



## Staff Report to the Zoning Administrator

Application Number: **201237**

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**Applicant:** Susan Dieu Nguyen

**Owner:** Susan Dieu Nguyen

**APN:** 027-221-16

**Site Address:** 21305 E Cliff Drive, Santa Cruz, CA 95062

**Agenda Date:** January 15, 2021

**Agenda Item #:** 1

**Time:** After 9:00 a.m.

**Project Description:** Proposal to convert two (2) existing hotel rooms at the second floor, and a portion of the manager's quarters at the lower floor of an existing 10 room hotel, into a spa/salon facility, in the VA (Visitor Accommodations) zone district. Requires an Amendment to Commercial Development Permit and Coastal Development Permit #00-0030 and a determination that the project is Categorically Exempt from CEQA.

**Location:** Property located at the northeast side of the intersection of 13th Avenue and E Cliff Drive (21305 E Cliff Drive).

**Permits Required:** Amendment to Commercial Development Permit and Coastal Development Permit #00-0030

**Supervisory District:** First District (District Supervisor: Manu Koenig)

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 201237 based on the attached findings and conditions.

### Project Description & Setting

The Bella Notte Inn, a small, two-story hotel, is located on the north side of East Cliff Drive in the East Cliff Village tourist community. The commercial corridor and surrounding neighborhood area consist of an eclectic mix of commercial developments located along the East Cliff Drive corridor that include one and two structures as well as a windmill, which contain retail, office, restaurant, and hotel/motel uses, together with office uses. This commercial area is largely surrounded by residential neighborhoods, with single-family homes located mostly to the south in neighborhoods that extend to the coast, and a variety of multi-family developments to the north.

As proposed, two of the ten existing bedrooms at the second floor and a portion of the manager's quarters at the first floor would be converted to be a spa facility. This requires an Amendment to the Coastal Development Permit and Commercial Development Permit for the existing hotel.

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## **Project Background**

The Belle Notte Inn was developed subject to Permit 00-0030, approved by the Board of Supervisors in August 2002, which included a Rezoning, a Commercial Development Permit, a Coastal Development Permit and a Variance. This Permit was extended subject to Time Extensions 04-0405 and 05-0544 and the hotel was subsequently constructed under Building Permit #143010, issued in January 2006.

The Bella Notte Inn opened in 2007 as a small family-owned business and for many years has retained a high ranking on TripAdvisor as a good place to stay in Santa Cruz. However, since 2016 the average occupancy rate for the hotel has declined and the small inn has been struggling financially. This is, in part, because Santa Cruz has increased the number of hotels (and hotel rooms), from 3,601 in 2014 to over 4,000 hotel rooms today, saturating the market, reducing occupancy rates, and generally reducing the price of rooms across the board. Other factors that contribute to this decline include websites such as Airbnb and VRBO, that provide vacation accommodations in privately owned homes, and, most recently, the Covid-19 pandemic, which has had a significant negative impact on hotel operations everywhere.

The busy season for the Bella Notte Inn starts with Spring Break and the busiest time is from June until Labor Day. Even during this time, the two rooms that are planned to be converted were often unused. During the slow season from October through March most rooms are empty and at many times there is zero occupancy.

For this small hotel to survive, the property owners have been working on a plan to convert two of the ten rooms at Bella Notte Inn into a mini spa. Permitting the conversion of the two rooms into a mini spa will help the hotel in many ways. First and foremost, by allowing the hotel to attract more guests and increase occupancy in the remaining rooms, but also by enabling the hotel to maintain higher room rates. In addition, adding a mini spa will provide a more consistent revenue source than the two typically vacant rooms, and this revenue stream would continue throughout the slow season.

## **Zoning & General Plan Consistency**

The subject property is an approximately 11,325 square foot lot, located in the VA (Visitor Accommodations) zone district, a designation which is intended to provide for a variety of short-term residential uses in both urban and rural areas to provide for visitor needs, including protection, encouragement and provision of lower-cost visitor accommodations within the Coastal Zone, while also preserving the unique environmental settings that attract visitors to the County and protecting residential communities in the County. The VA zoning is consistent with the site's C-C (Community Commercial) General Plan designation.

