

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATION NUMBER: 251473 APN: 027-221-16
SITUS: 21305 East Cliff Drive, Santa Cruz CA 95062

Proposal to convert three existing spa rooms into three guest rooms and one manager's unit at an existing motel (Bella Notte Inn). Requires a Minor Variation to Coastal Development Permits 201237 and 00-0030.

Property is located on the northwestern corner of the intersection of East Cliff Drive and 13th Avenue at 21305 East Cliff Drive in Santa Cruz.

OWNER: 21305 E Cliff LLC
APPLICANT: Arvand Sabetian
SUPERVISORIAL DISTRICT: 1
PLANNER: John Hunter, (831) 454 -3170
EMAIL: John.Hunter@santacruzcountycalifornia.gov

Public comments must be received by 5:00 p.m. 1/15/2026. A decision will be made on or shortly after 1/16/2026.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

SANTA CRUZ, CA

PROJECT DIRECTORY

T. DIMENSIONS FOR ACCESSIBILITY FEATURES ARE SUBJECT TO CONVENTIONAL INDUSTRY CONSTRUCTION TOLERANCES ONLY WHEN STATED AS ABSOLUTE DIMENSIONS. CONSTRUCTION TOLERANCES ARE NOT ALLOWED FOR DIMENSIONS STATED AS "MAXIMUM", "MINIMUM", OR STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM END POINTS.

ELECTRIC SERVICE
PG&E
1955 41ST AVENUE
CAPITOLA, CA 95010
PHONE: (800) 743-5000

13TH AVENUE:	17 FEET
NORTH SIDE:	3 FEET
EAST SIDE:	5 FEET

WITH THE EXCEPTION OF CONVERTING AN EXISTING DOUBLE DOOR INTO A SINGLE DOOR AND ENLARGING ONE WINDOW TO COMPLY WITH EGRESS REQUIREMENTS, THE SCOPE OF WORK IS LIMITED TO THE INTERIOR OF THE BUILDING. THERE IS NO EXTERIOR GROUND DISTURBANCE PROPOSED.

ARCHITECT: **ARRIS STUDIO ARCHITECTS**
1319 MARSH STREET, SUITE 200
SAN LUIS OBISPO, CA 93401
TEL: (805) 547-2240
CONTACT: THOM JESS
EMAIL: TJESS@ARRIS-STUDIO.COM

VICINITY MAP

[illegible]

21305 E CLIFF LLC

0 EAST CARRILLO STREET, ST. 200
SANTA BARBARA, CA 93101

BELLE NOTTE INN

21305 E CLIFF DRIVE, SANTA CRUZ, CA

COVER SHEET

[illegible]

A25098

DATE
NOVEMBER 17, 2025

SHEET

A1.0



SCALE: 3/16" = 1'-0"



A2.0

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13TH AVENUE

22'

8.5' x 18' PARKING SPACES -TYPICAL

PARKING LOT (12 SPACES)

9' x 18' ACCESSIBLE PARKING SPACES W/ 8' WIDE ACCESS AISLE -TYPICAL

ROOM 11

MANAGER UNIT

ROOM 1 (ADA)

ROOM 2 (ADA)

