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November 3, 2025

Michael Lam
Development Review Planner/Community Development & Infrastructure
County of Santa Cruz
Planning Department
701 Ocean Street, Room 410
Santa Cruz, CA 95060

Subject: Application Number 241457/Proposal to Amended Use Permit 81-1074-U, Extend Hours of Operation and Exempt Project from CEQA

Dear Michael,

My husband and I live across the street from the Mackenzie Bar and Grill and my husband is a member of the Pasatiempo Golf Club. Prior to purchasing our home (25+ years ago) we investigated the usage of the MacKenzie Bar and Grill. The limits of usage stated the MacKenzie was reserved for golf-related, stockholder and occasional Pasatiempo HOA functions and that the room shall not be rented or leased for public functions. The general hours of operation were 7am to 7pm and all evening activities were to terminate by 9pm. The limitations stated were important in our comfort with the purchase of our home as we didn't want to be living in the middle of an event center. I believe some of the restrictions of usage were put in place to ensure a neighborhood feel was protected.

Weddings and other special events are held at the Hollins House which is approximately 50 yards from the MacKenzie Bar and Grill. The events, mostly weddings, often have amplified music. In the past, the atmosphere of the weddings blended well with the neighborhood, we could hear the music but it was not offensive. However, this is no longer true, wedding events are more frequent. At times the music is quite loud, unpleasant, and the vibration from the base is clearly heard. The music can be heard with our windows closed lasting until 10pm. However, we knew about the events held at the Hollins House when we purchased our home so even though it's changed and the atmosphere created by some of the weddings is unpleasant, we accept it. I bring up the Hollins House because we're concerned with having another space for special events within 50 yards of an existing event venue and 50 yards from our home.

Events unrelated to golf or the HOA are already held at the MacKenzie Room. Thus far, these events are occasional and their nature has not presented a problem. However, Pasatiempo Inc. now desires to use the MacKenzie space differently. I believe weddings and amplified music are restricted in the proposal and for this, I'm grateful. However, I still have the following concerns.

Concerns

- **Two event venues in close proximity to each other within our neighborhood.**
- **Amplified sound if doors are left open.**
- **Coordination of events.**
- **The Mackenzie has outside decks and assuming guests will be out on the deck, I'm concerned about noise as the sounds from the deck truly travels.**
- **increased traffic from guests and more large trucks delivering supplies to support additional events.. Currently, we already have large trucks that park on the street in front of our houses. Sometimes the trucks are left running and the banging from unloading can be unnerving.**
- **Sufficient Parking for the guest. We sometimes have guests parking in front of our home when special golf events occur and it hasn't been a problem. However, I think this will occur more often when MacKenzie events are being held.**
- **What would be the ramifications if the proposal is exempt from further environmental review under the California Environmental Quality Act?**

In closing, if events are allowed, please consider the above concerns when amending Conditional Use Permit 74-417-U and identify how to ensure the usage rules are followed.

Regards,

Judy and Joe Pappas

Michael Lam

From: Joellen Pelz <joellenp2131@gmail.com>
Sent: Monday, November 3, 2025 8:30 AM
To: Michael Lam
Subject: Re: MacKenzie Grill Application for CUP

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Thanks Michael. See you Friday. It looks like you've already decided to approve the application opening hours from 7am-10pm the hearing. Is this true?

On Mon, Nov 3, 2025 at 8:15 AM Michael Lam <Michael.Lam@santacruzcountyca.gov> wrote:

Hello Joellen,

This item has been scheduled for the November 7th Zoning Administrator meeting, which begins at 9:00 a.m. at [701 Ocean Street, Santa Cruz](#). Details regarding participating in the meeting can be found here: <https://cdi.santacruzcountyca.gov/CDICalendar/EventDetails/TabId/10665/ArtMID/27834/ArticleID/916/evr/3/CategoryID/28/CategoryName/PLN-Events/Zoning-Administrator-Meeting.aspx>

Best,

Michael Lam
Development Review Planner
Community Development & Infrastructure
D: (831) 454-3371
[701 Ocean Street, Room 410, Santa Cruz, CA 95060](#)

-----Original Message-----

From: Joellen Pelz <joellenp2131@gmail.com>
Sent: Saturday, November 1, 2025 10:01 AM
To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Subject: MacKenzie Grill Application for CUP

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Hi Michael,

What is the status of this application? Has the public review date been set? If so, when?

Thanks,

Michael Lam

From: Linda Armstrong <ljarm@hotmail.com>
Sent: Monday, November 3, 2025 8:32 AM
To: Michael Lam
Subject: Re: Application #241457/CUP Permit #74-417-U

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Thank you!

