Staff Report to the Zoning Administrator

Application Number: 261094

Applicant: Amalfi West LLC attn: Lowell Strauss
Owner: Amalfi West LLC
APN: 043-152-34
Site Address: 547 Beach Drive, Aptos, 95003

Agenda Date: July 17, 2026

Agenda Item #: 4
Time: After 9:00 a.m.

Project Description:

Proposal to establish a new four-bedroom non-hosted short-term rental for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Non-Hosted Short-Term Rental Permit.

Location: Property is located on the southern side of Beach Drive (547 Beach Drive), approximately 0.8 miles southeast of the intersection of Beach Drive and Rio Del Mar Boulevard in Aptos.

Permits Required: Non-Hosted Short-Term Rental Permit; On-Site Parking Exception

Supervisorial District: 2nd District (District Supervisor: Kimberly De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 261094, based on the attached findings and conditions.

Analysis

The subject property is developed with an existing four-bedroom single-family residence, located in the 'No Limit' zone of the Seacliff/Aptos/La Selva Beach Designated Area. The single-family dwelling was constructed in 1986 and contains four bedrooms and four bathrooms.

Non-hosted short-term rentals (non-hosted rentals) within residential structures are permitted within the Residential Beach (RB) zone district, and the operation of the non-hosted rentals are required to comply with all requirements of the short-term rental ordinance. Non-hosted rental permits are subject to renewal pursuant to County Code Section 13.10.694(D)(6), as conditioned.

Parking
The provided parking will meet the requirements of SCCC 13.10.694(D)(9)(h)(ix). Pursuant to

this Code Section, parking for non-hosted rentals is limited to the number of on-site parking spaces. A minimum of one on-site space is required for non-hosted rentals containing one or two bedrooms and a minimum of two on-site spaces are required for rentals containing three or more bedrooms. The non-hosted rental is permitted to park one additional vehicle off-site, except on roads which do not allow for street parking. Where street parking is allowed, the rental guest(s) will not have any exclusive or assigned use of any available street parking. Should off-site parking occur within a parking district, the non-hosted rental permit holder will be required to purchase a parking permit at the business rate and will not be eligible for residential parking permit allocations. The subject dwelling is comprised of four bedrooms; therefore, two on-site parking spaces are required.

In situations where the required on-site parking cannot be provided, an On-Site Parking Exception may be requested in conjunction with a Conditional Use Permit for a non-hosted rental permit, for consideration by the Zoning Administrator at a public hearing.

The existing residence covers nearly the entirety of the buildable portion of the parcel on which it is located. As such, there are no on-site parking spaces located on the subject parcel; therefore, approval of an On-Site Parking Exception is required in conjunction with this non-hosted short-term rental permit.

Granting the On-Site Parking Exception for the subject property will not adversely affect existing traffic and parking in the area, as parking is available along Beach Drive in front of the dwelling, partially within the private, gated right-of-way. The parcel is located on a residential block where many of the other residences also do not contain off-street parking facilities, such as driveways and garages. Historically, parking for many of these residents, as well as for visitors, has occurred on the street along Beach Drive. Therefore, the use of the subject dwelling as a non-hosted short-term rental will not adversely impact parking in the neighborhood.

24 hour Contact

Gideon Strauss has been designated as the 24-hour contact for the non-hosted rental. Gideon Strauss is located in Santa Cruz, within the required 30-mile response radius from the proposed non-hosted rental property.

Short Term Rental Hotline

SCCC 13.10.694(D)(3) establishes a requirement for applicants to register with the County's Short-Term Rental Hotline. The hotline will receive and facilitate timely responses to complaints and inquiries related to short-term rental operations, supporting regulatory compliance and effective communication with surrounding residents. As a condition of approval, each short-term rental shall display a sign containing the Short-Term Rental Hotline number. The sign must be clearly visible and legible from each public right-of-way providing primary vehicular access to the property, be located so as not to obstruct driver sight distance, and conform to County standards for sign size and format.

Locational Limits

The property is located within the 'No Limit' zone of the Seacliff/Aptos/La Selva Beach Designated Area, which does not limit the number of short-term rentals allowed on a residential block for all parcels fronting along the subject section of the street along Beach Drive. Additionally, the property is not subject to the non-hosted rental proximity limitations described in County Code 13.10.694(D(4)(d).

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

- **APPROVAL** of Application Number **261094,** 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.sccoplanning.com

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Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans & Application Materials
E. Assessor's, Location, Zoning and General Plan Maps
F. Parcel information

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 261094
Assessor Parcel Number: 043-152-34
Project Location: 547 Beach Drive, Aptos, 95003

Project Description: Proposal to establish a new, four-bedroom non-hosted short-term rental for purposes of overnight lodging for periods not to exceed 30-days at a time.

Person or Agency Proposing Project: Amalfi West LLC attn: Lowell Strauss

Contact Phone Number: (415) 272-4954

A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. _____ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

E. __X__ **Categorical Exemption**

F. Reasons why the project is exempt:

Class 1 – Existing Facilities: Conversion of an existing single family residence, to a residential short term rental, will not result in environmental impacts in that a short term rental use is synonyomous with a residential use.

Class 3-Conversion of Small Structures: Conversion of the existing single family residence, to allow for short term rental use, will not result in modifications to the existing, legally constructed residential structure.

In addition, none of the conditions described in Section 15300.2 apply to this project.