ROOM 3

ROOM 4

ELECTRICAL

STAIR 2

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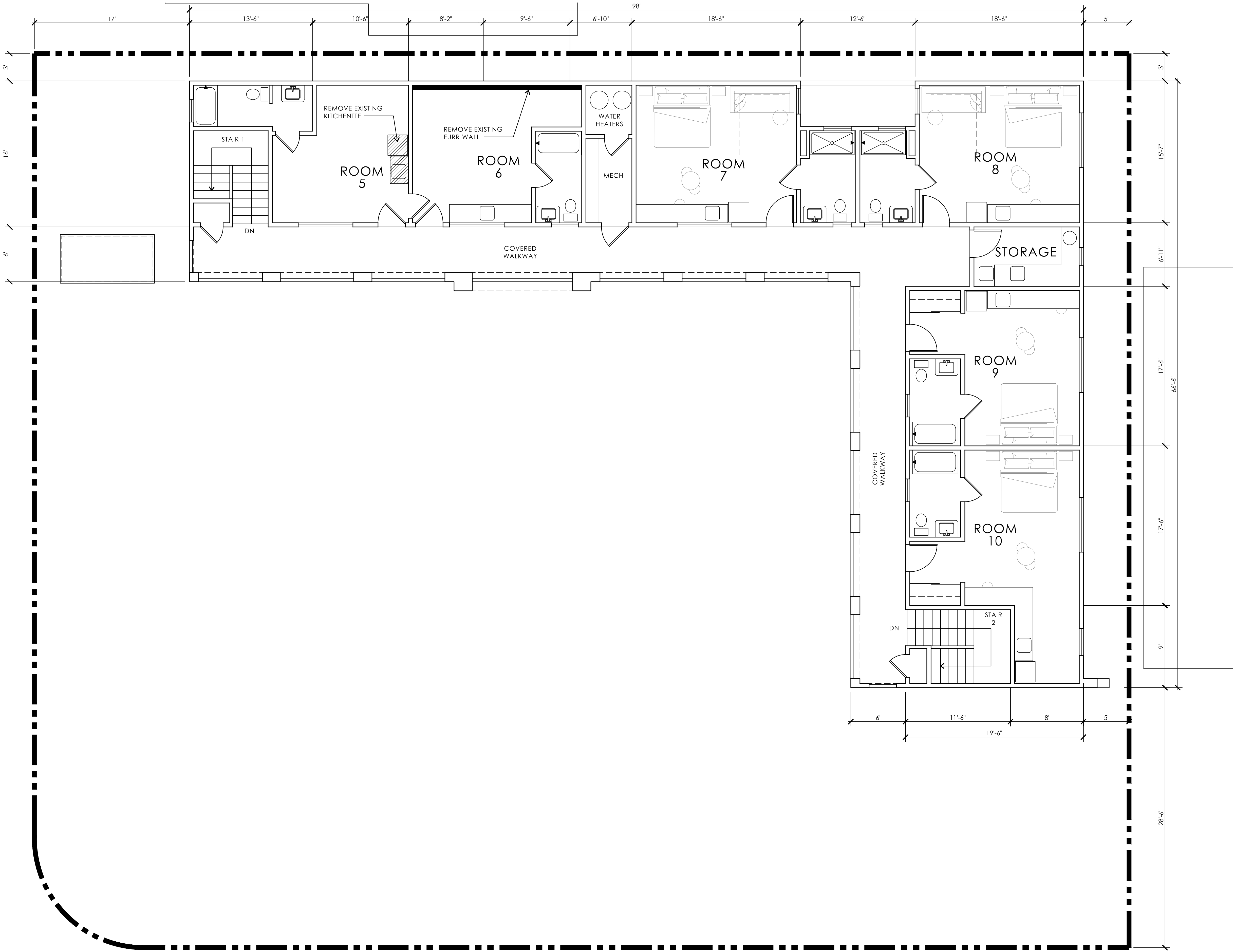
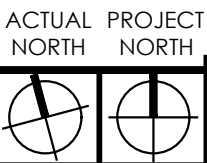
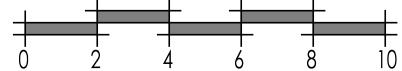
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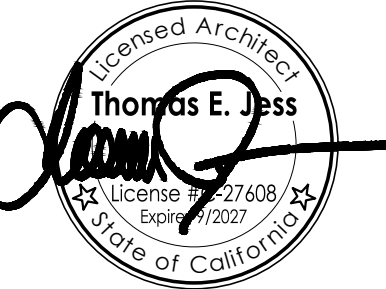
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H10 EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



ADDRESS
1319 MARSH STREET, SUITE 200
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM
ARCHITECT OF RECORD/CONSULTANT



