



Staff Report to the Zoning Administrator

Application Number: **241457**

Applicant: Steve Argo

Agenda Date: November 07, 2025

Owner: Pasatiempo Inc.

Agenda Item #: 3

APN: 060-092-01

Time: After 9:00 a.m.

Site Address: 18 Clubhouse Drive, Santa Cruz, CA 95060

Project Description: Proposal to amend Conditional Use Permit 81-1074-U and Commercial Development Permit 89-0406, to extend the hours of operation from 7:00 a.m. – 7:00 p.m. to 7:00 a.m. to 10:00 p.m.

Location: Property is located on the eastern side of Clubhouse Drive, approximately 0.8 miles northwest of the Pasatiempo exit off of Highway 17 in Santa Cruz.

Permits Required: Amendment to Use Permit 81-1074-U & 89-0406

Supervisory District: 5th District (District Supervisor: Monica Martinez)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241457, based on the attached findings and conditions.

Project Description & Setting

The project site, known as Pasatiempo Golf Club, contains an 18-hole golf course that was established in 1929. The golf course spans across multiple parcels; however, the subject parcel contains an existing 11,000 square-foot structure (MacKenzie House), which serves as the golf course clubhouse, pro shop, and restaurant. The structure also includes facilities reserved for golf-related activities, stockholder meetings, and Pasatiempo Homeowners Association functions. The existing hours of operation allow the MacKenzie House to be open from 7:00 a.m. to 7:00 p.m.

The applicant proposes extending the hours of operation from 7:00 a.m. - 7:00 p.m., to 7:00 a.m. - 10:00 p.m., to allow extended use of the dining area within the MacKenzie House. This request requires an amendment to their existing Conditional Use Permit (81-1074-U) and Commercial Development Permit (89-0406).

Santa Cruz County Code 18.10.134 allows planning approvals to be amended and provides procedures for amendments. The scope of changes to the existing Use Permit are beyond the 'Minor Variation' provisions allowed by the code; therefore, this permit is processed as a 'Major

Amendment'. Pursuant to County Code, major amendments shall be publicly noticed in the same manner as the original project was noticed, with action taken by the last approving body. The Use Permit 81-1074-U and subsequent amendment 89-0406 were last approved by the Zoning Administrator at a public hearing. Thus, this application is considered by the Zoning Administrator before a noticed public hearing.

Project Background

In 1982, the Zoning Administrator authorized a remodel of a 5,800 square-foot structure (pro shop) to allow a portion of the space to be used as a snack shop, catering room, and restaurant/bar, under application 81-1074-U. In 1990, the Zoning Administrator approved Commercial Development Permit 89-0406, which authorized demolition of the existing 5,800 square-foot structure and construction of a replacement structure measuring 11,000 square-feet. The replacement structure included a new golf shop, kitchen, locker rooms, and multi-purpose lounge rooms.

Condition of Approval II.F.7 of 89-0406 states: "The facilities located within the MacKenzie Room are predominately reserved for golf-related, stockholder, and occasional Pasatiempo Homeowners Association functions. While the general non-golf-related public is allowed use of the MacKenzie room, the room shall not be rented or leased for public functions. The general hours of operation shall be from 7:00 a.m. to 7:00 p.m. All evening activities shall be scheduled to terminate by 9:00 p.m., with a grace period to allow casual dispersement. All evening activities after 7:00 p.m. shall be related exclusively to golf-related activities."

Proposed Amendment

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.

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. Thus, the staff report project description reflects only the approval currently being sought.

Zoning & General Plan Consistency

The subject property is a 21.3-acre lot, located in the PR-O (Parks, Recreation and Open Space; Open Space Easement) zone district, a designation which allows recreational uses. The existing golf club is a permitted use within the PR-O zone district and the zoning is consistent with the site's O-R (Parks, Recreation and Open Space) General Plan designation.

Parks, Recreation and Open Space PR District Use Conditions

Santa Cruz County Code 13.10.352(E) contains conditions for use permits in the PR zone district to minimize impacts to adjacent properties.

Amplified outdoor music may be considered with a Conditional Use Permit; however, amplified music is not proposed as part of this application and is not allowed under prior use approvals. The

project is conditioned accordingly.

Pursuant to the Use Conditions outlined in SCCC 13.10.352(E), no business or service shall be open between the hours of 8:00 p.m. to 10:00 p.m., except pursuant to a Minor Use Permit. The hours of operation authorized under the existing Conditional Use Permit #89-0406 are consistent with this section of Code; however, the proposed amendment would extend the hours of operation until 9:00 p.m. with casual dispersion until 10:00 p.m. This is considered appropriate, as restaurants and cafes are allowed uses in the PR zone district but must be ancillary to another allowed use. The MacKenzie House is ancillary to the Pasatiempo Golf Course; and therefore, the use is consistent with the requirements of County Code.

Permanent outdoor dining/seating is allowed subject to a Minor or Administrative Use Permit, depending on the number of seats. A Minor Use Permit is required to add 12 or fewer seats, and an Administrative Use Permit is required to add more than 12 seats. Application 221327 was approved in 2023, which authorized the construction of a new outdoor seating area measuring approximately 1,695 square feet. Changes to the existing outdoor seating area are not proposed as part of this application. The project is conditioned accordingly.

Outdoor storage of stock-in-trade is allowed subject to an Administrative Use Permit; however, the proposed Conditional Use Permit amendment does not include any outdoor storage areas. The project is conditioned accordingly.

Finally, there are no proposed changes to existing signage on site, and any change to the signage in the future can be considered with a Minor Site Development Permit.

Master Site Plan Requirements

County Code 13.10.354 requires that new or expanded uses in the PR District shall have a Master Site Plan for approval by the Zoning Administrator or Planning Commission. Although the amendment would extend the hours of operation until 9:00 p.m., the additional hours would not result in an intensification of use per SCCC 13.10.700-I. Intensification of use is associated with a 10 percent increase in the required parking and more than 110 new daily vehicle trips and neither occur here; therefore, extending the hours of operation would not constitute a new or expanded use.

Additionally, the project does not include any changes to the existing structure or expansion of the existing use areas. As such, proposed amendments do not trigger any requirements for additional parking; therefore, a Master Site Plan is not required in conjunction with this project.

Public Comment

Staff received several emails from neighbors following the required Notice of Proposed Development sign installation. While some of the emails received were in support of the project, a few had concerns regarding noise, parking and traffic, road maintenance, and security.