_____ Date:_____
Michael Lam, Project Planner

EXHIBIT A

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 short-term 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 short-term rental will comply with health and safety standards established for short-term 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 short-term rental standards address noise, occupancy, and parking to ensure that there are no detrimental effects of the short-term 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 short-term rental and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances, including the short-term rental ordinance, and the purpose of the RB (Residential Beach) zone district as the primary use of the property will be a residential short-term rental that meets all requirements of the short-term 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 short-term rental use is consistent with the use and density requirements specified for the O-R; R-UL (Parks, Recreation, Open Space; Urban Low Density Residential) land use designation in the County General Plan as it is a residential use in an existing residential structure and the short-term 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 non-hosted rental is to be located within an existing single-family residential structure. The expected level of traffic generated by the proposed non-hosted 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-short-term rental residential use and short-term 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 non-hosted short-term 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-short-term residential uses and short-term rental uses can include celebrations that result in temporary increase in vehicles and building occupancy.

(g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the short-term non-hosted rental of an existing residential dwelling is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

(a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed short-term non-hosted 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 non-hosted 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.

On-Site Parking Exception Findings

(a) Existing traffic and parking on nearby streets and properties would not be adversely affected by granting of an on-site parking reduction, as off-site parking is typically available and not subject to significant levels of congestion.

This finding can be made, in that the subject parcel is located on a residential block where many of the other residences on the block do not contain off-street parking facilities, such as driveways or garages. Historically, parking for many of these residences has occurred on the street along Beach Drive. The cars associated with the proposed non-hosted short-term rental would not exceed the number that would be typically associated with the use of the property as a single-family dwelling with full-time occupants and as required by the short-term rental ordinance. In this case, the ordinance requires two parking spaces for a four-bedroom rental; thus, the permit has been conditioned to allow a maximum of two non-exclusive on-street parking spaces.

Conditions of Approval

Exhibit D: Project plans, prepared by Amber Cortes, dated 02/26/2020.

I. This permit authorizes the operation of a non-hosted short-term rental (non-hosted 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. The non-hosted rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Non-hosted Rental Certification form on file with the Department of Community Development and Infrastructure.

B. Issuance of this permit shall not infer approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term "new development" shall include, but is not limited to, fencing, patios, and accessory structures. The term "use" shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.

C. The maximum, overnight occupancy of the non-hosted rental shall not exceed 10 people (two per bedroom, plus two additional people, children under eight not counted).

D. The maximum number of vehicles associated with the non-hosted rental overnight occupants shall not exceed two, to be parked in non-exclusive on-street parking spaces.

E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (twice the number of overnight occupants, children under 8 not counted).

F. No weddings, outdoor parties, or similar activities are authorized under a short-term rental permit.

G. 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 non-hosted rental in a location readily visible to all guests.

H. Non-hosted rental rules (house rules) shall be posted inside the non-hosted 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.

I. Fireworks are illegal in Santa Cruz County and prohibited at the non-hosted rental.

J. A Short-Term Rental Hotline Sign shall be placed on the subject property so as to be clearly seen and readily readable from each right-of-way providing primary vehicle access to the subject property. Signs shall be located so as to not interfere with vehicular line of sight. This sign shall include the County's short-term rental hotline number ((831) 316-3795), identify the structure as a non-hosted rental, and display the beginning and end dates of the five-year term of the permit (the permit effective date and permit expiration date). The sign must conform to the requirements outlined in SCCC 13.10.580(B): one non-illuminated sign not larger than six square feet in area pertaining to the sale, lease, rental, or display of a structure or land. The sign shall be continuously maintained while the dwelling is used as a non-hosted rental

K. The name, address, and telephone number(s) of the local property manager (24-Hour contact person) shall be posted inside the non-hosted rental in a location readily visible to all guests.

L. 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 non-hosted 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/5kjvAnC8n6.

M. The local property manager (24-hour contact person) shall be located within 30 miles of the non-hosted 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.

N. The local property manager shall be registered for the County Emergency Alert and Warning platform, CruzAware, to ensure that if there is an emergency or pending

emergency, they can notify non-hosted rental occupants in a timely manner. CruzAware registration information shall be posted in a prominent location inside the short-term rental to ensure access to emergency alerts is available to occupants during their stay.

O. All listings on hosting platforms and any other advertising for short-term rental shall include the short-term rental permit number in a prominent location. Where photos with number are allowed, a photo containing the permit number shall be included where the permit number is visible and legible. Additionally, for non-hosted rentals, a photo of the required signage, if applicable, that includes the Hotline number, and non-hosted rental identification is required. Advertising shall also include the number of overnight guests allowed, maximum number of people allowed for celebrations, number and location of on-site parking spots, approximate location of off-site parking spots, restrictions on noise, permit number, and language on road conditions if the property is located in a mountainous area.

P. 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 non-hosted rental unit.

Q. This permit is provisional for a one-year period subject to review for compliance with short-term 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 short-term rental permit shall expire five years from the date of approval. To continue in operation as a legal short-term rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. Non-hosted rental permits are non-transferable and become void when a property transfer triggers reassessment.

R. A violation of any of the requirements to obtain a non-hosted rental permit may be grounds for denial of a new non-hosted rental permit application. Further, violations of non-hosted 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 non-hosted rental permit after consideration at a public hearing by the Zoning Administrator (or by the Planning Commission upon referral).

S. If more than two significant violations occur on a non-hosted rental property within a 12-month period, a permit shall be noticed for a public hearing to consider permit revocation, pursuant to SCCC 18.10.117. “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 non-hosted 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 non-hosted 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 non-hosted rental permit for the same parcel without prior consent of the Board of Supervisors.