21305 E CLIFF LLC

1200 EAST CARRILLO STREET, ST. 200
SANTA BARBARA, CA 93101

BELLE NOTTE INN

21305 E CLIFF DRIVE, SANTA CRUZ, CA

EXISTING
SECOND FLOOR PLAN

#	REVISION	DATE

PROJECT
A25098
DATE
NOVEMBER 10, 2025
SHEET

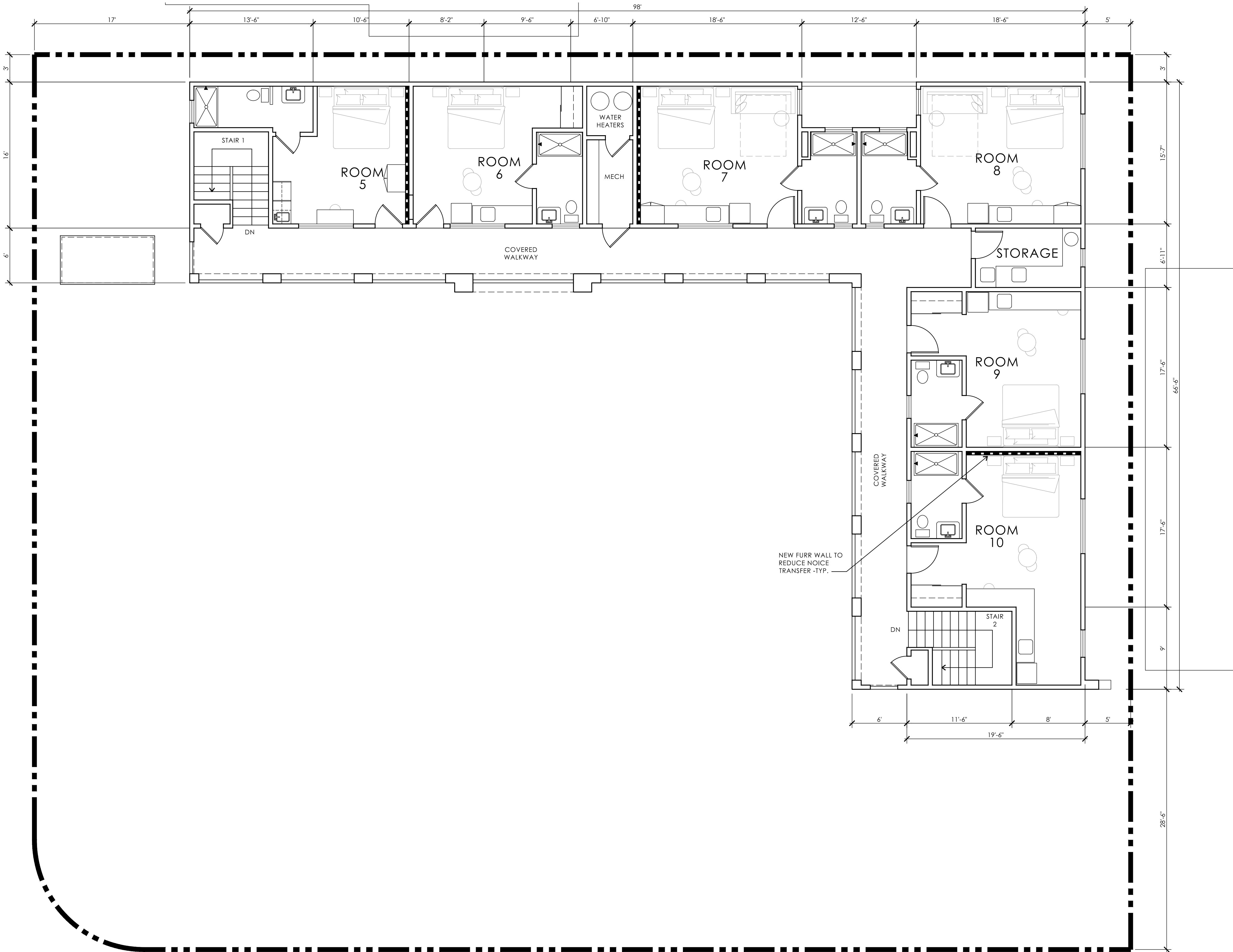
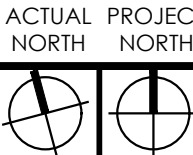
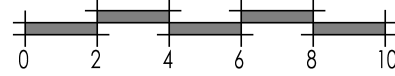
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H10

PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



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21305 E CLIFF DRIVE, SANTA CRUZ, CA

