciate you reconsidering approving short term rental on Rancho Dr, Soquel, CA.  
>  
> Thank you.  
>  
>  
>  
>

## Nicholas Brown

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**From:** mlwalker01@aol.com  
**Sent:** Thursday, May 21, 2026 12:11 PM  
**To:** Nicholas Brown  
**Subject:** short term rental application for 4453 Rancho Dr.

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

I am writing to register my vote against approving the short-term rental application for 4453 Rancho Dr.

I live on Rancho Dr. and love the family friendly neighborhood vibe we have. We all know each other and look out for each other. I feel that adding short term rentals to our neighborhood would erode the community togetherness we have worked so hard to preserve,

Thank You for your consideration,

Marilyn Walker  
4419 Rancho Dr  
Soquel, Ca 95073  
831-431-3881