T. The non-hosted rental shall provide overnight lodging for a period of not more than 30 days at a time.

U. Trash cans (waste and recycling) provided for the non-hosted rental shall be 96 gallon in size.

V. In addition to any other permits required for a proposal to expand the square footage of a permitted non-hosted rental structure by an equal to or more than 50 percent or to increase the existing number of bedrooms by demolition or remodeling, a new non-hosted rental permit shall be required for an existing non-hosted rental and shall be subject to the limits and caps set forth in SCCC 13.10.694(D)(4).

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.

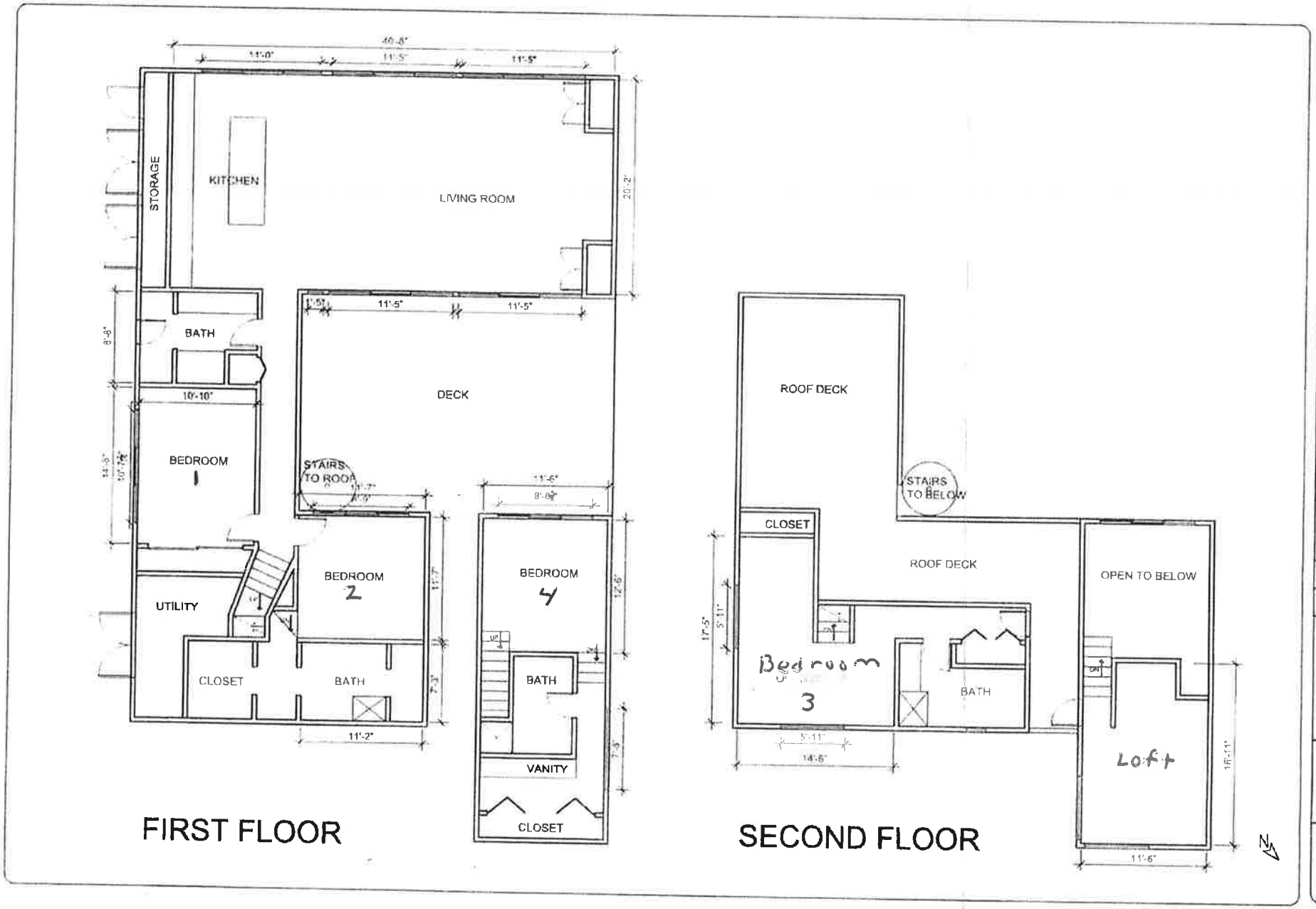
Approval Date: _____

Effective Date: _____ (after 5 p.m.)

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.

