

An aerial photograph of a coastal town, likely Santa Cruz, California. The town is built on a hillside overlooking the ocean. The houses are mostly single-story with light-colored roofs. In the foreground, there's a road with a few cars and a white van. The ocean is a deep blue, and there are some people on the beach. The sky is clear with a few clouds. A large, semi-transparent white box with the text "Virtual Town Hall" is overlaid on the center of the image.

# Virtual Town Hall

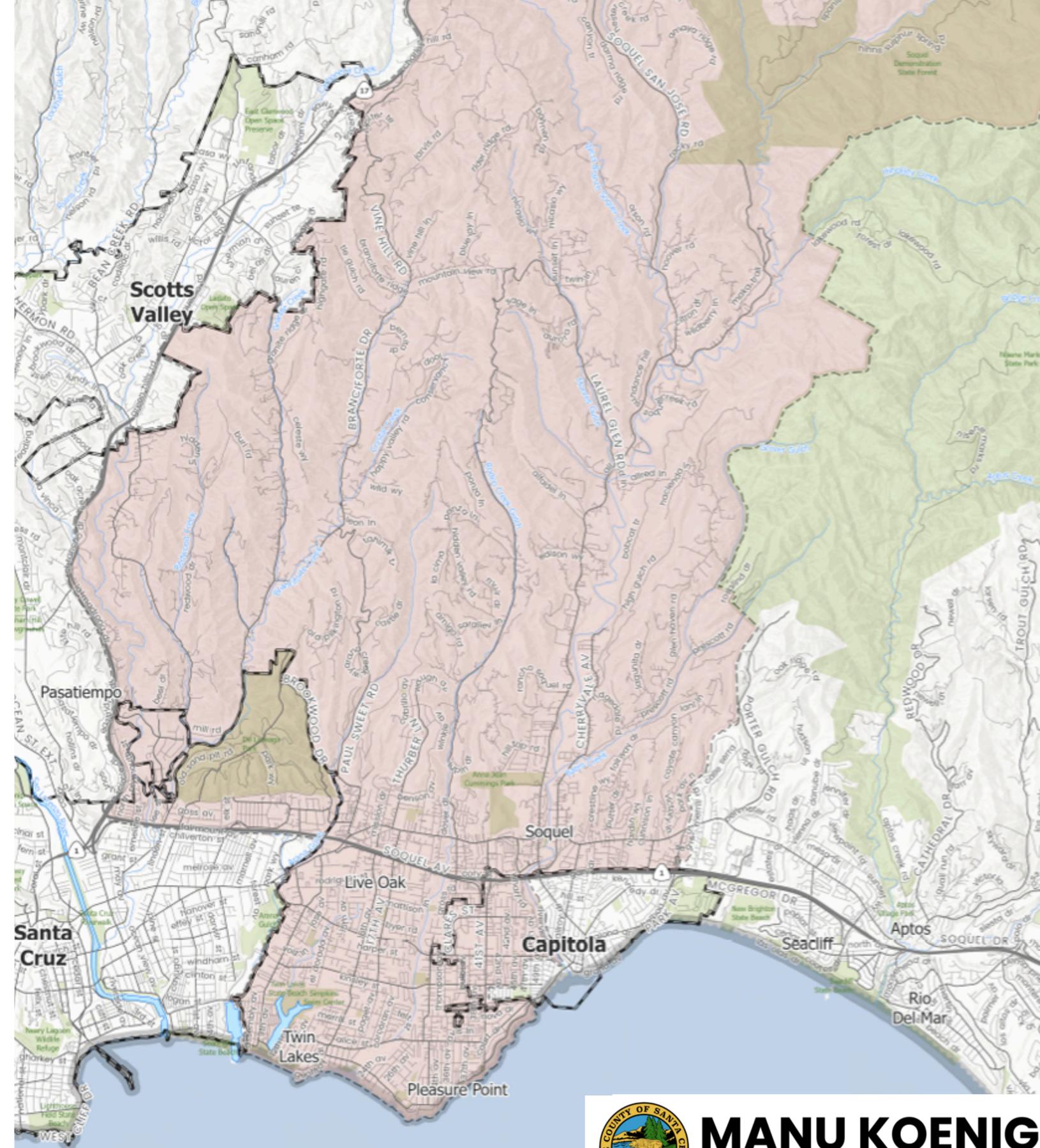
Jan. 23rd, 2024



**MANU KOENIG**  
1ST DISTRICT SUPERVISOR

# Agenda

1. General Updates
2. Policy Discussion
  - A. Permit Parking System
  - B. E-Bikes
  - C. Short-Term Rentals
3. Q&A



# Parking - The Problem

- Cars used as storage lockers
- Autobody shops park cars on public streets
- Boats and RVs parked on public streets
- Multiple cars per household



# Parking – Current Law

- SCCC 9.57 Any operable vehicle on a highway or public right-of-way which has not been moved more than 1,000 feet for a continuous 72-hour period and appears to be a deserted vehicle is declared an abandoned vehicle, subject to removal under this chapter.” [Ord. 4756 § 1, 2004].
- 9.70.620 Overnight parking of mobile homes and recreational vehicles prohibited.

It shall be unlawful to park a mobile home or recreational vehicle overnight upon any highway, street or alley, including the right-of-way, except for emergency purposes.

Exception: This section shall not apply to owners or drivers of mobile homes or recreational vehicles who park a mobile home or recreational vehicle on a highway, street, or alley that abuts property containing their residence, as long as the vehicle is parked on the highway, street, or alley for no longer than 24 hours.

Exception: A mobile home or recreational vehicle may be parked for no more than 72 hours on a highway, street, or alley directly adjacent to private property (the “host property”) if the owner or driver of the vehicle has (1) the permission of a resident of the host property and (2) a permit issued by the Sheriff’s Office that is kept plainly visible on the dashboard of the vehicle.