Noise

Although amplified music is not proposed as part of this application, all activities associated with

the MacKenzie House are subject to the County's noise ordinance, outlined in County Code section 8.30. The ordinance establishes 'quiet hours' between 10:00 p.m. and 8:00 a.m. The proposed amendment would require all activities in the MacKenzie House to end at 9:00 p.m. with casual dispersion until 10:00 p.m. Any events or activities that exceed these thresholds would be considered a violation of the Conditions of Approval subject to Code Compliance action.

Parking & Traffic

The existing Conditions of Approval for 89-0406 prohibit parking along Clubhouse Drive. Additionally, an existing condition also requires that parking for all Pasatiempo activities be located off-street. These existing conditions remain in effect and are incorporated by reference into this amendment. Furthermore, no changes are proposed to the existing parking lot or the number of spaces. The extended hours are not expected to generate additional parking demand that would exceed the number of existing on-site parking spaces. Additionally, the existing traffic patterns are not expected to substantially change as a result of the extended hours.

Road Maintenance

Concerns were raised regarding potential increases in the road maintenance cost as a result of the extended hours of operation. The roads within the Pasatiempo neighborhood are privately maintained under a maintenance agreement between the Pasatiempo Property Owners and Pasatiempo Incorporated. Private road maintenance agreements are not enforced by the County; therefore, any changes in maintenance responsibilities would be addressed between the Pasatiempo Property Owners and Pasatiempo Incorporated.

Security

The primary access point for the Mackenzie House requires vehicles to enter through a security gate located off Pasatiempo Drive. Concerns have been raised regarding the additional cost associated with staffing the security gate during the extended hours of operation. However, the security gate requirement is not within the County's purview, and any issues related to increased operational costs must be addressed between the Pasatiempo Property Owners and Pasatiempo Incorporated.

Conclusion

All findings remain valid as approved for Conditional Use Permit 81-1074 and Commercial Development Permit 89-0406. 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 **241457**, 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

Report Prepared By: Michael Lam
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3371
E-mail: Michael.Lam@santacruzcountyca.gov

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Program Statement
- E. Existing Conditions of Approval (81-2074-U & 89-0406)
- F. Assessor's, Location, Zoning and General Plan Maps
- G. Parcel information
- H. Comments & Correspondence

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: 241457

Assessor Parcel Number: 060-092-01

Project Location: 18 Clubhouse Drive, Santa Cruz, CA 95060

Project Description: Proposal to amend Conditional Use Permit 81-1074-U, to extend the hours of operation from 7:00 a.m. - 7:00 p.m. to 7:00 a.m. - 10:00 p.m. Requires an Amendment to Use Permit #81-1074-U & Commercial Development Permit #89-0406.

Person or Agency Proposing Project: Steve Argo

Contact Phone Number: (831) 459-9180

- 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 – Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Amending the operational conditions for an existing Use Permit, that does not result in an expansion of use area.

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

Michael Lam, Project Planner

Date: _____

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 project is located in an area designated for recreational uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project 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.

- (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 existing location of the restaurant and the conditions under which it would be operated or maintained will be in substantial conformance with all pertinent County ordinances and the purpose of the PR-O (Parks, Recreation and Open Space; Open Space Easement) zone district as the primary use of the property will be one golf course with a clubhouse containing a restaurant that meets all current site standards for the zone district.

- (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 existing recreational use is in substantial conformance with the use and density requirements specified for the O-R (Parks, Recreation and Open Space) land use designation in the County 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 permit amendment will not expand any of the existing use area. The amended hours of operation will not result in an intensification of use, as

the extended hours will not result in both a greater than 10 percent increase in vehicle trips and more than 110 new daily vehicle trips. Amending the hours of operation will not adversely impact existing roads or intersections in the surrounding area. Additionally, construction is not proposed as part of this application.

- (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 existing golf course and on-site restaurant is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

- (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 is not required, in that the project site is not located within the coastal zone.

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 project does not include any exterior changes to the structure. The existing structure is sited and designed to complement and harmonize with the surrounding neighborhood.

- (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 existing MacKenzie House is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Program Statement prepared by Steve Argo, dated June 06, 2025.

- I. This permit authorizes the amendment to Conditional Use Permit 81-1074-U & Commercial Development Permit 89-0406 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. All conditions of permit number 81-1074-U and 89-0406 are incorporated herein by reference and are also conditions of this approval.
 - B. Meet all requirements of the County Department of Environmental Health Services.
 - C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - D. Meet all requirements of the Scotts Valley Fire Protection District.
- II. Operational Conditions
 - A. Parking for all Pasatiempo activities shall occur off-street and shall not impact traffic on Clubhouse Road.
 - B. The general hours of operation shall be from 7:00 a.m. – 9:00 p.m. All permitted activities within the MacKenzie House shall terminate at 10:00 p.m.
 - C. Amplified music is not permitted. A Conditional Use Permit is required for outdoor amplified entertainment.
 - D. All conditions for 81-1074-U and 89-0406 remain valid and are incorporated herein by reference.
 - E. 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.

Application #: 241457
APN: 060-092-01
Owner: Pasatiempo Inc.

Approval Date: _____

Effective Date: _____

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.

Parcel Information

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Scotts Valley
Drainage District: N/A

Parcel Information

Parcel Size: 21.30
Existing Land Use - Parcel: Parks, Recreation, Open Space
Existing Land Use - Surrounding: Parks, Recreation, Open Space; Residential
Project Access: Clubhouse Road
Planning Area: Carbonera
Land Use Designation: O-R (Parks, Recreation and Open Space)
Zone District: PR-O (Parks, Recreation and Open Space; Open Space Easement)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm.: Yes No

Technical Reviews: None

Environmental Information

Geologic Hazards: Not mapped
Fire Hazard: Not a mapped constraint
Slopes: 0 – 30%
Env. Sen. Habitat: Not mapped
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: No physical evidence on site

Dear Michael,

Please use the below language for the CUP amendment.

“Requesting to modify the existing C.U.P. Hours of operation to go from 7:00am-7:00pm to 7:00am-9:00pm with casual dispersion until 10:00pm, and to include both golf and non-golf related restaurant dining activities.

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.

There will also be no amplified music allowed in the MacKenzie Bar & Grill to help maintain a quiet environment for the nearby homes.”

Please let me know what else you need from me.