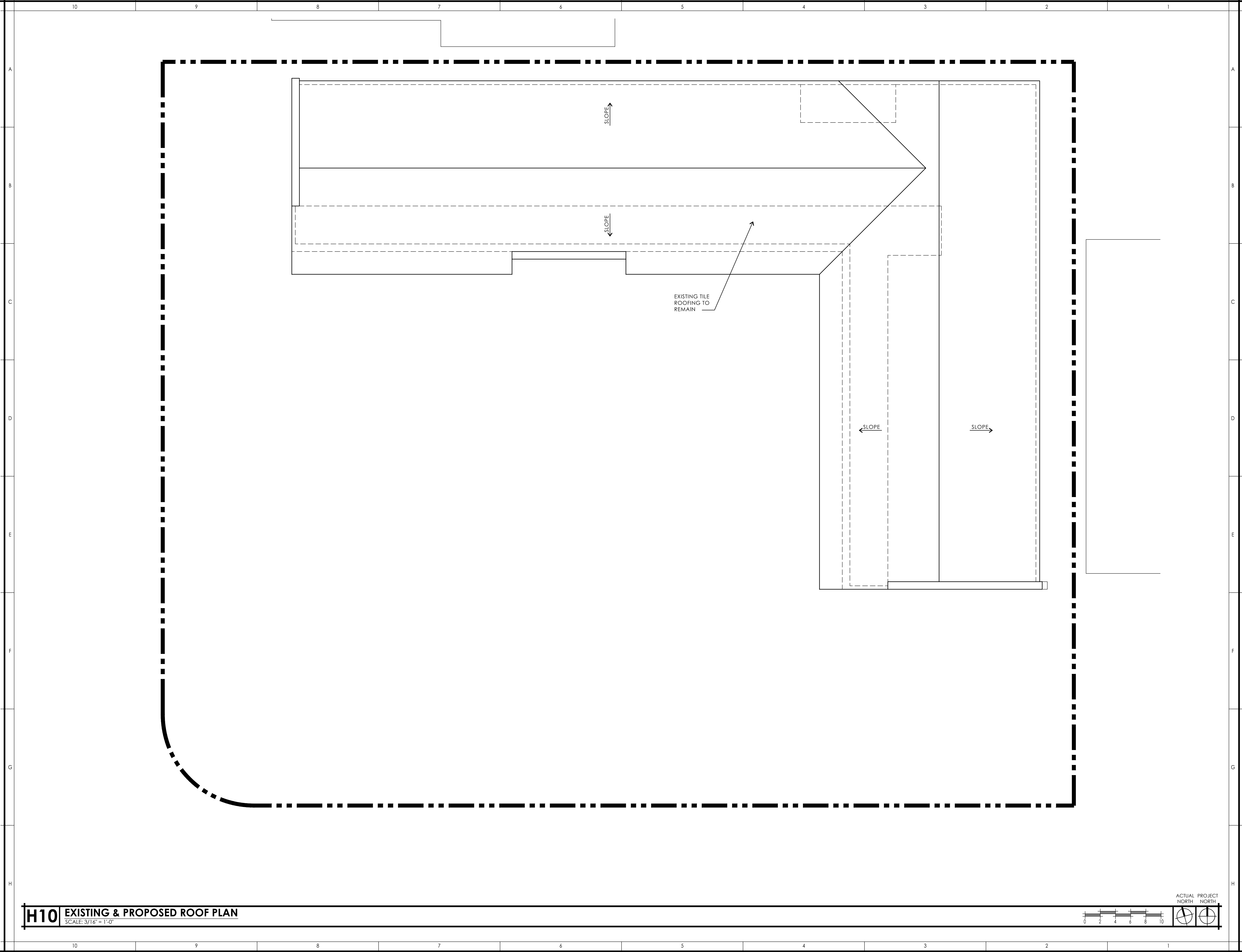
PROPOSED
SECOND FLOOR PLAN

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PROJECT
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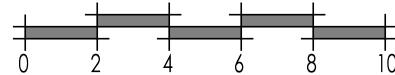
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H10 EXISTING & PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"



ACTUAL PROJECT
NORTH NORTH



ADDRESS
1319 MARSH STREET, SUITE 200
SAN LUIS OBISPO, CA 93401
CONTACT
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CLIENT
21305 E CLIFF LLC
1200 EAST CARRILLO STREET, ST. 200
SANTA BARBARA, CA 93101