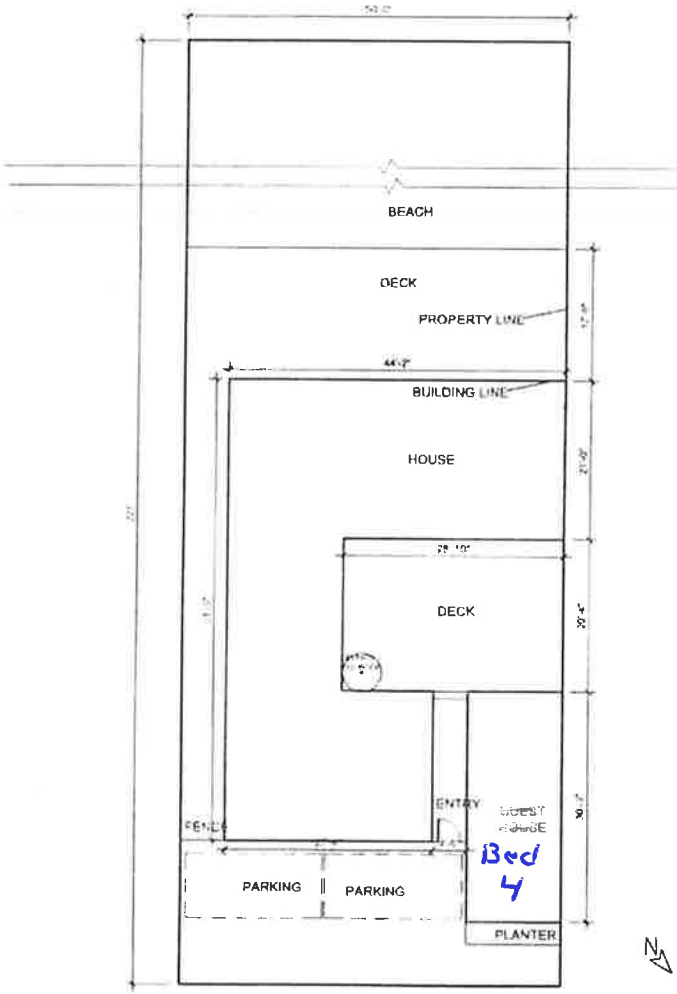


STORAGE
KITCHEN
LIVING ROOM
BATH
DECK
BEDROOM 1
STAIRS TO ROOF
BEDROOM 2
UTILITY
CLOSET
BATH
BEDROOM 4
BATH
VANITY
CLOSET
FIRST FLOOR
ROOF DECK
STAIRS TO BELOW
CLOSET
ROOF DECK
OPEN TO BELOW
Bedroom 3
BATH
Loft
SECOND FLOOR
547 Beach Dr Aptos, CA
2-26-20
SCALE 1/8"=1'-0"
04315234
SHEET TITLE
FLOOR PLANS
2 of 2

Exhibit D

VICINITY MAP

ASSESSORS MAP



Owner
Lynn Horner
98 Bellbrook Way
Atherton, CA 94027
650-322-9500

Applicant
Randy Maldonado
Cheshire Rio Realty and Property Management
107 Aptos Beach Drive, Ca 95003
831-688-2041

Prepared by
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547 Beach Dr. Aptos, CA

DATE 2-26-20

SCALE 1/16"=1'-0"

PARCEL # 04315234

SHEET TITLE
PROPERTY MAP

SHEET NO 1 of 2

Exhibit D

Response incomplete item A)

a. Hosting Platforms / Advertising Mediums

The proposed short-term rental at **547 Beach Drive, Aptos, CA** will be advertised on the following platforms:

- Airbnb
- VRBO
- Google Vacation Rentals

Response Incomplete Item B}

b. Copy of Listing (Sample Description)

Listing Title: Oceanfront Aptos Retreat – 5BR Home Steps from the Beach

Description:
Welcome to our spacious oceanfront retreat located at 547 Beach Drive in Aptos. This professionally managed 5-bedroom (4 bedroom plus loft), 4-bathroom home is designed for a comfortable and relaxing coastal stay, just steps from the beach.

The home features:

- 5 bedrooms and 4 full bathrooms
- Fully equipped kitchen and dining area
- Comfortable living spaces with ocean views
- Outdoor seating and easy beach access
- High-speed WiFi and on-site parking

This property is ideal for families and small groups looking to enjoy the Aptos coastline in a quiet residential setting.

Important Information:

- Maximum occupancy: **10 guests** (adjust if needed)
- Quiet hours strictly enforced (10:00 PM – 8:00 AM)
- No parties or events allowed

- Parking limited to on-site spaces
- Local contact available 24/7

This listing will comply with all requirements of **SCCC 13.10.694(E)(10)**, including permit disclosure, occupancy limits, and contact information.

Response Incomplete Item C)

c. Short-Term Rental Housing Rules

House Rules:

1. Maximum occupancy: **10 guests**
2. Quiet hours: **10:00 PM – 8:00 AM**
3. No parties, events, or large gatherings
4. No outdoor amplified sound at any time
5. Parking limited to designated on-site spaces only
6. No smoking inside or outside the home
7. Trash and recycling must be properly managed
8. Guests must comply with all Santa Cruz County STR regulations
9. A local contact is available 24/7 for any issues

These rules conform to **SCCC 13.10.694(E)(3)**.

Response Incomplete Item D)

d. Tenant Displacement Protection Compliance

Affidavit Statement:
The property located at 547 Beach Drive, Aptos, CA complies with the Tenant Displacement Protection provisions outlined in **SCCC 13.10.694(D)(5)(c)**.

The unit has not been used to displace any long-term tenants for the purpose of establishing a short-term rental and has not been subject to eviction or tenancy termination in violation of applicable regulations.

4/29/26

Exhibit D

Response Incomplete Item E)

e. Draft Signage (Non-Hosted Rental Identification)

A sign will be installed in a visible location on the property prior to operation.

Sign Content (Draft):

- PERMITTED NON-HOSTED SHORT-TERM RENTAL
- Address: 547 Beach Drive, Aptos, CA
- Permit Number: [Insert Permit #]
- Maximum Occupancy: 10 Guests
- Quiet Hours: 10:00 PM – 8:00 AM
- 24/7 Local Contact: [Name + Phone Number]

This signage will comply with **SCCC 13.10.694(9)(1)**.

Response Incomplete Item F)

f. Public Notice Acknowledgment

The applicant acknowledges and agrees to comply with all public notice and signage requirements. Required signage will be installed prior to operation and maintained in accordance with Santa Cruz County regulations.

24-Hour Contact

NOTE: The 24-hour contact must reside within a 30-mile radius of the vacation rental.