Best regards,

Steve Argo
General Manager
Pasatiempo Golf Club
(831)459-9180
www.pasatiempo.com

PLANNED DEVELOPMENT
RECOMMENDED CONDITIONS

APPLICATION NO. 81-1074-a; 81-1075-v APPLICANT Pasatiempo Inc
APN _____

EXHIBITS:

Exhibit A, Site Plan; dated 2/5/82
Exhibit B, Building Elevations; dated 2/5/82
Exhibit C, _____, dated _____

1. PRIOR TO ISSUANCE OF A BUILDING PERMIT AND/OR PRIOR TO EXERCISING THE RIGHTS GRANTED BY THIS PERMIT THE APPLICANT SHALL SUBMIT FINAL PLANS TO THE PLANNING DEPARTMENT. PLANS SHALL INCLUDE: BUILDING ELEVATIONS, SITE PLAN, LANDSCAPE PLAN, DRAINAGE PLAN, SIGN PLANS (and any others specified below) FOR STAFF REVIEW AND APPROVAL.

FINAL PLANS SHALL INCORPORATE ALL THE FOLLOWING CHECKED ITEMS:

a. Building Plans:

1. BUILDING PLANS SHALL SPECIFY FINAL BUILDING MATERIALS, COLOR, AND FINISHES AND INCORPORATE THE FOLLOWING CHECKED ITEMS:
2. Detached garages, carports, accessory and storage buildings and fences shall be included on plans and shall be of a design compatible with the architectural character of project.
3. All buildings for occupancy shall be designed for maximum passive solar orientation. Major window areas shall be oriented south to maximize solar heating. Roof overhangs for summer shading shall be incorporated into south building elevations.
4. Buildings shall be limited to a maximum of 25 feet in height, unless otherwise specified. Include plans for deck addition
5. The building elevation specified below shall be revised to incorporate architectural relief features to reduce the effect of the flat building plane. (specify) _____
- _____
- _____
6. Buildings shall be located outside the Riparian Corridor setback line as delineated on Exhibit A, dated _____.
7. Submit final plans per Exhibit B, Building Elevations. No additions or amendments are necessary.
8. All plans shall meet the Planned Development Design Criteria (Ordinance 2758).

b. Site Plan (Parking & Circulation):

1. The parking/circulation and loading areas shall be surfaced with a minimum of 2 inches of asphalt concrete over 5 inches of Class II base rock (or other approved equivalent surface). All spaces and loading berths shall be striped or defined by wheel stops. Driveway width shall be a maximum of 20 feet (residential), 24 feet (commercial) unless otherwise specified on staff approved plans. Curbs cut width shall not exceed 25 feet.
2. Parking plans shall include at least 100 8½' x 18' standard spaces, 34 7½' x 16' compact spaces, 6 12' x 18' standard handicapped spaces per Ordinance design standard Section 13.04.222, and 15 2' x 6' bicycle spaces designed according to Santa Cruz County Code Section 13.04.220-229 and shall conform substantially to Exhibit A, dated 2/5/82.

b. Site Plan (Parking & Circulation) continued:

- X3. (Commercial/Industrial) Parking plans ^{for lot #2} shall include one loading space (12' x 45') for every 5000 sq. ft. of floor area of retail/wholesale use (1 spaces). Adequate maneuvering space shall be provided in side or rear yard unless otherwise specified.
- X4. All parking and circulation areas shall be lighted with low-rise light standards (maximum 10-15 feet in height) or light fixtures attached to the buildings. (Energy efficient high-pressure sodium vapor lamps metal halide or fluorescent lighting is recommended). All lighting fixtures shall be of a non-glare type and directed onto the site and away from adjacent properties and roadways.
5. (Commercial/Industrial) On-site pedestrian pathways shall be provided for customers to walk safely from parking and street sidewalk areas to the central use areas.
6. Electrical power and telephone lines shall be installed underground.
- Other: "No Parking" signs shall be designated on the western side of Clubhouse Drive adjacent to subject property as per Exhibit "A"

c. Landscape Plan:

- X1. A comprehensive landscape and irrigation plan shall be prepared for the entire site, designating all existing and proposed species, gallonage and placement. Irrigation features and a maintenance program shall be specified on plans. Landscape plans for 5 or more dwelling units or for commercial/industrial uses shall be prepared by the project architect or by a registered landscape architect. Native plant species and drought tolerant species shall be used wherever possible. Exotic species are discouraged. Those species specifically adapted to climate and soils on the site are encouraged. (Refer to Landscape Criteria).
- X2. Outdoor garbage maintenance areas, loading docks and outdoor equipment storage areas shall be screened from public streets and adjacent residential properties with a dense landscaped hedge, landscaped earth berm or wood fencing.
3. All Usable Open Space requirements specified in Section 13.04.236.16 shall be met. A minimum of _____ sq. ft. of private usable open space per unit or _____ sq. ft. of group usable open space per unit, or an equivalent combination shall be provided. All usable open-space areas other than decks and patios shall be landscaped with plant materials including trees, shrubs, and ground cover.
4. Landscaped islands with clusters of street trees shall be provided in all parking areas and along interior driveways to reduce heat and glare and provide shading.
5. Trees shall be provided in sufficient size and quantity to adequately screen and soften the effect of new building planes and paved surfaces within the first year.
6. Provide landscaped _____ earth mounds and/or _____ fencing to obscure parking and paved areas from public streets and residential use.
7. Vegetation shall be trimmed along the roadway to ensure adequate vehicular sight distance.
8. All mature trees over 6" in diameter (breast high) shall be retained except where special circumstances require removal. All mature trees shall be designated on final site plan.
9. Erosion Control measures: Between October 15 and April 15, exposed soil shall be protected from erosion at all times. During construction such protection may consist of mulching and/or planting of native vegetation. Before completion of project, any exposed soil or disturbed slopes shall be permanently protected from erosion.

c. Landscape Plan (continued):

X 10. An erosion control plan shall be submitted. Specification shall include:

Plans shall indicate method of controlling further erosion in parking lot # 3

- 11. A children's play area shall be provided (30' x 40' minimum area, unless otherwise specified) at location shown on Exhibit A.
- 12. A 4 to 5 foot wide pedestrian walkway (decomposed granite or equivalent) shall be provided along the riparian corridor (as specified on Exhibit A).
- 13. South facing windows of buildings should not be shaded in the winter. Trees planted within 45° of south should be deciduous.
- 14. A 4'-5' high landscaped earth berm or landscaped masonry wall shall be provided (per approved Exhibit A) for noise buffer.
- 15. Landscaping along the riparian corridor shall employ vegetation compatible with the riparian plant community on the site. The use of species such as eucalyptus, acacia, pampas grass, broom, oleander, myrtle, and other designated species which pose a health hazard or nuisance shall be discouraged. Where such species have invaded a site naturally they shall be noted on plans for selective removal. (Refer to Landscape Criteria).
- 16. Other: _____

d. Drainage and Grading Plans:

