

Nicholas Brown

From: Ryan French <ryanjfrench@hotmail.com>
Sent: Tuesday, June 2, 2026 5:34 PM
To: Nicholas Brown
Subject: Re: 4453 Rancho STR Permit

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Hi Nicholas,

I believe that the property manager of record, Don Lauritson, for this permit being a former SC county planner represents a significant conflict of interest. Would you agree?

Cheers,
Ryan

On May 22, 2026, at 4:42 PM, Nicholas Brown <Nicholas.Brown@santacruzcountyca.gov> wrote:

Hi Ryan,

Thanks for your comment. It will be saved for the public record. I will attempt to answer your questions in the order they were asked. First, I'd like to let you know that the hearing will be on JUNE 5th at 9 AM. The meeting will be held in the following location:

Community Room
County Government Center
701 Ocean Street, Room 020 (Basement)
Santa Cruz, CA 95060

- What are the specific items the planning dept will take into consideration on their decision to approve/deny the permit? And, specifically, what will the planning dept. NOT take into consideration?
 - *Discretionary permits are processed objectively. If the application meets the criteria for a permit to be allowed to be granted then the decision will be made to approve a permit. The approval or disapproval of neighbors is not factored into the determination made by the Department although modification to the Conditions of Approval sometimes can be made on a case-by-case basis.*
- What qualifies as a “response” to a complaint? Within 60 minutes, what exactly would fulfill that obligation by the owner?
 - *Per the code: E) Local Property Manager. All vacation rentals shall designate a local property manager, who is located within 30 miles of the vacation rental. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood*

questions or concerns. A property owner who lives within 30 miles of the vacation rental may designate themselves as the local property manager. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC § 18.10.136.

- What qualifies as a “significant” infraction?
 - *Per the code: "Significant violations" are: citations for violation of Chapter 8.30 SCCC (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.*
- Should the STR be approved, my understanding is that rentals may not exceed 30 days. Meaning, all rentals would have to be short term (<30 days). Is this correct? Is there another permit that supersedes the STR? In other words, would a 30+ day rental violate the STR? And if not, why?
 - *A permit holding property owner does not need to exclusively rent their property for less than 30 days. The permit is eligible for renewal so long as they can provide evidence to the County that the property was used as a short-term rental (meaning any booking under 30 days) for 10 calendar days per year for at least three of five years it was permitted. Renting any less than the required amount of days may cause the permit to go void.*
- Is the property manager, who is required to be within 30 miles, contact information made available? Or, do residents need to submit the complaint form which triggers a notice to the property manager? Which, in-turn, requires a response within 60 minutes? Can you please detail this process so it is clear?
 - The property manager’s phone number (also referred to as the 24 hour emergency contact) will be listed on the rental’s sign which will be required to be posted in front of the property. That contact information will be available there and also here on our website: [Vacation Rentals Emergency Contact Info](#)
- For the 30 mile requirement, can you define what that means? Is that 30 miles on the shortest drive to get to the house or as the crow flies?
 - It is 30 mile radius (as the crow flies)

I hope you found this helpful.

Best,

<image001.png>

Nicholas Brown

Planner I
Community Development & Infrastructure

Phone: 831-454-5317
701 Ocean Street, Room 400

If you would like clarification on **review comments I left** on your **building permit**, please use the link below to book a 15 minute appointment with me, referencing the **building permit number**. If you prefer a phone call instead of a video call, please provide a call back number in the notes.

 [Book time to meet with me](#)

From: Ryan French <ryanjfrench@hotmail.com>
Sent: Thursday, May 21, 2026 4:11 PM
To: Nicholas Brown <Nicholas.Brown@santacruzcountyca.gov>
Subject: 4453 Rancho STR Permit

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

Hey Nick,

I am hoping you can clarify a few things for me prior to the July 5 meeting.

- What are the specific items the planning dept will take into consideration on their decision to approve/deny the permit? And, specifically, what will the planning dept. NOT take into consideration?
- What qualifies as a “response” to a complaint? Within 60 minutes, what exactly would fulfill that obligation by the owner?
- What qualifies as a “significant” infraction?
- Should the STR be approved, my understanding is that rentals may not exceed 30 days. Meaning, all rentals would have to be short term (<30 days). Is this correct? Is there another permit that supersedes the STR? In other words, would a 30+ day rental violate the STR? And if not, why?
- Is the property manager, who is required to be within 30 miles, contact information made available? Or, do residents need to submit the complaint form which triggers a notice to the property manager? Which, in-turn, requires a response within 60 minutes? Can you please detail this process so it is clear?
- For the 30 mile requirement, can you define what that means? Is that 30 miles on the shortest drive to get to the house or as the crow flies?

There were renters in the house on Wednesday night. First night of renters and there was loud music and every other word was an F-bomb. The conversations did not revolve around stock portfolios, if you catch my drift. I am two houses away and heard it clear as day. Within two houses of this house live six children.

Cheers,
Ryan