As set out in General Plan policy 2.16.3 "Allowed Uses in the Visitor Accommodations Designation" a variety of visitor-serving uses are allowed in the Visitor Accommodations Designation, including motels, hotels, inns, lodges, recreational vehicle parks, hostels, commercial camping, and, where appropriate, limited appurtenant public restaurants, visitor services and retail shops.

Accordingly, as set out in County Code section 13.10.332(B)(1), Commercial Uses Chart, a hotel is a Principally Permitted use in the VA zone district. Spas are also an allowed use, where the proposed use will be ancillary and incidental to the principally permitted visitor accommodations use. As proposed, the small spa facility, which will occupy two of the ten visitor accommodations rooms, will be ancillary and incidental to the existing hotel use, as the remaining eight rooms will continue to provide visitor accommodations.

General Plan Policy 2.22.1 “Priority of Uses within the Coastal Zone” sets out a hierarchy of land use priorities within the Coastal Zone. First tier priority uses include agriculture and coastal-dependent industry; second priority uses include visitor-serving commercial uses and coastal recreation facilities; and third priority uses include private residential, general industrial, and general commercial uses. As further set out in General Plan Policy 2.22.2 “Maintaining Priority Uses” the conversion of any existing priority use to another use is prohibited, except for where the change is to another use of equal or higher priority. As proposed, the conversion of two bedrooms at the existing Bella Notte Inn to be a visitor-serving spa facility, conforms to this requirement in that the proposed change of use will be to a visitor serving commercial use that is of equal priority to the hotel use. Furthermore, the proposed change will enhance the existing hotel use and help to ensure its ongoing economic viability of the business so that it will not fail.

The Bella Notte Inn is located in the East Cliff Village tourist area special community. As set out in General Plan Policy 8.5.3 “Areas with Unique Design Guidelines”, commercial and industrial projects located within the boundaries of Coastal Special Communities, are required to be consistent with the adopted criteria for these areas. The existing hotel conforms to all the design criteria for the East Cliff Village tourist commercial area as set out in County Code section 13.20.145, in that it is consistent with the existing one and two-story scale of the area and includes landscaping that accents the visitor accommodations use. The proposed conversion of a portion of the existing structure into a spa facility will not result in any exterior changes to the structure; therefore, the hotel will continue to be consistent with the adopted design criteria. In addition, the proposed change of use of a portion of the hotel to a spa facility will not intensify the existing visitor serving use and will not increase traffic or any other potential nuisance factors in the area. The proposed project therefore complies with General Plan Policy 8.5.2 “Commercial Compatibility with Other Uses.”

### **Local Coastal Program Consistency**

As set out in County Code section 13.20.072, commercial change in use within an existing structure is generally excluded from Coastal Development Permit requirements. However, because the project site is located in the East Cliff Village tourist area special community, which is a significant visitor destination area, this exclusion for commercial development does not apply and an Amendment to the Coastal Development Permit for the project is required. Further, because the Bella Notte Inn is located in a sensitive coastal resource area, as defined in County Code section 13.20.040, the project is appealable to the Coastal Commission.

The proposed interior remodel at the existing hotel to convert two of the ten existing bedrooms into a spa facility is in conformance with the County's certified Local Coastal Program in that, as described above, the proposed change of use will not result in the conversion of use from a higher priority land use to a lower priority land use, as the proposed spa will be a visitor serving

commercial use that is of equal priority to the existing hotel use. Further, the existing hotel is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood and the proposed interior remodel will not change the visual appearance of the hotel or the intensity of the use.