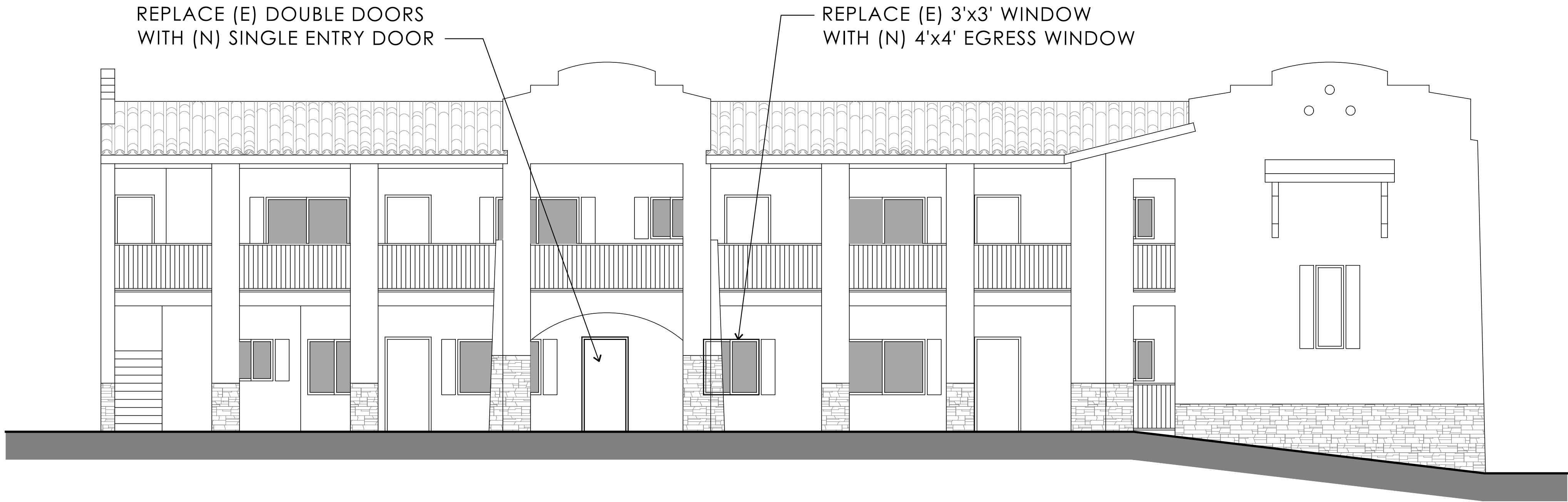
PROJECT
BELLE NOTTE INN
21305 E CLIFF DRIVE, SANTA CRUZ, CA
**EXISTING & PROPOSED
ROOF PLAN**

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PROJECT
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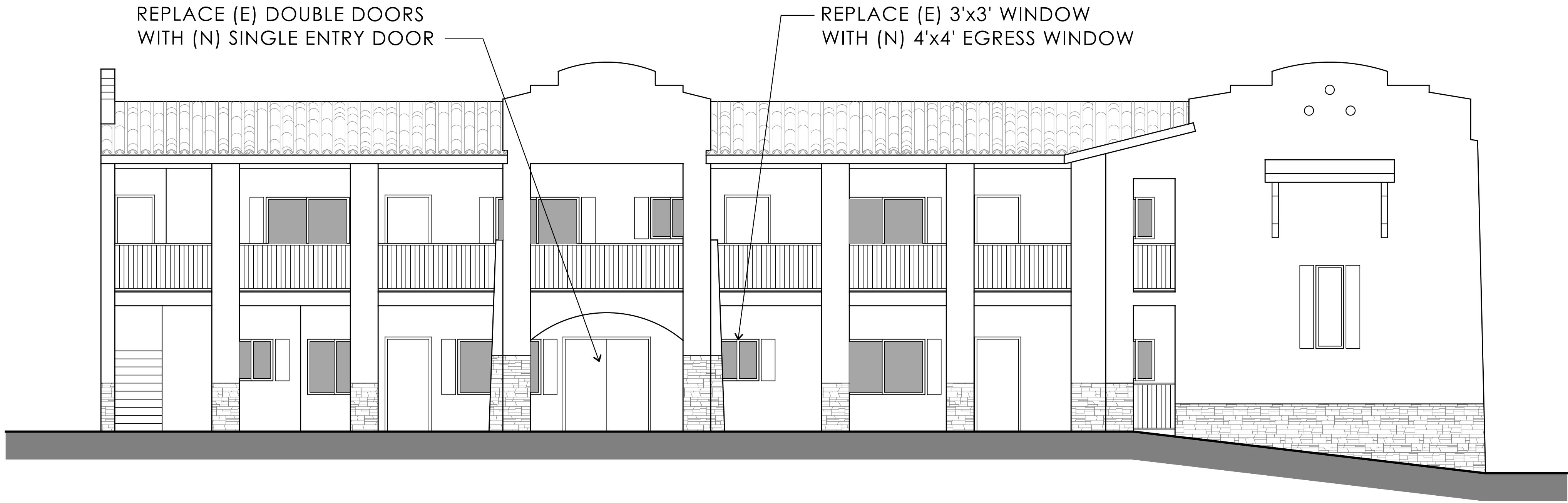
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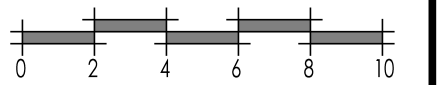
D10 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