# Parking – Proposed Solution

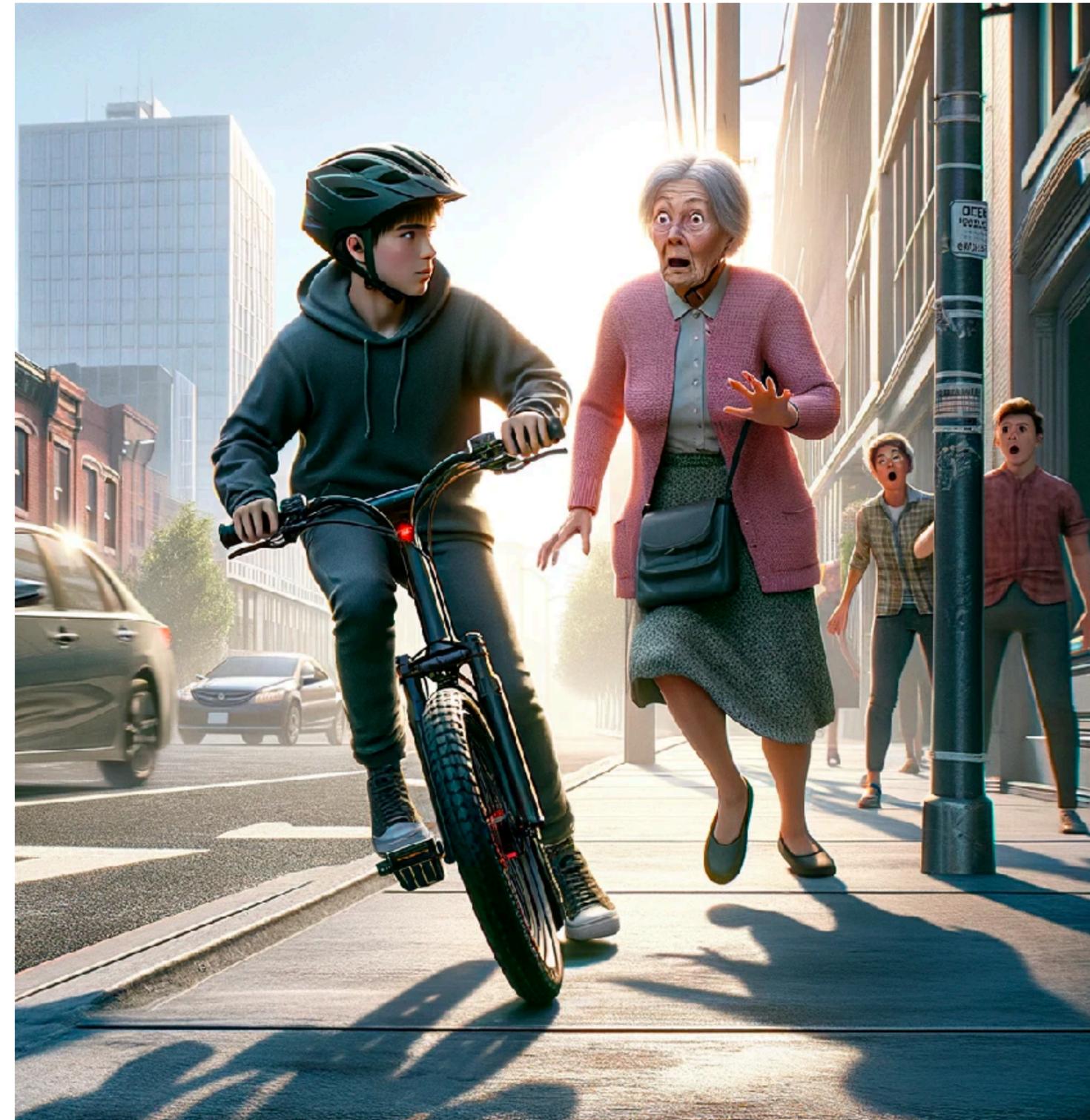
- Permit required for parking anywhere in the program area for more than 72hrs
- Program area is all of Live Oak, Soquel, and Aptos
- Limited to 1 permit per person or 2 per household
- Complaint based enforcement
- Revenues used to pay for towing and demolition



# E-Bikes – The Problem

## *The Problem:*

- E-bikes on sidewalks, including East Cliff
- Often riding the wrong way
- Unsafe riding without a helmet



# E-Bikes – Current Law

## 9.54.010 Regulations.

(A) Notwithstanding any other provision of this code, a “motorized bicycle” as defined by California Vehicle Code Section [406](#)(a), and a “motorized scooter” as defined by California Vehicle Code Section [407.5](#)(a), are authorized to operate on any bikeway under the County’s jurisdiction.

## 8.23.020 Prohibited areas.

It is unlawful for any person(s) riding in or on, or by means of any skateboard, roller skates, roller blades, coaster, or similar device to go in or on the following prohibited areas:

(C) Soquel Village, Zone A, as defined by SCCC 9.42.030, including the streets and sidewalks within the Soquel Village, Zone A;

(D) Walls, steps, driveways, or parking lots on public property, provided the area is clearly and conspicuously posted with signs stating “Skating and Skateboarding Prohibited (Santa Cruz County Code 8.23.020)”



# EBikes – California Vehicle Code

## CHAPTER 1. General Provisions [24000 - 24020]

(b) A person operating an electric bicycle is not subject to the provisions of this code relating to financial responsibility, driver's licenses, registration, and license plate requirements, and an electric bicycle is not a motor vehicle.

### 21212.

(a) A person under 18 years of age shall not operate a bicycle, a nonmotorized scooter, or a skateboard, nor wear in-line or roller skates, nor ride upon a bicycle, a nonmotorized scooter, or a skateboard as a passenger, upon a street, bikeway...

(d) A charge under this section shall be dismissed when the person charged alleges in court, under oath, that the charge against the person is the first charge against that person under this section, unless it is otherwise established in court that the charge is not the first charge against the person.