BEFORE A BUILDING PERMIT IS ISSUED, A GRADING PERMIT SHALL BE OBTAINED IF REQUIRED UNDER THE GRADING ORDINANCE. GRADING MAY NOT BE COMMENCED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

A DRAINAGE PLAN PREPARED BY THE PROJECT ARCHITECT OR A REGISTERED CIVIL ENGINEER SHALL BE SUBMITTED AND SHALL INCORPORATE THE FOLLOWING CHECKED ITEMS:

- 1. Oil/grease and sediment traps to reduce urban contamination to downstream drainage.
- 2. On-site detention (the rate of run-off from a 10 year storm shall not exceed the predevelopment rate).
- 3. Energy dissipators.
- 4. All projects within Zone 5 and Zone 8 Flood Control and Maintenance Districts shall meet the Department of Public Works requirements for drainage. (Requirements shall be incorporated into plans).
- 5. Concrete curb and gutter or asphalt berms shall be provided for drainage along interior driveway and in parking/circulation areas.
- 6. Other: _____

e. Signs (Commercial/Industrial):

- 1. Sign design, size, material, location, color, height, lighting.
- 2. The sign shall be limited to a maximum area of _____ sq. ft. A wall sign shall be designed as an integral part of the building design. Any freestanding

sign shall be limited to 7 feet in height (measured from existing grade at edge of road to the top of sign) and designed as an integral part of the landscape area.

Other: _____

- 3. A sign located on a wall or roof fascia shall not extend above the upper line of roof fascia.
- 4. Freestanding sign supports shall be set back a minimum of 5 feet from the edge of the right-of-way or roadway, whichever is greater, and shall not obstruct vehicular sight distance.
- 5. Where sign lighting is proposed, only indirect illumination or low-intensity interior illumination shall be used. Sign lighting shall be unobtrusive and all glare directed onto site and away from adjacent properties. Lighting plans shall be detailed on plans.
- 6. Moving signs, flags, banners, sandwich board signs or flashing signs are not permitted.
- 7. (Commercial Centers). A sign program shall be submitted. The program shall include a central sign or directory of _____ sq. ft. (maximum 50 sq. ft.) and may include one small pedestrian-oriented identification sign for each shop (not to exceed 1/2 sq. ft. per foot of building frontage, measured along front of building and not to exceed 18 sq. ft. per shop).
- 8. No lighted signs shall be permitted.
- 9. The existing non-conforming sign(s) shall be removed as specified or redesigned to meet signing criteria as per Exhibit "A".
- 10. Only one business sign and one small pedestrian-oriented sign per site (commercial/ industrial).
- 11. Other: _____

f. General:

- 1. Obtain a Coastal Permit from the California Regional Coastal Commission.
- 2. Submit a letter from the appropriate Fire District (specify District - Scotts Valley) stating that the proposed plans and use will comply with all appropriate regulations.
- 3. (For condominium/townhouse projects). No building permits may be issued nor construction of improvements begun prior to filing the Parcel Map for this development (MLD NO. _____).
- 4. The applicant shall submit for staff review and approval a copy of the Homeowner's Association C.C.&R.'s with the conditions of this permit underlined.
- 5. Obtain clearance from the Building Department for the change in use.
- 6. Submit a letter from the Environmental Health Department stating that the use will comply with all appropriate regulations.
- 7. The existing snack shop shall no longer be used for food service purposes.
- 8. Submit a letter from the Alcohol Beverage Control Bureau to the Planning ¹⁷ Department stating that the

EXHIBIT E

II. AFTER BUILDING PERMIT ISSUANCE AND PRIOR TO FINAL INSPECTION FOR OCCUPANCY, THE FOLLOWING CHECKED ITEMS SHALL BE COMPLETED.

- X 1. All improvements shown on approved building plans site plans, landscape plans, drainage and grading plans and sign plans (Sections a, b, c, d and e above) shall be installed.
- 2. Submit an offer of dedication to Santa Cruz County for a _____ ft. strip of land (specify location) _____ for future road widening purposes.
- 3. Other land dedication (as specified below): _____

- 4. Submit an offer of dedication to the County for: _____ open space easement: _____ land in riparian corridor and pedestrian pathway (specify location) _____

- 5. Additional road improvements (not included in Ib, 1, above) shall be installed:
 - repair existing access road (specify surfacing) _____
 - widen existing access road to _____ ft. (specify surfacing) _____
 - construct concrete curb, gutter and sidewalk per County Design Criteria (specify location) _____

NOTE: (In lieu fees may be substituted in Live Oak if Department of Public Works recommends against construction of road improvements).

- 6. Submit an agreement for shared maintenance of road surfacing and drainage. (specify parcels to participate in agreement) _____

- 7. Pay fees to the following traffic improvement funds: _____

NOTE: (Live Oak Road & Roadside Improvement Fees shall be paid prior to the issuance of a building permit).

- 8. Submit an agreement (copy) to Planning staff to grant a right-of-way (over _____ ft. right-of-way shown on Exhibit "A") to the adjacent parcel no. _____ to allow for shared access.

- 9. Provide a bus turnout or bus shelter as specified by the Santa Cruz County Metropolitan Transit District.

- 10. An application shall be filed to rezone property to the _____ zone district.

- 11. The applicant shall enter into a binding written agreement with the County which requires the provision that at least 15% _____ 25% _____ of the units will be affordable to average and below average income households, as per Measure J. The applicant shall provide units to meet this requirement (unit location shall be designated on final plans).

12. The applicant shall not cause the existing dwelling on the property to be demolished until applicant has first advertised in a newspaper of general circulation for a period of 30 days that the existing dwelling may be removed from the property by any person desiring to remove it, without charge made for the dwelling itself, but all costs of removal to be borne by the person removing the dwelling from applicant's property. (A moving permit shall in all cases be obtained). If a purchase and removal agreement has not been concluded within 30 days after the advertisement period, the applicant may demolish the structure after obtaining a demolition permit.

Other: _____

III. OPERATIONAL CONDITIONS:

X 1. All landscaping and drainage improvements shall be permanently maintained.

2. Hours of operation shall be as follows: _____

X 3. Non-compliance with any of the conditions of this permit may be grounds for the revocation of this permit

4. This permit shall be reviewed by the Zoning Administrator _____ from the date of issuance.

Other: Cooking facilities shall be limited to snack shop service only. No other food preparation is allowed. Food service for other than snack shop customers may be provided by catering from the Hollins House restaurant facilities.

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.