The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **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 **201237**, 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 Department, 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](http://www.sccoplanning.com)**

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## **Exhibits**

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department 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: 201237

Assessor Parcel Number: 027-221-16

Project Location: 21305 E Cliff Drive, Santa Cruz, CA 95062

**Project Description: Proposal to convert two hotel guest rooms and a portion of the manager's unit to a spa/salon area at an existing hotel**

**Person or Agency Proposing Project: Susan Dieu Nguyen**

**Contact Phone Number: (831)329-6464**

- 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. ☒ **Categorical Exemption**

Specify type: Class 1 - Minor Changes to Land Use Limitations (Section 15301)

**F. Reasons why the project is exempt:**

Proposed interior remodeling of a portion of an existing hotel to create a spa facility. The parcel is located in an area designated for commercial uses.

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

\_\_\_\_\_  
Lezanne Jeffs, Project Planner

Date: \_\_\_\_\_

**EXHIBIT A**

## **Coastal Development Permit Findings**

- 1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.**

This finding can be made, in that the property is zoned VA (Visitor Accommodations), a designation that allows "Type A" visitor accommodations as a principally permitted use subject to the approval of a Use Permit. The existing hotel, which was approved subject to Permit 00-0030 is therefore a principally permitted use. Spas are an allowed use where the proposed use will be ancillary and incidental to a principally permitted visitor accommodations use. The proposed conversion of a portion of the existing hotel to a visitor-serving spa facility will be ancillary and incidental to the existing hotel use and therefore the proposed use is allowed in the zone district and is consistent with the LCP Land Use Plan designation of the site.

- 2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.**

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

- 3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.**

The existing hotel is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq., including the special design criteria for the East Cliff Village tourist commercial area as set out in County Code section 13.20.145 in that it is consistent with the existing one and two-story scale of the area and includes landscaping that accents the visitor accommodations use. The proposed conversion of a portion of the existing structure into a spa facility, will not result in any exterior changes to the structure and therefore the hotel will continue to be consistent with the design criteria and special use standards. The development site is not on a prominent ridge, beach, or bluff top.

Therefore, this finding can be made.

- 4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.**

The project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available approximately 1,500 feet southwest of the project site directly from East Cliff Drive. In addition, beach access is available from the southern end of many of the residential streets in the area, including 13<sup>th</sup> Avenue that runs adjacent to the westerly boundary of the site. The proposed conversion of a portion of the existing hotel to a spa facility will not interfere with these coastal access points.

Therefore, this finding can be made.

**5. That the project conforms to all other applicable standards of the certified LCP.**

A hotel that includes spa facilities as an ancillary use is an allowed use in the VA (Visitor Accommodations) zone district, as well as the General Plan and Local Coastal Program land use designation. The proposed interior remodel at the existing hotel to convert two of the ten existing bedrooms and a portion of the manager's unit to a spa facility will not result in the conversion of use from a higher priority land use to a lower priority land use in that the proposed spa will be a visitor serving commercial use that is of equal priority to the existing hotel use. Furthermore, the proposed change will enhance the existing hotel use and help to ensure its ongoing economic viability.

The existing hotel is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood and the proposed interior remodel will not change the visual appearance or the intensity of the use in any way.

Therefore, this finding can be made.

**6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.**

The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed conversion of a portion of the existing hotel to a visitor-serving spa facility will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

This finding can therefore be made.

## **Development Permit Findings**

- 1. That the proposed location of the project and the conditions under which it would be 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, will not result in inefficient or wasteful use of energy and will not be materially injurious to properties or improvements in the vicinity.**

This finding can be made in that the project is located in an area designated for visitor accommodations uses. The proposed interior remodel to convert two of the bedrooms and a portion of the manager's unit to a spa facility will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. Therefore, the proposed project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, will not result in inefficient or wasteful use of energy and will not be materially injurious to properties or improvements in the vicinity.

- 2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.**

The proposed conversion of a portion of an existing hotel to a spa facility, and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the VA (Visitor Accommodations) zone district as the primary use of the property will continue to be a small hotel that will include spa facilities for visitors and guests.

As set out in County Code section 13.10.332(B)(1), Commercial Uses Chart, the existing Bella Notte Inn is a Principally Permitted use in the VA zone district. Spas are also an allowed use where the proposed use will be ancillary and incidental to the principally permitted visitor accommodations use. The proposed spa facility, which will occupy two of the ten existing visitor accommodations rooms, will be ancillary and incidental to the existing hotel use and will therefore be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

Therefore, this finding can be made.