Name: Gideon Strauss

Physical Address: 309 Village Cir

City: Santa Cruz State: CA Zip Code: 95060

Phone No.: 415 272 4954 Email: OceanFrontBolinas6@gmail.com

Elected / Public Official or County Employee Information Publication

If the contact person identified above is an elected or appointed official (including a public safety official) as defined by sections 6254.21 or 6254.24 of the California Government Code, this application must be signed below by the contact person and constitutes written permission under Government Code section 6254.21 that the contact person's name and phone number may be placed on the County's internet website. If the contact person identified above is an employee of the County of Santa Cruz within the scope of section 468 of the County Procedures Manual, this application must be signed below by the contact person, it constitutes a waiver of the provisions of that section, and it constitutes written permission to place the contact person's name and phone number on the County's internet website.

Contact person signature, if applicable

Date

Rental Safety Certification

The following items require verification to assure the rental 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.

- ☑ **Smoke alarms** (listed and approved by the State Fire Marshall) installed in the following locations per the current building code requirements.
  - 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 current building code requirements.
  - 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 the current electrical code requirements.
- ☑ 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, with the bottom of the clear opening being not greater than 44" measured from the floor. 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. Per current building code requirements.
- ☑ All stairs shall have at least one continuous **handrail** running the full length of the stairs per current building code requirements.
- ☑ 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 42" in height with openings no greater than 4" per the current building code requirements. Exception: Guards on the open sides of stairs shall have a height not less than 34" measured vertically from a line connecting the leading edges of the treads.
- ☑ **Pool/spa safety barrier** enclosures shall comply with Santa Cruz County Code, Sec. 12.10.216. Exception: Self-contained spas/ hot tubs with 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.**

[signature]		May/12/2028
Owner of Rental Unit		Date
Certified Home Inspector	License #	Date
County Building Inspector		Date
Property Manager/ Agent		Date

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 certify that, to the best of my knowledge, the bedroom(s) associated with this hosted rental are legal and suitable for human occupancy.

I understand that hosted rentals are for bedrooms in the primary dwelling unit and are not permitted in accessory structures (including ADU's), legally restricted affordable housing units, balconies, sheds or porches, RV's, or tents.

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 further certify that there are no restrictions against short term rentals associated with the subject property, including, but not limited to, Homeowner's Association regulations, and I understand that any permit issued will be rendered void if there are restrictions on the subject property.

I understand that the County of Santa Cruz has attempted to request everything necessary for an accurate and complete review of my 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

Mar/12/2026
Date

C084625
Cheshire-Rio

COUNTY OF SANTA CRUZ

LAURA BOWERS, AUDITOR-CONTROLLER-TREASURER–TAX COLLECTOR
701 OCEAN STREET, SUITE 150, SANTA CRUZ, CA 95060-4073
POST OFFICE BOX 5639, SANTA CRUZ, CA 95063 • (831) 454-2510 • FAX (831) 454-2257

TRANSIENT OCCUPANCY TAX - REGISTRATION APPLICATION

CNTY OF SANTA CRUZ TTC
MAR 12 '26 PM3:31

FOR COUNTY USE ONLY
Certificate Number:
Date Issued:
APN Number: 043-152-34

PLEASE PRINT OR TYPE

Name of Facility or Unit: Sandy Joes

Address of Facility or Unit: 547 Beach Drive Aptos, CA

Property Manager (If Applicable): Lowell Strauss / Amalfi West

Mailing Address: 27 Meadow Way, Fairfax CA 94930

Email Address: LowellJStrauss@gmail.com Phone#: 415 272 4954

Websites You Plan to Use: ☒ VRBO/AirBNB ☐ HipCamp ☐ VRBO *Only** ☐ AirBNB *Only** ☐ Other _____

Type of Rental: ☐ Hotel/Motel ☐ Bed and Breakfast ☒ Whole House ☐ Hosted Rental

Number of Occupancy Units 1

IMPORTANT: Change of Operator and/or Ownership Requires a New Application

Owner(s) Name (List Principals):

Operator's Name	Address	Phone Number
Amalfi West	27 Meadow Way, Fairfax CA	415 272 4954

Local Emergency Contact

Name	Email Address	Phone Number
Gideon Strauss	Oceanfrontbeliefs@gmail.com	415 272 4954

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signed: Lowell Strauss Date: Mar 12 2026