THE APPLICANT SHALL BE REQUIRED TO MEET ALL REQUIREMENTS OF THE FOLLOWING DEPARTMENTS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- | <u>Department</u> | <u>Specific Area</u> |
|---|---------------------------|
| X a. Fire Department | <u>Scotts Valley</u> |
| b. Department of Public Works (sewer connections) (Zone 5, drainage) | |
| c. Water Department | _____ (water connections) |
| d. Coastal Commission | |
| X e. Environmental Health Department | |
| f. Alcohol Beverage Control Bureau | |

SGB:se 1/12/81

Applicant: Pasatiempo Inc.
Application No. 89-0406-CD2, C1A, EC4, EH
APN: 60-101-01, 02, 14

DEVELOPMENT PERMIT
RECOMMENDED CONDITIONS

APPLICANT: Pasatiempo Inc.

APPLICATION NO: 89-0969

APN: 60-101-01

EXHIBITS:

Exhibit A: Site Landscaping Plan, dated 7/7/89.

Exhibit B: Site Plan, dated 7/7/89.

Exhibit C: Exterior Elevations, dated 2/10/89.

Exhibit D: Grading and Drainage Plan, dated _____.

I. PRIOR TO ISSUANCE OF A BUILDING PERMIT AND/OR PRIOR TO EXERCISING THE RIGHTS GRANTED BY THIS PERMIT THE APPLICANT SHALL SUBMIT FINAL PLANS TO THE PLANNING DEPARTMENT. PLANS SHALL INCLUDE: BUILDING ELEVATIONS, SITE PLAN, LANDSCAPE PLAN, DRAINAGE PLAN, SIGN PLANS (and any others specified below) FOR STAFF REVIEW AND APPROVAL.

FINAL PLANS SHALL INCORPORATE ALL THE FOLLOWING CHECKED ITEMS:

A. BUILDING PLANS:

X 1. BUILDING PLANS SHALL SPECIFY FINAL BUILDING MATERIALS, COLOR, AND FINISHES AND INCORPORATE THE FOLLOWING CHECKED ITEMS:

X 2. Detached garages, carports, accessory and storage buildings and fences shall be included on plans and shall be of a design compatible with the architectural character of project.

X 3. All buildings for occupancy shall be designed for maximum passive solar orientation. Major window areas shall be oriented south to maximize solar heating. Roof overhangs for summer shading shall be incorporated into south building elevations.

Applicant: Pasatiempo Inc.
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- 4. Buildings shall be limited to a maximum of 25 feet in height, unless otherwise specified.
- 5. The building elevation specified below shall be revised to incorporate architectural relief features to reduce the effect of the flat building plane. (specify)
- 6. Buildings shall be located outside the Riparian Corridor as delineated on Exhibit A, dated _____.
- 7. Submit final plans per Exhibit B, Building Elevations. No additions or amendments are necessary.
- 8. All plans shall meet the Planned Development Design Criteria (Ordinance 2758).

B. SITE PLAN (PARKING & CIRCULATION):

- 1. The parking/circulation and loading areas shall be surfaced with a minimum of 2 inches of asphalt concrete over 5 inches of Class II base rock (or other approved equivalent surface). All spaces and loading berths shall be striped or defined by wheel stops. Driveway width shall be a maximum of 20 feet (residential), 24 feet (commercial) unless otherwise specified on staff approved plans. Curbs cut width shall not exceed 25 feet.
- 2. Parking plans shall include at least 100 standard spaces, (8 1/2' x 18'), 63 compact spaces, (7 1/2' x 16'), 4 handicapped spaces (12' x 18') and 10 bicycle spaces (2' x 6') designed according to Santa Cruz County Code Section 13.04.220-229 and shall conform substantially to Exhibit A, dated 7/7/89.
- 3. (Commercial/Industrial) Parking plans shall include one loading space (12' x 45") for every 5000 sq. ft. of floor area of retail/wholesale use (space). Adequate maneuvering space shall be provided in side or rear yard unless otherwise specified.
- 4. All parking and circulation areas shall be lighted with low-rise light standards (maximum 10-15 feet in height) of light fixtures attached to the buildings. (Energy efficient high-pressure sodium vapor lamps metal halide or fluorescent lighting is recommended). All lighting fixtures shall be of a non-glare type and directed onto the site and away from adjacent properties and roadways.
- 5. There shall be no parking along Clubhouse Drive. Pasatiempo Homeowners Association shall redline both sides of the road to indicate this prior to final inspection of the new clubhouse.

Applicant: Pasatiempo Inc.
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- X 6. The parking for all Pasatiempo Inc. activities, including but not limited to Hollins House, Pro Shop, Golf Course, and McKenzie Room, shall be off-street.
- X 7. The Zoning Administrator shall review the parking situation one year after the new clubhouse is completed and in operation. If it is determined that additional parking is necessary, Pasatiempo Inc. shall develop additional parking.
- X 8. (Commercial/Industrial) On-site pedestrian pathways shall be provided for customers to walk safely from parking and street sidewalk areas to the central use areas.
- X 9. Electrical power and telephone lines shall be installed underground.
- X10. No exterior alterations or additions are permitted to the Hollins House.
- X11. In the months of June through September, Pasatiempo Inc. shall provide a minimum of 10 weekday and 20 weekend parking spaces for pool use. These spaces shall be clearly marked.

C. LANDSCAPE PLAN:

- X 1. A comprehensive landscape and irrigation plan shall be prepared for the entire site and parking lot, designating all existing and proposed species, gallonage and placement. Irrigation features and a maintenance program shall be specified on plans. Landscape plans for 5 or more dwelling units or for commercial/industrial uses shall be prepared by the project architect or by a registered landscape architect. Native plant species and drought tolerant species shall be used wherever possible. Exotic species are discouraged. Those species specifically adapted to climate and soils on the site are encouraged. (Refer to Landscape Criteria.)
- X 2. The landscape plan shall achieve complete screening of the new parking lot.
- X 3. Outdoor garbage maintenance areas, and outdoor equipment storage areas shall be screened from public streets and adjacent residential properties with a dense landscaped hedge, landscaped earth mound, or wood fencing.
- 4. All Usable Open Space requirements specified in Section 13.04.236.16 shall be met. A minimum of ____ sq. ft. of private usable open space per unit or ____ sq. ft. of group usable open space per unit, or an equivalent combination shall be provided. All usable open space areas other than decks and patios shall be landscaped with plant materials including trees, shrubs, and ground cover.