- 3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.**

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the C-C (Community Commercial) land use designation in the County General Plan.

The Bella Notte Inn is located in the East Cliff Village tourist area special community. As set out in General Plan Policy 8.5.3 "Areas with Unique Design Guidelines", commercial and industrial projects located within the boundaries of Coastal Special Communities, are required to be consistent with the adopted criteria for these areas. The existing hotel conforms to all the design



criteria for the East Cliff Village tourist commercial area as set out in County Code section 13.20.145, in that it is consistent with the existing one and two-story scale of the area and includes landscaping that accents the visitor accommodations use. The proposed conversion of a portion of the existing structure to be a spa facility will not result in any exterior changes to the structure and therefore the hotel will continue to be consistent with the adopted design criteria. In addition, the proposed change of use of a portion of the hotel to a spa facility will not intensify the existing visitor serving use and will not increase traffic or any other potential nuisance factors in the area. The proposed project therefore complies with General Plan Policy 8.5.2 "Commercial Compatibility with Other Uses."

General Plan Policy 2.22.1 "Priority of Uses within the Coastal Zone" sets out a hierarchy of land use priorities within the Coastal Zone. First priority uses include agriculture and coastal-dependent industry; second priority uses include visitor-serving commercial uses and coastal recreation facilities; and third priority uses include private residential, general industrial, and general commercial uses. As further set out in General Plan Policy 2.22.2 "Maintaining Priority Uses" the conversion of any existing priority use to another use is prohibited, except for where the change is to another use of equal or higher priority. As proposed, the conversion of two bedrooms at the existing Bella Notte Inn to be a visitor-serving spa facility, conforms to this requirement in that the proposed change of use will be to a visitor serving commercial use that is of equal priority to the hotel use. Furthermore, the proposed change will enhance the existing hotel use and help to ensure its ongoing economic viability.

A specific plan has not been adopted for this portion of the County.

**4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.**

This finding can be made, in that the proposed conversion of two existing visitor accommodations rooms and a portion of the manager's unit to a spa facility will not generate additional traffic and therefore will not adversely impact existing roads or intersections in the surrounding area.

**5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.**

The existing hotel is located in a mixed commercial neighborhood containing a variety of architectural styles and the proposed project is for the remodel of two existing bedrooms and a portion of the manager's unit to a spa. There are no proposed exterior changes to the existing hotel and therefore there will be no change to the visual impact of the proposed development on surrounding land uses and the natural landscape. Therefore, this finding can be made.

## Conditions of Approval

Exhibit D: Project plans, 3 sheets prepared by Susan Dee Cummins, dated 02/14/20.

- I. This permit authorizes the interior remodel of two existing guest bedrooms and a portion of the manager's unit to be a spa facility at an existing hotel, 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 the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
    2. Details showing compliance with fire department requirements.
  - B. Meet all requirements of the City of Santa Cruz Water Department..
  - C. Meet all requirements of the Santa Cruz County Sanitation District.
  - D. Obtain permits from Environmental Health as required for a spa facility.
  - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- III. All construction shall be performed according to the approved plans for the Building

Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

IV. Operational Conditions

- A. 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.

V. 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.

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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 a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Annette Olson  
Deputy Zoning Administrator

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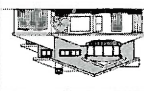
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