H10 EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



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PROJECT

BELLE NOTTE INN
21305 E CLIFF DRIVE, SANTA CRUZ, CA
ELEVATIONS

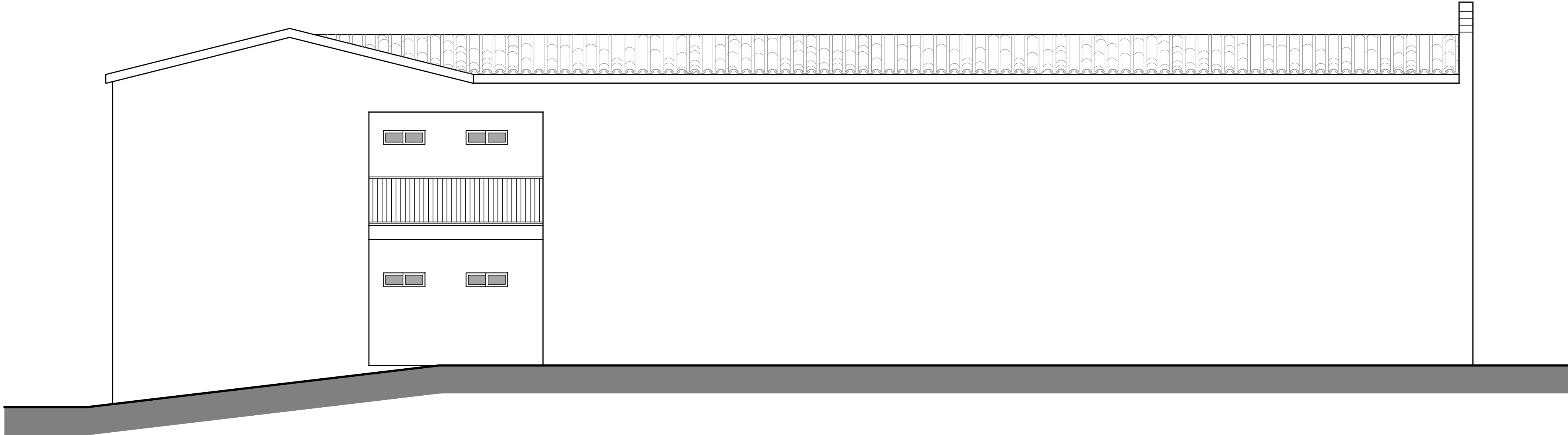
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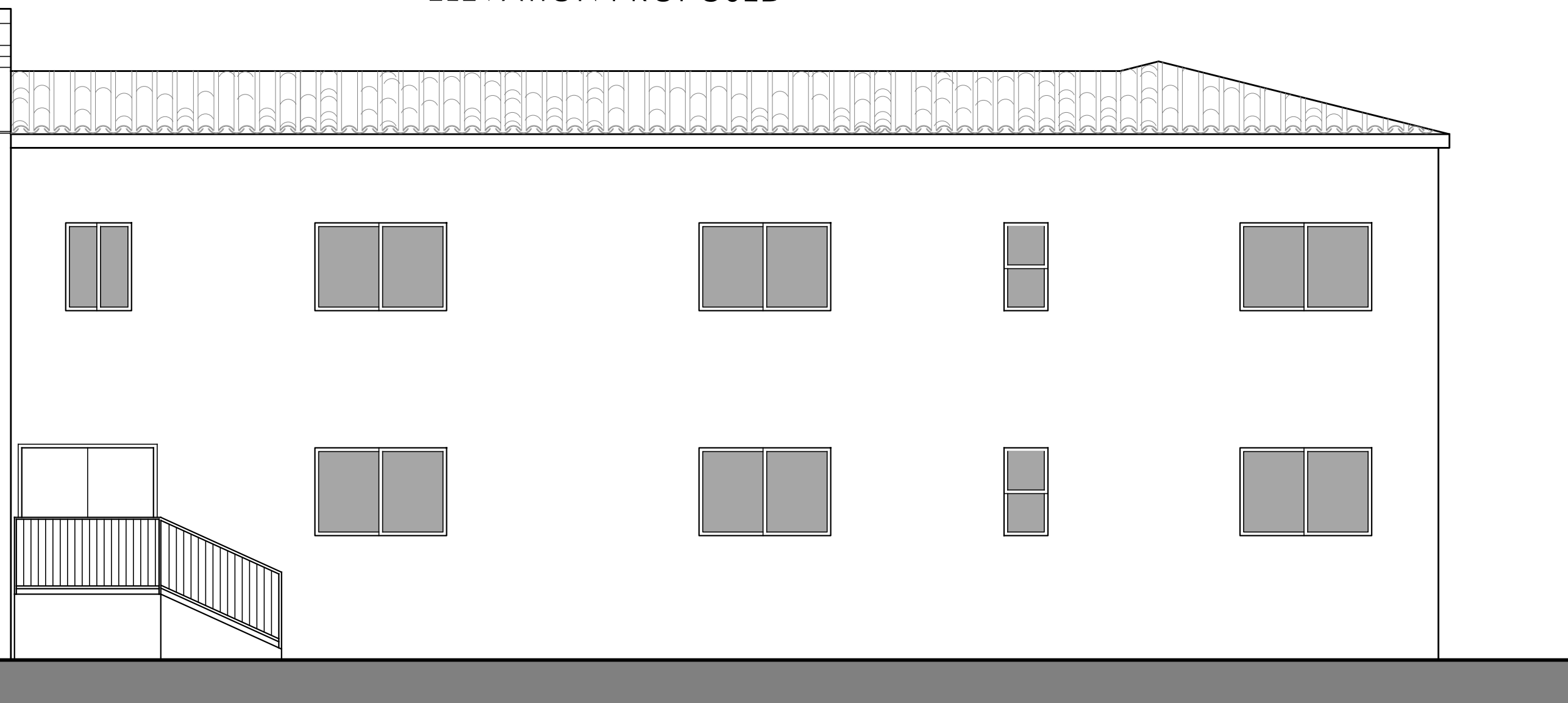
NO CHANGES TO THIS
ELEVATION PROPOSED



D10 EXISTING & PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

NO CHANGES TO THIS
ELEVATION PROPOSED



H10 EXISTING & PROPOSED EAST ELEVATION

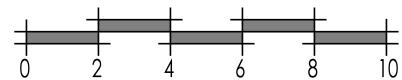
SCALE: 3/16" = 1'-0"

NO CHANGES TO THIS
ELEVATION PROPOSED

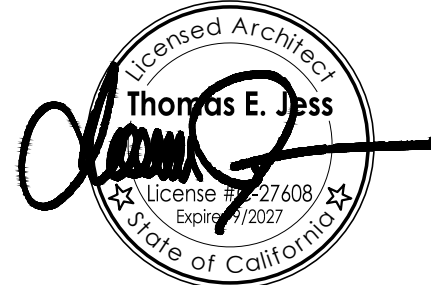


H5 EXISTING & PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



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PROJECT

BELLE NOTTE INN
21305 E CLIFF DRIVE, SANTA CRUZ, CA
ELEVATIONS

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PROJECT
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DATE
NOVEMBER 10, 2025
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A3.1