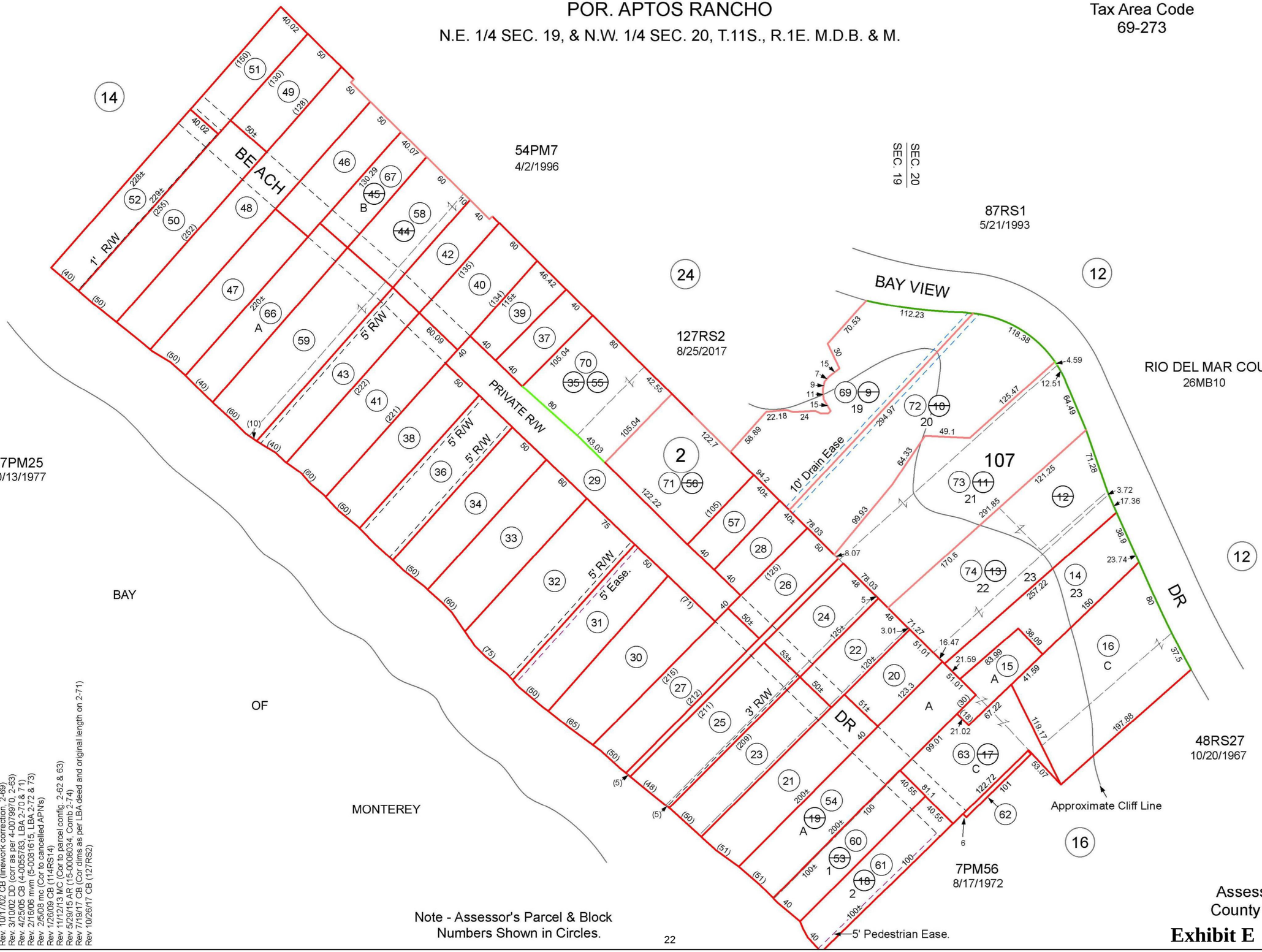
*AirBNB & VRBO have an agreement with the County of Santa Cruz to collect and pay the TOT for all listings done on their site that are within the unincorporated area of the County. If you commit to only using AirBNB/VRBO for all of your rentals you will not be required to report monthly.

POR. APTOS RANCHO

N.E. 1/4 SEC. 19, & N.W. 1/4 SEC. 20, T.11S., R.1E. M.D.B. & M.

Tax Area Code
69-273

43-15



FOR TAX PURPOSES ONLY

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Electronically Redrawn 2/12/99 rw
Rev. 2/12/99 RW (Por. to pg 24)
Rev. 5/4/99 CB (Cor to A & B ref 1-66 & 67)
Rev. 5/25/01 mvm (changed page refs.)
Rev. 8/12/02 mvm (linework correction)
Rev. 10/17/02 CB (linework correction, 2-69)
Rev. 3/10/02 DD (corr as per 4-007997/0, 2-63)
Rev. 4/25/05 CB (4-0065783, LBA 2-70 & 71)
Rev. 2/16/06 mvm (5-0081615, LBA 2-72 & 73)
Rev. 2/5/08 mc (Cor to cancelled APN's)
Rev 1/26/09 CB (114RS14)
Rev 11/12/13 MC (Cor to parcel config. 2-62 & 63)
Rev 5/29/15 AR (15-0008034, Comb 2-74)
Rev 7/19/17 CB (Cor dims as per LBA deed and original length on 2-71)
Rev 10/26/17 CB (127RS2)