Drby: SDC  
Date: 02-14-20

Bella Notte Inn  
21305 E Cliff Dr.  
Santa Cruz CA 95067

Site Plan/Vicinity Map

SUSAN DEE CUMMINS  
Residential Design & Land Use  
Consultation 831-239-2539



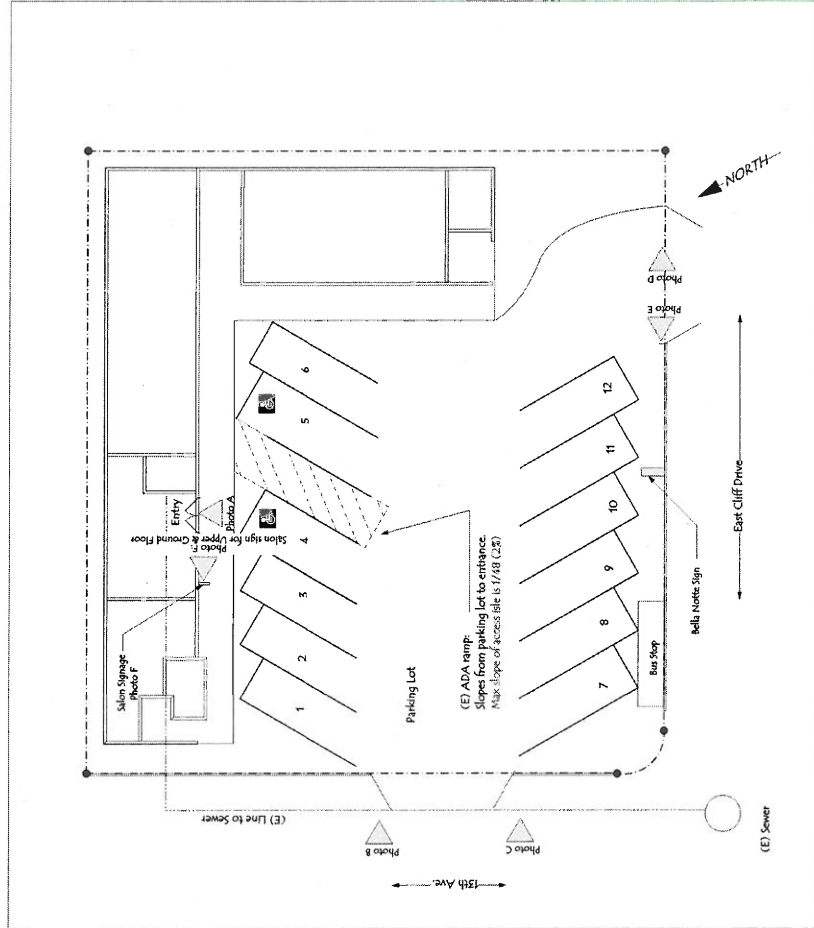
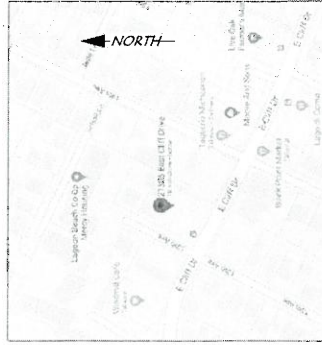
SHEET INDEX	
A1	Site Plan & Vicinity Map
A2	Ground Floor Plan
A3	Upper Floor Plan

Previous Building App: 000058BM-00145070

### PROJECT DESCRIPTION

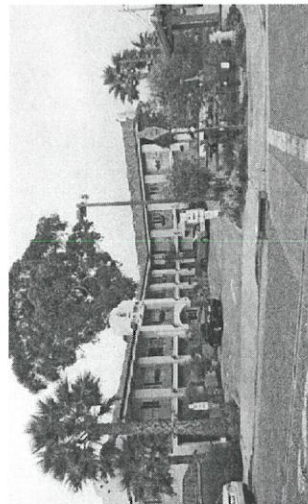
Change of use to:  
-Ground Floor: Add Pet/Manicure/Facial area (145 S.F.) to (E) Kitchen  
-Upper floor: Rooms 5 & 6 (415 S.F.) to Pet/Manicure/Facial Rooms  
-Add additional plumbing as shown.  
No change in Elevations or Floor plans.  
No change in Parking.  
All ADA requirements are met and existing.  
Building is 11,731 S.F.  
550 S.F. Proposed change of use.