Applicant: Pasatiempo Inc.
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- X 5. Landscaped islands with clusters of street trees shall be provided in all parking areas and along interior driveways to reduce heat and glare and provide shading. A mix of 15 and 25 gallon trees and shrubs shall be used.
- X 6. Trees and shrubs shall be provided in sufficient size and quantity to adequately screen and soften the effect of new building planes and paved surfaces within the first year. All shrubs shall be a minimum of five gallon, and trees shall be 15 gallons and 24 inch box.
- X 7. Provide landscaped 2 to 4 feet earth mounds and/or fencing to obscure parking and paved areas from public streets and residential use.
- X 8. Vegetation shall be trimmed along the roadway to ensure adequate vehicular sight distance.
- X 9. All mature trees over 6" in diameter (breast high) shall be retained except where special circumstances require removal. All mature trees shall be designated on final site plan.
- X10. Erosion Control measures: Between October 15 and April 15, exposed soil shall be protected from erosion at all times. During construction such protection may consist of mulching and/or planting of native vegetation. Before completion of project, any exposed soil or disturbed slopes shall be permanently protected from erosion.
- X11. An erosion control plan shall be submitted. Specification shall include: Control of erosion during construction and final erosion control.
- 12. A children's play area shall be provided (30' x 40' minimum area, unless otherwise specified) at location shown on Exhibit A.
- 13. A 4 to 5 foot wide pedestrian walkway (decomposed granite or equivalent) shall be provided along the riparian corridor (as specified on Exhibit A).
- 14. South facing windows of buildings should not be shaded in the winter. Trees planted within 45 degrees of south should be deciduous.
- 15. A 4' - 5' high landscaped earth berm or landscaped masonry wall shall be provided (per approved Exhibit A) for noise buffer.
- 16. Landscaping along the riparian corridor shall employ vegetation compatible with the riparian plant community on the site. The use of species such as eucalyptus, acacia, pampas grass, broom, oleander, myrtle, and other designated species which pose a health hazard or nuisance shall be discouraged. Where such species have invaded a site naturally they shall be noted on plans for selective removal. (Refer to Landscape Criteria.)

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II. AFTER BUILDING PERMIT ISSUANCE AND PRIOR TO FINAL INSPECTION FOR OCCUPANCY, THE FOLLOWING CHECKED ITEMS SHALL BE COMPLETED:

- A. All improvements shown on approved building plans, site plans, landscape plans, drainage and sign plans shall be installed.
- B. File an affidavit to combine Parcels 60-101-01 and 60-101-02 with the County Recorder.
- C. Other land dedication (as specified below):

- D. Submit an offer of dedication to the County for:
_____ open space easement. _____ land in riparian corridor and pedestrian pathway (specify location)_____.
- E. Additional road improvements (not included in I B, 1, above) shall be installed:
1. Repair existing access road (specify surfacing).
 2. Widen existing access road to _____ ft. (specify surfacing).
 3. Construct concrete curb, gutter and sidewalk per County Design Criteria (specify location).
- NOTE: (In lieu fees may be substituted in Live Oak if department of Public Works recommends against construction of road improvements.)
- F. Submit an agreement for shared maintenance of road surfacing and drainage. (Specify parcels to participate in agreement.)
- G. Pay fees to the following traffic improvement funds: Live Oak Roadside and Roadway Improvement Area Funds.
- NOTE:(Live Oak Road & Roadside Improvement Fees shall be paid prior to the issuance of a building permit.)
- H. Submit an agreement (copy) to Planning staff to grant a right-of-way (over _____ ft. right-of-way shown on Exhibit "A") to the adjacent parcel no. _____ to allow for shared access.
- I. Provide a bus turnout or bus shelter as specified by the Santa Cruz County Metropolitan Transit District.
- J. An application shall be filed to rezone property to the _____ zone district.
- K. The applicant shall enter into a binding written agreement with the County which requires the provision that at least 15% _____ 25% _____ of the units will be affordable to average and below average income households, as per Measure J. The applicant shall provide units to meet this requirement (unit location shall be designated on final plans).

Applicant: Pasatiempo Inc.
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D. DRAINAGE AND GRADING PLANS:

BEFORE A BUILDING PERMIT IS ISSUED, A GRADING PERMIT SHALL BE OBTAINED IF REQUIRED UNDER THE GRADING ORDINANCE. GRADING MAY NOT BE COMMENCED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

A DRAINAGE PLAN PREPARED BY THE PROJECT ARCHITECT OR A REGISTERED CIVIL ENGINEER SHALL BE SUBMITTED AND SHALL INCORPORATE THE FOLLOWING CHECKED ITEMS:

- 1. Oil/grease and sediment traps to reduce urban contamination to downstream drainage.
- 2. On-site detention (the rate of run off from a 10 year storm shall not exceed the predevelopment rate).
- 3. Energy dissipators.
- 4. All projects within Zone 5 and Zone 8 Flood Control and Maintenance Districts shall meet the Department of Public Works requirements for drainage. (Requirements shall be incorporated into plans.)
- 5. Concrete curb and gutter or asphalt berms shall be provided for drainage along interior driveway and in parking/circulation areas.
- 6. Other:

E. SIGNS (COMMERCIAL/INDUSTRIAL):

- 1. Plans shall show sign design, size, material, location, color, height and lighting.
- 2. The sign shall be limited to that shown on the plans labeled Exhibit C. A wall sign shall be designed as an integral part of the building design. Any freestanding sign shall be limited to 7 feet in height (measured from existing grade at edge of road to the top of sign) and designed as an integral part of the landscape area.
- 3. A sign located on a wall or roof facia shall not extend above the upper line of roof facia.
- 4. Freestanding sign supports shall be set back a minimum of 5 feet from the edge of the right of way or roadway, whichever is greater, and shall not obstruct vehicular sight distance.
- 5. Where sign lighting is proposed, only indirect illumination or low-intensity interior illumination shall be used. Sign lighting shall be unobtrusive and all glare directed onto site and away from adjacent properties. Lighting plans shall be detailed on plans.
- 6. Moving signs, flags, banners, sandwich board signs or flashing signs are not permitted.

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- 7. (Commercial Centers). A sign program shall be submitted. The program shall include a central sign or director of _____ sq. ft. (maximum 50 sq. ft.) and may include one small pedestrian oriented identification sign for each shop (not to exceed 1/2 sq. ft. per foot of building frontage, measured along front of building and not to exceed 18 sq. ft. per shop).
- 8. No lighted signs shall be permitted.
- 9. The existing non-conforming sign(s) shall be removed as specified or redesigned to meet signing criteria as per Exhibit "A."
- 10. Only one business sign and one small pedestrian-oriented sign per site (commercial/industrial).