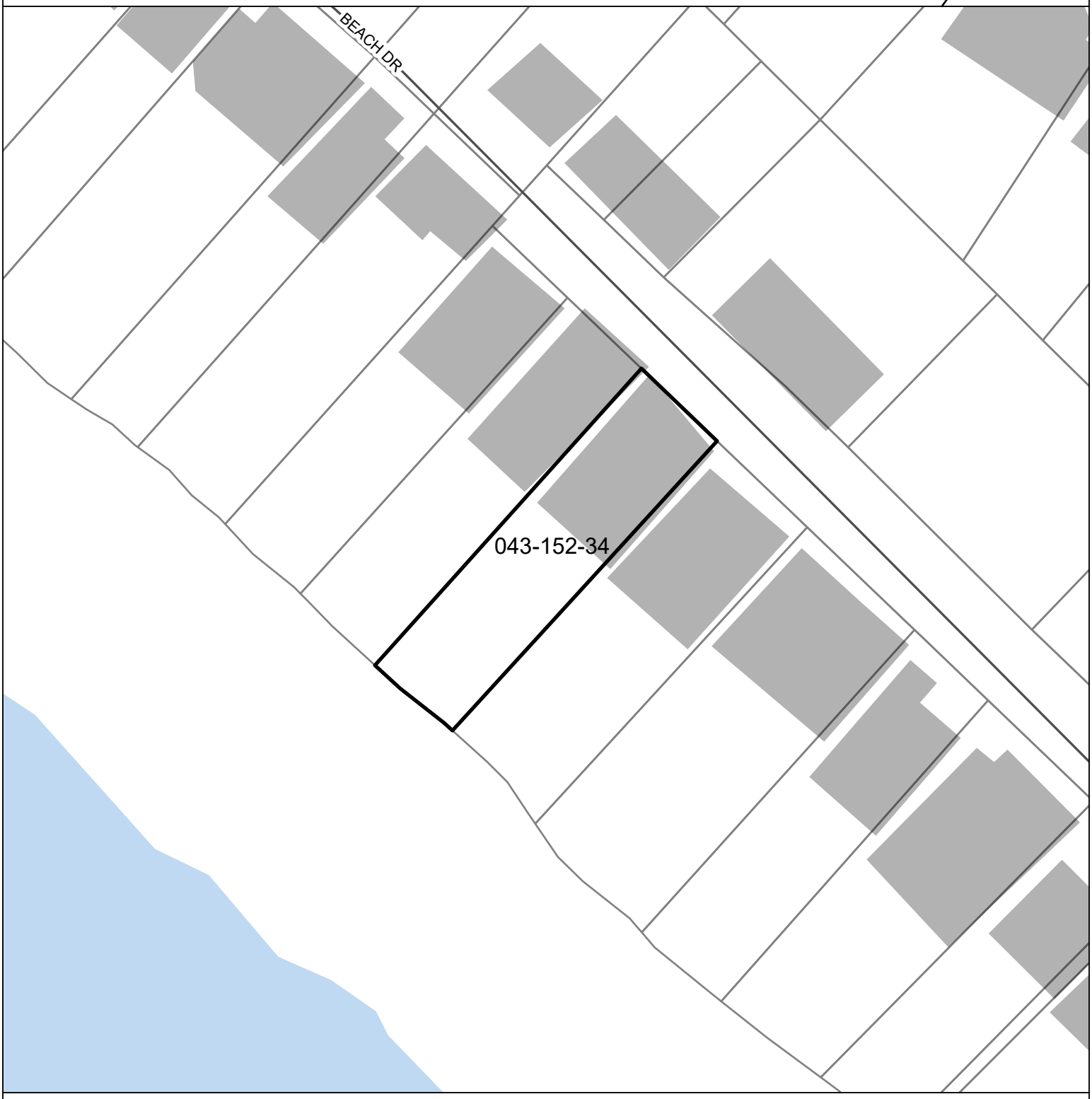
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 43-15
County of Santa Cruz, Calif.
Feb. 1999