From: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Sent: Monday, November 3, 2025 8:28 AM
To: Linda Armstrong <ljarm@hotmail.com>
Subject: RE: Application #241457/CUP Permit #74-417-U

Hello Linda,

The project has been publicly noticed in accordance with County Code which includes on-site signage, newspaper publication, and mailed post cards. Instructions for participating in the public hearing can be found here: [Zoning Administrator Meeting](#). The staff report has been published and available for review: [Community Development and Infrastructure Agenda](#)

Best,
Michael Lam



Michael Lam
Development Review Planner
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701 Ocean Street, Room 410, Santa Cruz, CA 95060

From: Linda Armstrong <ljarm@hotmail.com>
Sent: Saturday, November 1, 2025 10:20 PM
To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Cc: Linda Armstrong <ljarm@hotmail.com>
Subject: Re: Application #241457/CUP Permit #74-417-U

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Hi Michael,

I just heard from another homeowner in Pasatiempo that the hearing for this permit application has been set for November 7th.

As you will note from the email thread below, I began writing to you about this permit on April 3, 2025. We exchanged emails thereafter where I inquired about when the hearing would be held. On May 21, 2025 you wrote that you would investigate the possibility of expanding the notice radius. I never heard back from you on either of these questions. How are homeowners supposed to comment on this proposed permit if they don't know about it or when the hearing will be held? It feels like the county doesn't want to hear from the people who live here. I am disappointed in how this has been handled.

I hope my email of May 21, 2025 below has been included with the permit application materials. I plan to attend the meeting on November 7th. Can you please provide me with the meeting time and place?

Thank you,

Linda Armstrong

From: Linda Armstrong <ljarm@hotmail.com>
Sent: Wednesday, May 21, 2025 1:34 PM
To: Michael Lam <michael.lam@santacruzcountyca.gov>
Cc: Linda Armstrong <ljarm@hotmail.com>
Subject: Fw: Application #241457/CUP Permit #74-417-U

Hi Michael,

I appreciate how responsive you have been answering my questions regarding this application.

Road maintenance, security, as well sufficient off- road parking, are definitely considerations. Also, in this regard, the homeowners should not incur any additional costs that might be associated with changes in the CUP.

Longer hours and noise are considerations as well. As you know, the golf course and restaurants are nestled in the middle of Pasatiempo Estates. It is my strong opinion that whatever changes are made should not adversely affect the living conditions in Pasatiempo.

In general, I don't have an issue with Inc. proposing to extend the hours for MacKenzie Bar and Grill. A hard close of 9 pm seems appropriate. Having the bar and restaurant open any later is a concern with drivers leaving to go home along the main road into Pasatiempo which is very dark.

I went to Steve Argo's presentation regarding this application about a year ago. He stated that no music would be permitted under this new agreement. This should be written into the CUP. Noise travels along the gullies in Pasatiempo and thus can be heard beyond the homes on Clubhouse Drive.

Thank you for looking into expanding the notice radius of this project. There should be an opportunity for ALL of the Pasatiempo HOA community to provide input.

Thanks again,

Linda Armstrong

From: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Sent: Wednesday, May 21, 2025 9:52 AM
To: Linda Armstrong <ljarm@hotmail.com>
Subject: RE: Application #241457/CUP Permit #74-417-U

Hello Linda,

Thank you for your comments – the applicant representing the MacKenzie Bar and Grill has been in communications with the Pasatiempo HOA representative and have discussed the topics of road maintenance and security. I will investigate the possibility of expanding the noticing radius for this project.

Best,
Michael Lam



Michael Lam
Development Review Planner
Community Development & Infrastructure
D: (831) 454-3371
701 Ocean Street, Room 410, Santa Cruz, CA 95060

From: Linda Armstrong <ljarm@hotmail.com>
Sent: Tuesday, May 20, 2025 7:32 AM
To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Cc: Linda Armstrong <ljarm@hotmail.com>
Subject: Fw: Application #241457/CUP Permit #74-417-U

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Hi Michael,

I am concerned that Pasatiempo homeowners are not being properly notified of the above-mentioned application.

The county notification sign is only visible to patrons of MacKenzie Bar and Grill. I wonder why the sign wasn't placed somewhere along Pasatiempo Drive where it would be more visible to homeowners.

In addition, I think a strong case can be made that all Pasatiempo homeowners be notified by mail of this application (not just homeowners who live within a 500-foot radius of this project). Since the roads and gates

in Pasatiempo are privately owned by the homeowners, it seems to me that all Pasatiempo homeowners (approximately 320) should be personally given the opportunity to provide input.

Thank you for your consideration,

Linda Armstrong

From: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Sent: Friday, April 4, 2025 9:43 AM
To: Linda Armstrong <ljarm@hotmail.com>
Subject: RE: Application #241457/CUP Permit #74-417-U

Hi Linda,

I'm anticipating this project going to hearing sometime in the summer, but we have not set a hearing date yet. You can submit comments any time from now to the hearing. You will also have an opportunity to make public comments at the hearing if you decided to attend.

Best,
Michael Lam



Michael Lam

Development Review Planner
Community Development & Infrastructure
D: (831) 454-3371
701 Ocean Street, Room 410, Santa Cruz, CA 95060

From: Linda Armstrong <ljarm@hotmail.com>
Sent: Friday, April 4, 2025 8:54 AM
To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Subject: Re: Application #241457/CUP Permit #74-417-U

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Hi Micheal,

Thank you for responding so quickly to my email. Can you give me an estimate of how long this process will take? Specifically, what the deadline date will be for submitting comments regarding this application.