Vicinity Map  
NTS



Site Plan  
Scale: 1" = 10' ft

Hotel Front Corner of 15th Ave. & Exit Cliff Dr.  
Scale 1" = 40' ft



Hotel Front Exit Cliff Dr. View  
Scale 1" = 40' ft



Photo A: (E) ADA Parking Sign & Open Sign  
NTS

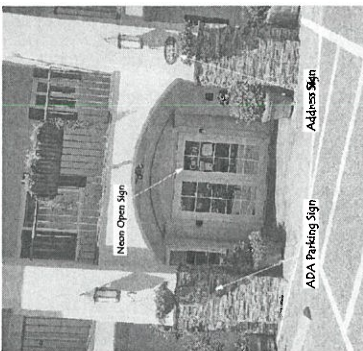


Photo B: Entrance Sign  
NTS



Photo C: Entrance Sign  
NTS

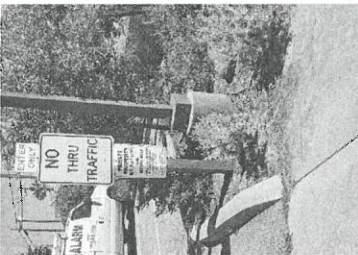


Photo D: Exit Sign  
NTS

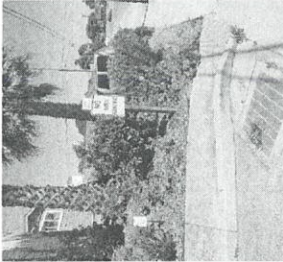


Photo E: Hotel Sign/Exit Sign  
NTS



Photo F: Salon Sign: Upper & Lower Floor  
NTS



\*SALON\* written in pink chalk on both sides of metal sign.  
Ground & Upper Floor

APN: 027-22-116

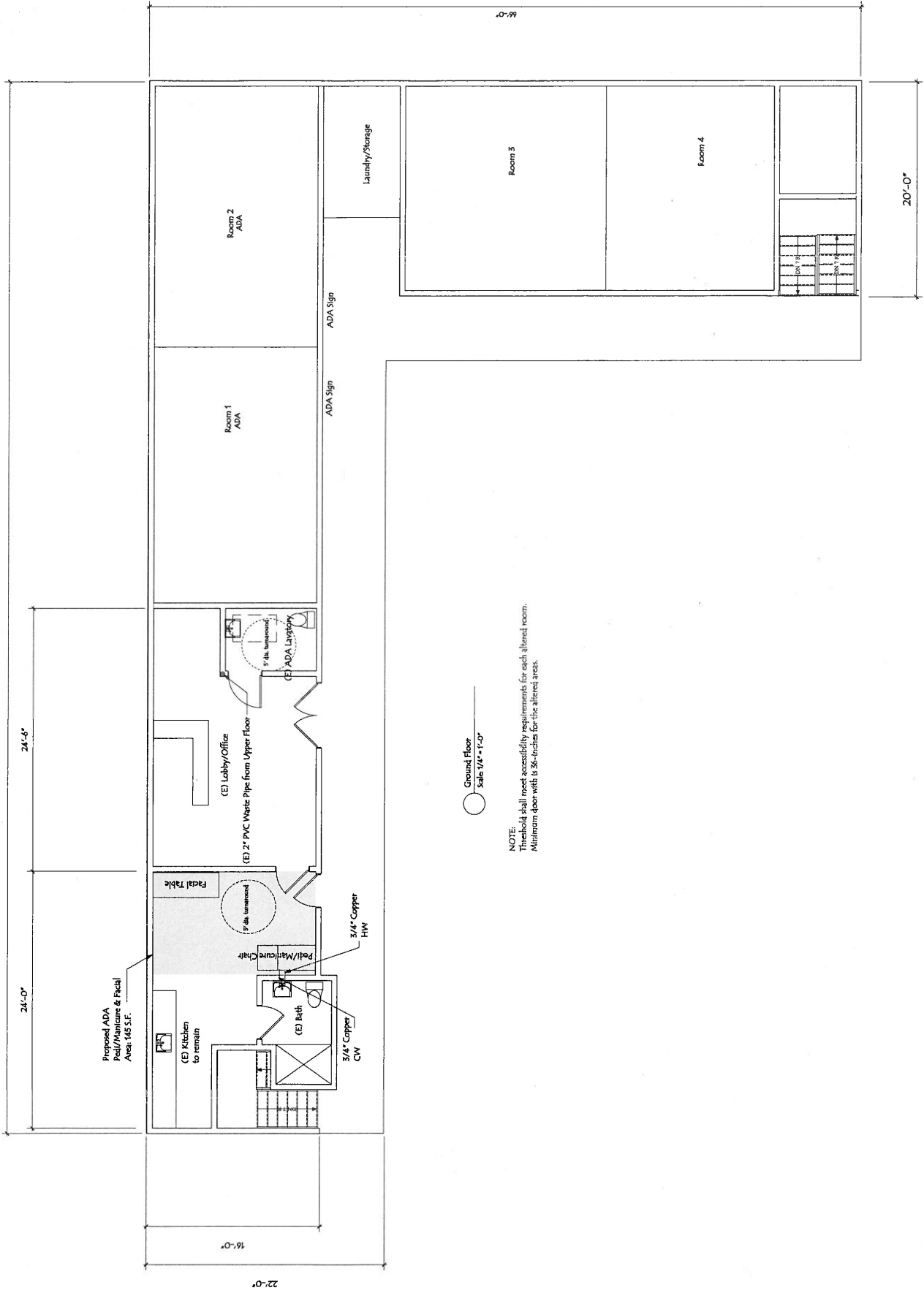
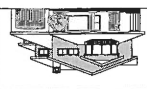
A2