Exhibit E

Santa Cruz County Planning Department

Parcel Location Map



Parcel: 04315234

Subject Parcel

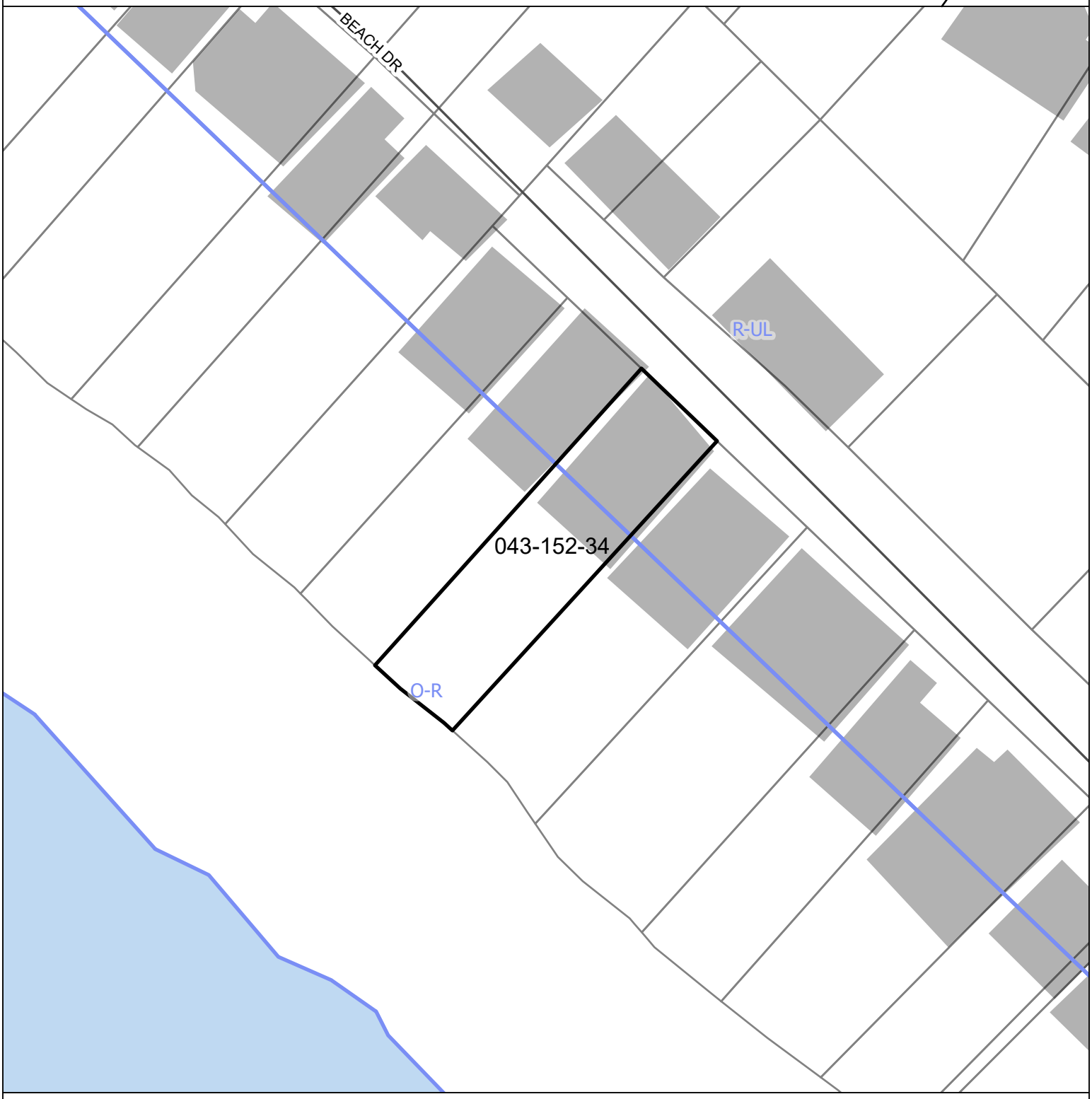
Map printed: 9 Jul. 2026

Exhibit E

0 30 60
Feet

Santa Cruz County Planning Department

Parcel General Plan Map



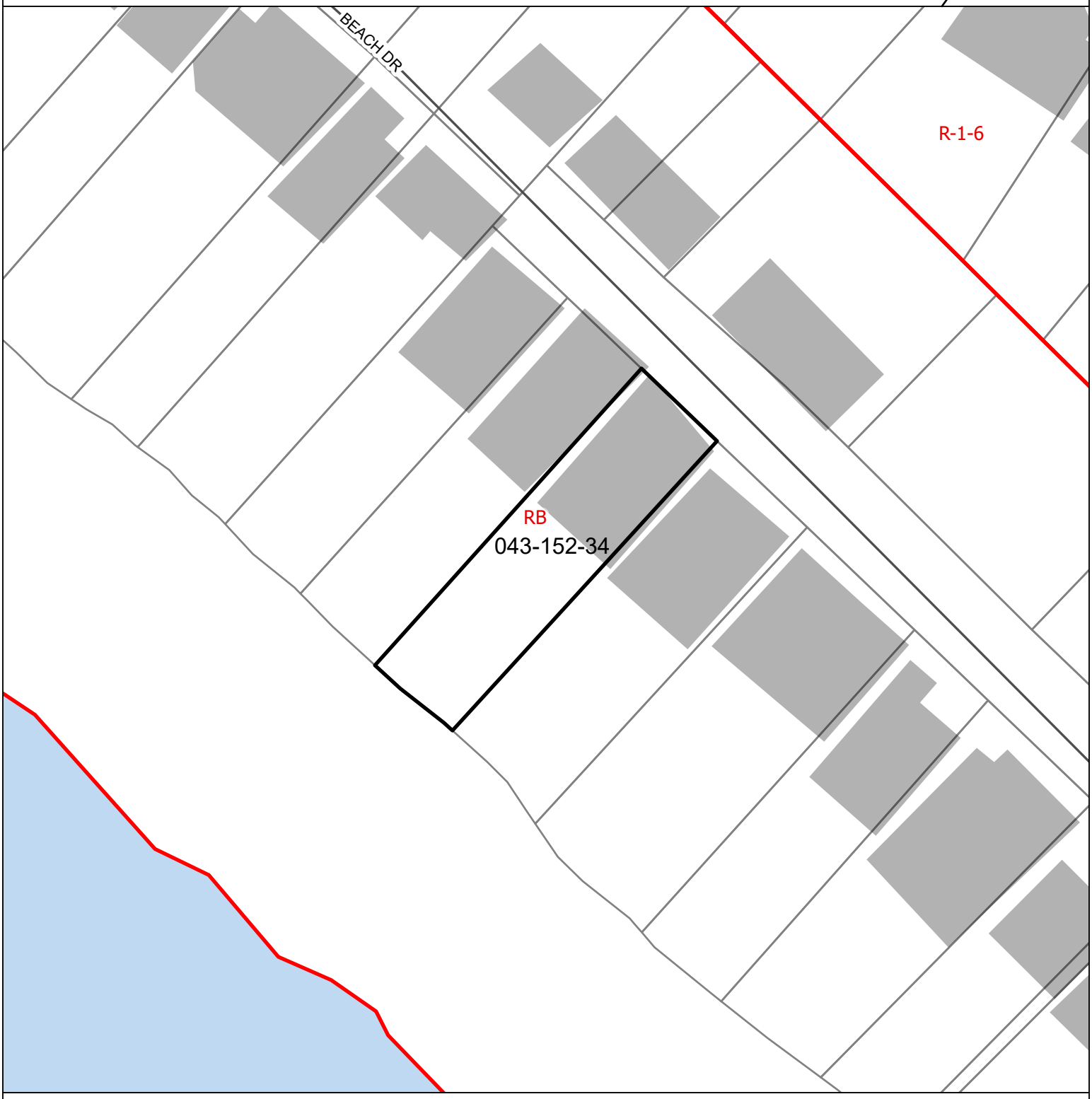
Subject Parcel

0 30 60
Feet

Exhibit E

Santa Cruz County Planning Department

Parcel Zoning Map



Subject Parcel

0 30 60
Feet

Exhibit E

Parcel Information

Services Information

Urban/Rural Services Line:	_X_ Inside __ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Flood Control Zone 6

Parcel Information

Parcel Size:	9,888 square-feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Open Space
Project Access:	Beach Drive
Planning Area:	Aptos
Land Use Designation:	O-R; R-UL (Parks, Recreation, Open Space; Urban Low Density Residential)
Zone District:	RB (Residential Beach)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	__ Yes _X_ No

Technical Reviews: None

Environmental Information

Geologic Hazards:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Yes
Archeology:	Not a mapped constraint