F. GENERAL:

- 1. Obtain a Coastal Permit from the California Regional Coastal Commission.
- 2. Submit a letter from the fire district stating that the proposed plans and use will comply with all appropriate regulations. This should include all requirements relating to smoke detectors, address numbers, fire alarm, automatic sprinkler system, access widths and turnaround and fire hydrants.
- 3. (For condominium/townhouse projects). No building permits may be issued nor construction of improvements begun prior to filing the Parcel Map for this development (MLD NO. _____).
- 4. The applicant shall submit for staff review and approval a copy of the Homeowner's Association C. C. & R.'s with the conditions of this permit underlined.
- 5. Obtain clearance from the Building Department for the change in use.
- 6. All recommendations of the Soils Report, dated July, 1989, shall be met.
- 7. The facilities located within the McKenzie room are predominately reserved for golf-related, stockholder, and occasional Pasatiempo Homeowners Association functions. While the general non-golf-related public is allowed use of the McKenzie room, the room shall not be rented or leased for public functions. The general hours of operation shall be from 7:00 am to 7:00 pm. All evening activities shall be scheduled to terminate by 9:00 pm, with a grace period allowing casual dispersement. All evening activities after 7:00 pm shall be related exclusively to golf-related activities.
- 8. Rounds of golf shall be limited to a maximum of 60,000 per year.

Applicant: Pasatiempo Inc.
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APN: 60-101-01, 02, 14

 L. The applicant shall not cause the existing dwelling on the property to be demolished until applicant has first advertised in a newspaper of general circulation for a period of 30 days that the existing dwelling may be removed from the property by any person desiring to remove it, without charge made for the dwelling itself, but all costs of removal to be borne by the person removing the dwelling from applicant's property. (A moving permit shall in all cases be obtained.) If a purchase and removal agreement has not been concluded within 30 days after the advertisement period, the applicant may demolish the structure after obtaining a demolition pit.

 Other: _____

III. OPERATIONAL CONDITIONS:

A. All landscaping and drainage improvements shall be permanently maintained.

 B. Hours of operation shall be as follows: _____

C. MITIGATION MONITORING PROGRAM

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

1. Mitigation Measure: Prior to the issuance of any permits for this project, the applicant shall submit a landscape plan to the Major Projects Section of the Planning Department for review and approval. This plan shall show the planting that will replace the existing landscaping around the clubhouse, which will be removed due to construction of the new clubhouse.

Monitoring Program: A landscape plan has been submitted to Staff, reviewed and approved. Prior to final occupancy, Staff shall inspect the implementation of the landscape.

2. Mitigation Measure: Prior to the issuance of any Building Permits for this project, the applicant will submit an erosion control/drainage plan to the Environmental Planning Section of the Planning Department for review and approval. This plan shall be attached to and part of the construction drawings submitted for a Building Permit application for this project.

Applicant: Pasatiempo Inc.
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Monitoring Program: The Resource Planning Section will review and approve the erosion control/drainage plan prior to their approval of the building permit. They will also conduct an inspection prior to allowing occupancy.

3. Mitigation Measure: All building construction shall meet the recommendations of the soil report prepared by Jacobs and Associates, dated July, 1989.

Monitoring Program: The Resource Planning Section will review and approve the foundation plan prior to their approval of the building permit. They will also conduct an inspection prior to allowing occupancy.

4. Mitigation Measure: Prior to final inspection and occupancy of the new clubhouse building, the applicant shall install a new domestic sewage disposal system as required by the County Environmental Health Service.

Monitoring Program: The Environmental Health Department shall inspect the installation and operation of the sewage disposal system prior to occupancy.

5. Mitigation Measure: There will not be any exterior alterations to the Hollins House structure.

Monitoring Program: Planning staff shall inspect all work at the Hollins House to insure that the historic character is not changed.

X D. Non-compliance with any of the conditions of this permit may be grounds for the revocation of this permit.

 E. This permit shall be reviewed by the Zoning Administrator at one (1) year from the date of issuance.

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.

Applicant: Pasatiempo Inc.
Application No. 89-0406-CD2, C1A, EC4, EH
APN: 60-101-01, 02, 14

THE APPLICANT SHALL BE REQUIRED TO MEET ALL REQUIREMENTS OF THE FOLLOWING DEPARTMENTS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

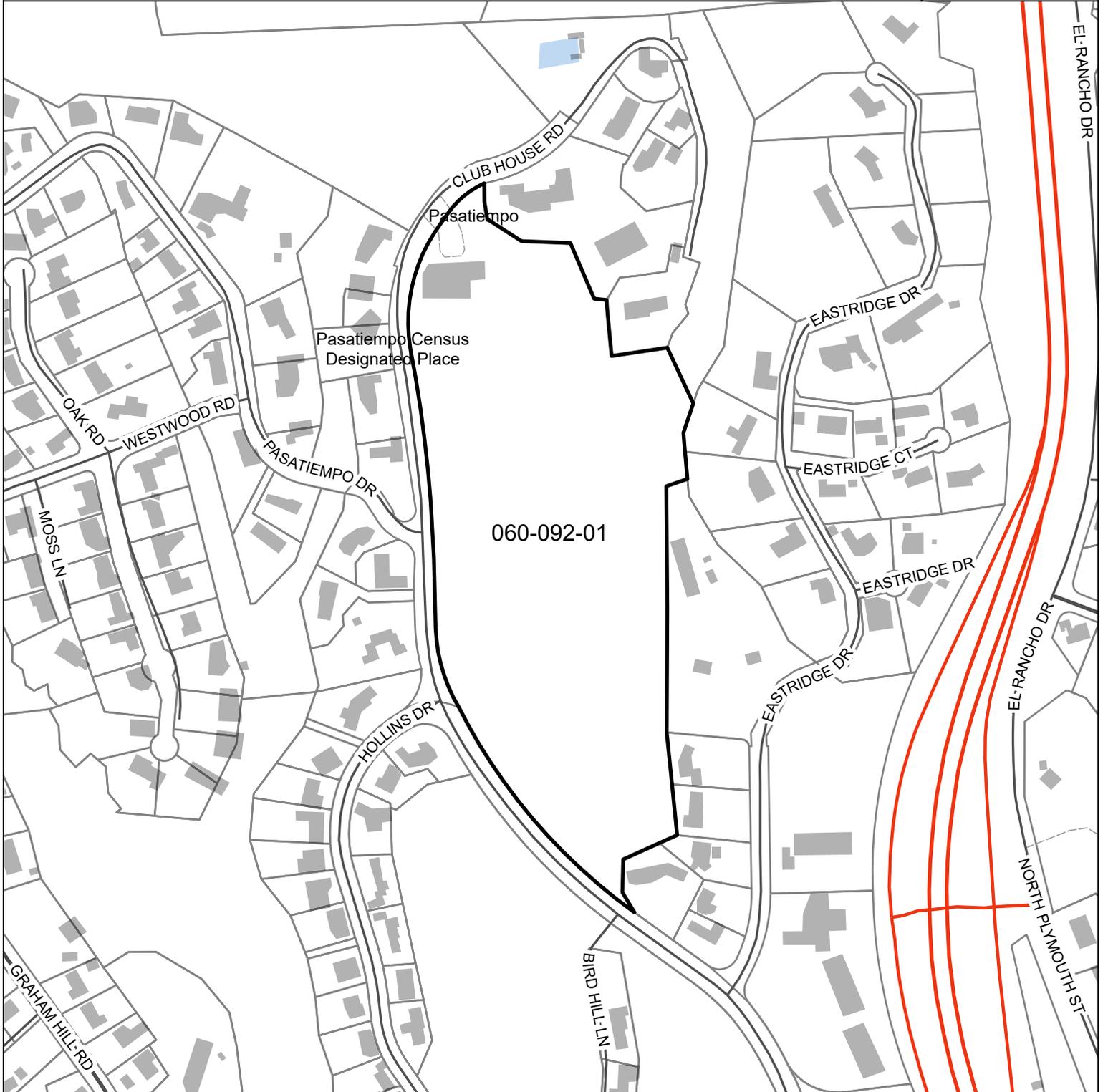
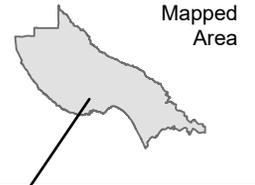
- 1. Central Fire District
- 2. Department of Public Works (sewer connections), Santa Cruz County Sanitation District, (Zone 5, drainage plans).
- 3. Water Department - City of Santa Cruz (water connections).
- 4. Coastal Commission
- 5. Environmental Health Department