Thank you, Linda

From: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Sent: Friday, April 4, 2025 8:00 AM
To: Linda Armstrong <ljarm@hotmail.com>
Subject: RE: Application #241457/CUP Permit #74-417-U

Hello Linda,

Thank you for your interest in this project – you can submit comments to me at any time via email. There will be a public hearing for this application – as Elizabeth stated, residents within a 500-foot radius of the project site will be notified via mail. If you have any questions about the proposal or procedure, please feel free to contact me.

Best,
Michael Lam



Michael Lam

Development Review Planner
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D: (831) 454-3371
701 Ocean Street, Room 410, Santa Cruz, CA 95060

From: Linda Armstrong <ljarm@hotmail.com>
Sent: Thursday, April 3, 2025 4:10 PM
To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
Subject: Application #241457/CUP Permit #74-417-U

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Hello Michael Lam,

My husband and I own a home in Pasatiempo Estates. Recently I saw the "Notice of Proposed Development" posted in front of MacKenzie Bar & Grill, 18 Clubhouse Drive, Santa Cruz.

Over a year ago, I attended a meeting hosted by Steve Argo to hear about future plans for MacKenzie Bar and Grill. Soon afterward, another homeowner and I spoke with Elizabeth at the Santa Cruz County Zoning Desk to find out about the review process after proposals are submitted to the County. Elizabeth stated that houses in a certain vicinity of the restaurant and golf course would receive notification of the proposal. That homeowners would be given 30 days to provide any comments/concerns to the County.

I am writing to find out where you are in this process. Basically, I would like to know the deadline to respond to the proposed changes to the CUP and where and how comments/concerns should be sent.

Thank you for your time,

Linda Armstrong
831-325-1473

Michael Lam

From: Pamela King <pamela.harumi.king@gmail.com>
Sent: Tuesday, November 4, 2025 6:26 AM
To: Michael Lam
Subject: amendment to CUP 81-1074-U

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

Dear Mr. Lam,

I hope this email finds you well.

I live on Clubhouse Road in Pasatiempo and am most concerned about the proposed extended hours and activities for the MacKenzie Bar & Grill. We already deal with a frightening number of drivers speeding down from the MacKenzie Bar & Grill and blowing through the stop sign at the intersection of Clubhouse/Pasatiempo. We have even had disoriented, presumably drunk, patrons wandering in our driveway. I understand Pasatiempo Inc.'s desire to increase revenue by extending hours and activities, but 9 pm (or is it 10 pm?) is inappropriate for this quiet, residential neighborhood. Extending hours of operation for the restaurant to 8 pm would be more fitting. Pasatiempo Inc already has a venue for special events, the stunning Hollins House, which is right above the MacKenzie Bar & Grill, and would be the more appropriate location for the additional special events that Pasatiempo Inc seeks.

Pasatiempo Golf Course is a Certified Audubon Cooperative Sanctuary. Several species of birds breed here, the western bluebird, western flycatcher (formerly Pacific Slope flycatcher), olive-sided flycatcher, hooded oriole, Wilson's warbler, and great horned owls are just a few that immediately come to mind. Pasatiempo is also home to many wintering birds, such as the hermit thrush and Townsend's warbler. I am also concerned about the effect of extended noise, seven days a week, will have on these and other avian species. Why is the proposed amendment to the CUP exempt from CEQA studies and reports?

Would you please send me a copy of the actual proposed amendment for CUP 81-1074-U?

I am confused about what is actually being proposed. The Notice of Public Hearing I received last week noted an extension of operation hours to 10 pm and the allowance of special events. Yet the Staff Report to the Zoning Administrator states that, "The applicant proposes to amend the existing Use Permit and Commercial Development Permit to allow the MacKenzie House to extend its general hours of operation until **9:00 p.m.**, with casual dispersion permitted until 10:00 p.m." (Bold and italics mine.) In addition, the report states:

The proposed amendment originally included a request to expand the types of events permitted, as stated in the public and described in the Zoning Administrator agenda. However, this request has

been withdrawn due to additional review requirements associated with the expanded use.

In a note to you, and attached to the Staff Report as Exhibit G, Mr. Argo also states that:

The primary activity in MacKenzie Bar & Grill will continue to be restaurant offering dining services (breakfast, lunch, and dinner) for both golfers and non-golfers alike. Mackenzie Bar & Grill will also continue to host member related activities, typically associated with golf events and annual gatherings, as well as the occasional Home Owner Association meeting/gathering.

The above activities sound very much like the original provisions for the MacKenzie Bar & Grill. Yet the wording "special events" in the Notice of Public Hearing has a decidedly different ring. As I stated earlier in this email, the underutilized Hollins House is the right venue for special events.

Sincerely,

Pamela King
3 Clubhouse Road, Pasatiempo