(e) (1) Except as provided in subdivision (d), a violation of this section is an infraction punishable by a fine of not more than twenty-five dollars (\$25).

## DMV Website

The operator of a Class 3 electric bicycle:

- **Must** be 16 years old or older.
- **Must** wear a bicycle safety helmet.
- **Must** not transport passengers.
- **May** ride an electric bicycle in a bicycle lane **if** authorized by local authority or ordinance.
  
- Bicycles are personal property NOT vehicles and cannot be impounded.



# EBikes - Proposed Solution

- Disallow use of electric assist bikes and scooters on sidewalks or walking paths.
- Install sharrows on East Cliff going East and a contra-flow bike lane going West. Install signage saying electric bikes must use street/bikelane.
- Incentivize e-bike registration and education.
- Support state laws like AB 530 to require e-bike license and 12 year old age limit.



# Short Term Rentals - The Problem

- Difficulty in enforcing noise ordinance
- There is a block cap of 20% (in LODA) but not a radius limit so people can be surrounded by vacation rentals
- Un-hosted rentals are not limited outside of designated zones
- Homes for sale are marketed as vacation rentals and the local workforce can't compete
- Once a home receives a permit in a designated zone, it can be renewed indefinitely, preventing others from receiving a permit



# Short Term Rentals – Progress

Tim Morland is the new Code Compliance Investigator (CCI III) for Vacation Rentals. He started in October 2023 and in these first three months has been working on the following:

- **Citations** – *Since 11/2/23, 64 citations issued* to unpermitted VRs. Created a tracking system and process for monitoring unpermitted rentals.
- **Revocations** – Worked closely with PLN staff to create a process for revocations, and now have 2 properties in the revocation process – expected at ZA hearing on 2/2/24.
- **AirBnB** – Worked with Pellerin’s office to get a contact at AirBnB. In discussions with AirBnB about removing all unpermitted VRs from their platform, as well as how to ensure VR permit holders on the platform are abiding by the County’s ordinance in regard to advertising. This same process will be pursued with VRBO and Hipcamp.
- **Standard Operating Procedures (SOPs)** – Have drafted a series of SOPs for Code Compliance staff to outline processes regarding unpermitted uses, issuing citations, and creating service requests
- **Outreach materials** – have drafted outreach materials to be shared with VR permit holders to inform them of permit requirements
- **Cross departmental collaboration** – working closely with the PLN staff who process/approve VR permits, and together have identified property owners with violations who were in the renewal process. Set up monthly meetings with Auditor’s office to ensure compliance with TOT and VR ordinance, including cross referencing parcels who are delinquent on TOT.



# Short Term Rentals - Current Law

- 262 vacation rental permits shall be issued in the LODA, and no more than 18 hosted rental permits shall be issued for a total of 280.
- Block cap of 20% within designated areas.

## 13.10.690 Hosted rentals

- Hosted rentals limited to 250 permits county-wide

**8.30 NOISE (D)** Prior to issuing a citation for this section, the responsible person or persons will be warned by a law enforcement officer or other designated official that the noise at issue is offensive and constitutes a violation of this chapter. A citation may be issued if, after receiving the warning, the responsible person(s) continues to make or resumes making the same or similar offensive noise(s) within three months of the warning.



# Short Term Rentals – Possible Solutions

- Moratorium on new un-hosted short-term rental permits
- Limit un-hosted rentals to 90 consecutive days per year
- Limit un-hosted rentals to a minimum of 7 days to reduce turnover
- Phase out un-hosted rentals, increase number of permitted hosted rentals
- Define in noise ordinance that hotel guests and short-term rentals may be issued a noise violation without a prior warning



# Questions/Contact Info



**[First.District@SantaCruzCountyCA.gov](mailto:First.District@SantaCruzCountyCA.gov)**



**MANU KOENIG**  
1ST DISTRICT SUPERVISOR