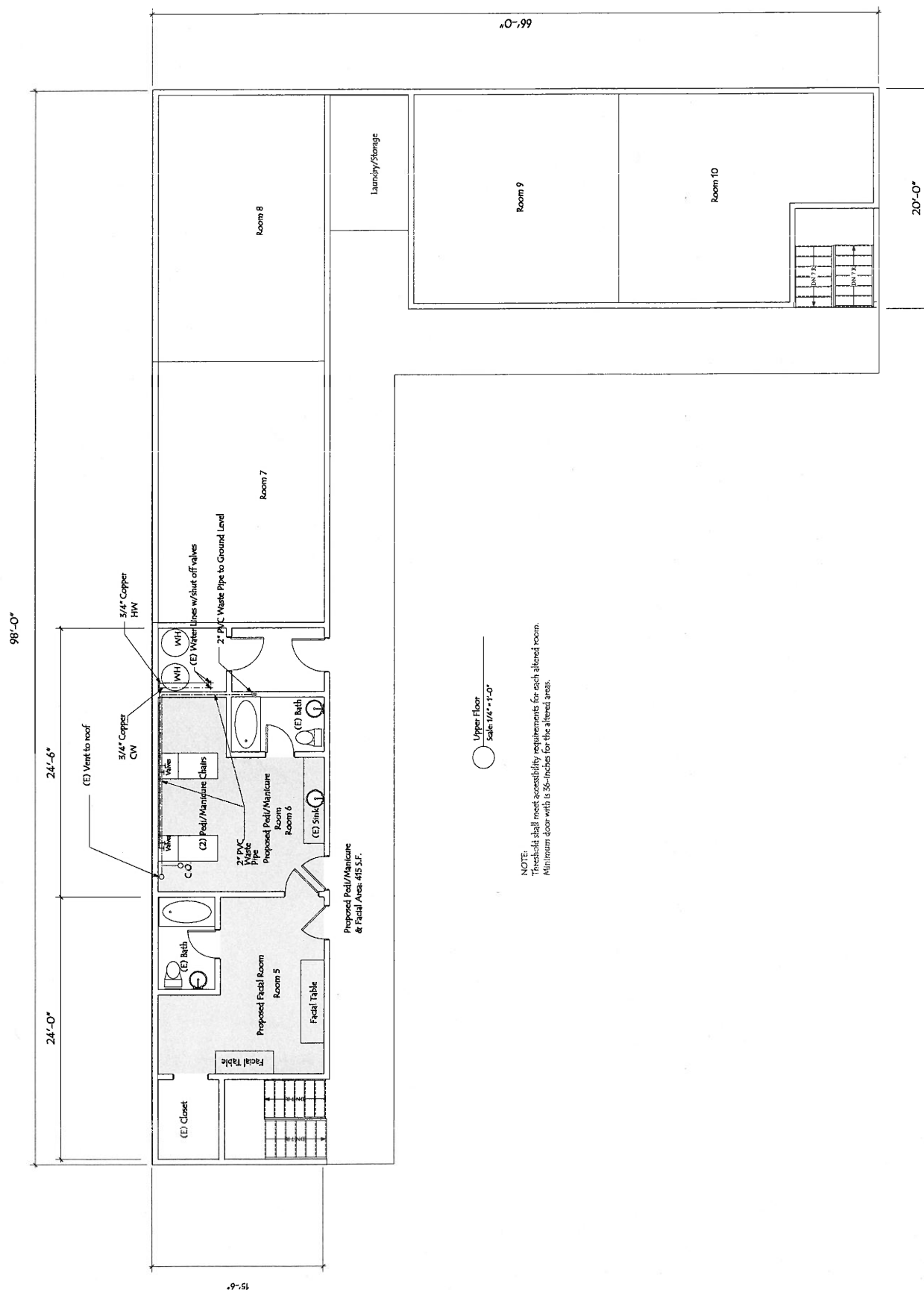
Drby: SDC  
Date: 02-14-20

Bella Notte Inn  
21305 E Cliff Dr,  
Santa Cruz CA 95067

Ground Floor

SUSAN DEE CUMMINS  
Residential Design & Land Use  
Consultation 831-239-2539





**NOTE:**  
Threshold shall meet accessibility requirements for each altered room.  
Minimum door width is 36-inches for the altered areas.











# Parcel Location Map

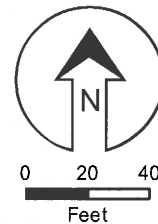


**Parcel: 02722116**

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 17 Dec. 2020

**EXHIBIT E**

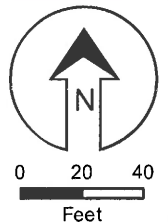




# Parcel General Plan Map



- C-C Commercial Community
- R-UH Res. Urban High Density
- R-UL Res. Urban Low Density



**EXHIBIT E**





# Parcel Zoning Map



Mapped  
Area

R-1-4

C-1-L

RM-3

C-1

027-221-16  
(VA)






VA

R-1-3.5

PA

C-1

R-1-6

-  C-1 *Neighborhood Commercial*
-  PA *Professional/Admin Office*
-  R-1 *Single-Family Residential*
-  RM *Residential Multi-Family*
-  VA *Visitor Accommodations*



**EXHIBIT E**

0 20 40  
Feet

## Parcel Information

### Services Information

Urban/Rural Services Line: X Inside    \_\_\_ Outside  
Water Supply: City of Santa Cruz Water Department  
Sewage Disposal: County of Santa Cruz Sanitation District  
Fire District: Central Fire Protection District  
Drainage District: Zone 5

### Parcel Information

Parcel Size: 11,325 square feet  
Existing Land Use - Parcel: Hotel  
Existing Land Use - Surrounding: Commercial uses to the south, east and west along East Cliff Drive and multi-family residential neighborhoods to the north  
Project Access: East Cliff Drive and 13<sup>th</sup> Avenue  
Planning Area: Live Oak  
Land Use Designation: C-C (Community Commercial)  
Zone District: VA (Visitor Accommodations)  
Coastal Zone: X Inside    \_\_\_ Outside  
Appealable to Calif. Coastal Comm.: X Yes    \_\_\_ No

Technical Reviews: N/A

### Environmental Information

Geologic Hazards: Not mapped/ no new construction proposed  
Fire Hazard: Not a mapped constraint/ N/A  
Slopes: Lot is flat/no ground disturbance proposed  
Env. Sen. Habitat: Not mapped/no ground disturbance proposed  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not mapped/No exterior changes to the existing building  
Archeology: Not mapped/no ground disturbance proposed