cc: Pete Parkinson
Hall, Goodhue, Marsley and Barker Architects
2959 Monterey-Salinas Highway
Monterey, CA 93940

pasasr/rwa/514



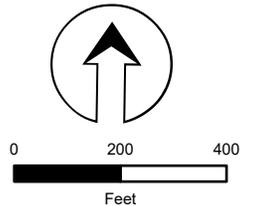
Parcel Location Map



Parcel: 06009201

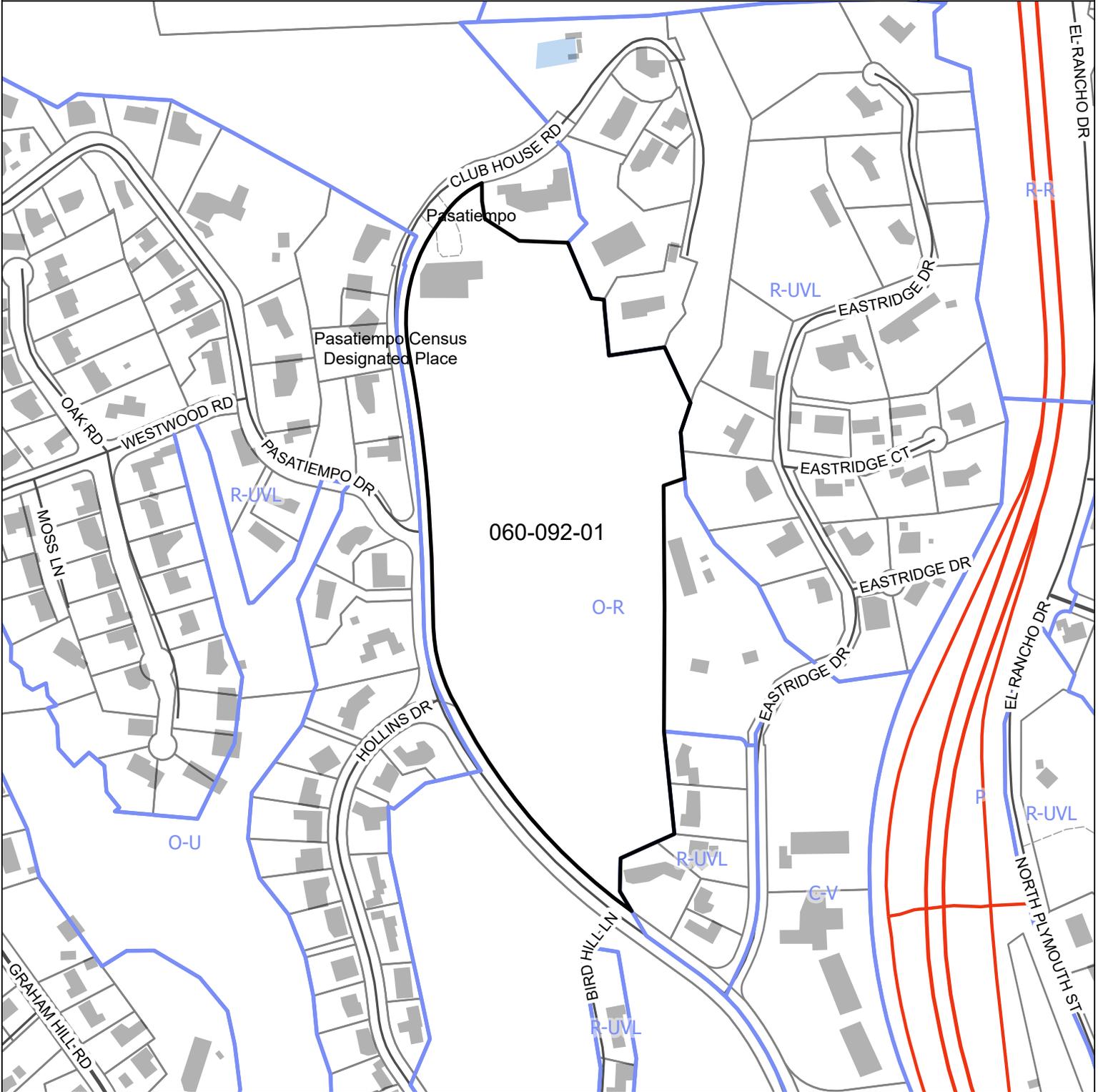
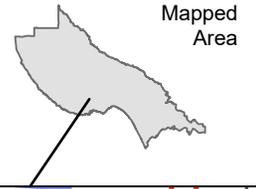
 Subject Parcel

Map printed: 31 Oct. 2025

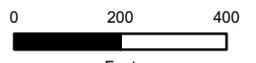
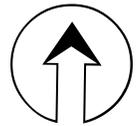




Parcel General Plan Map

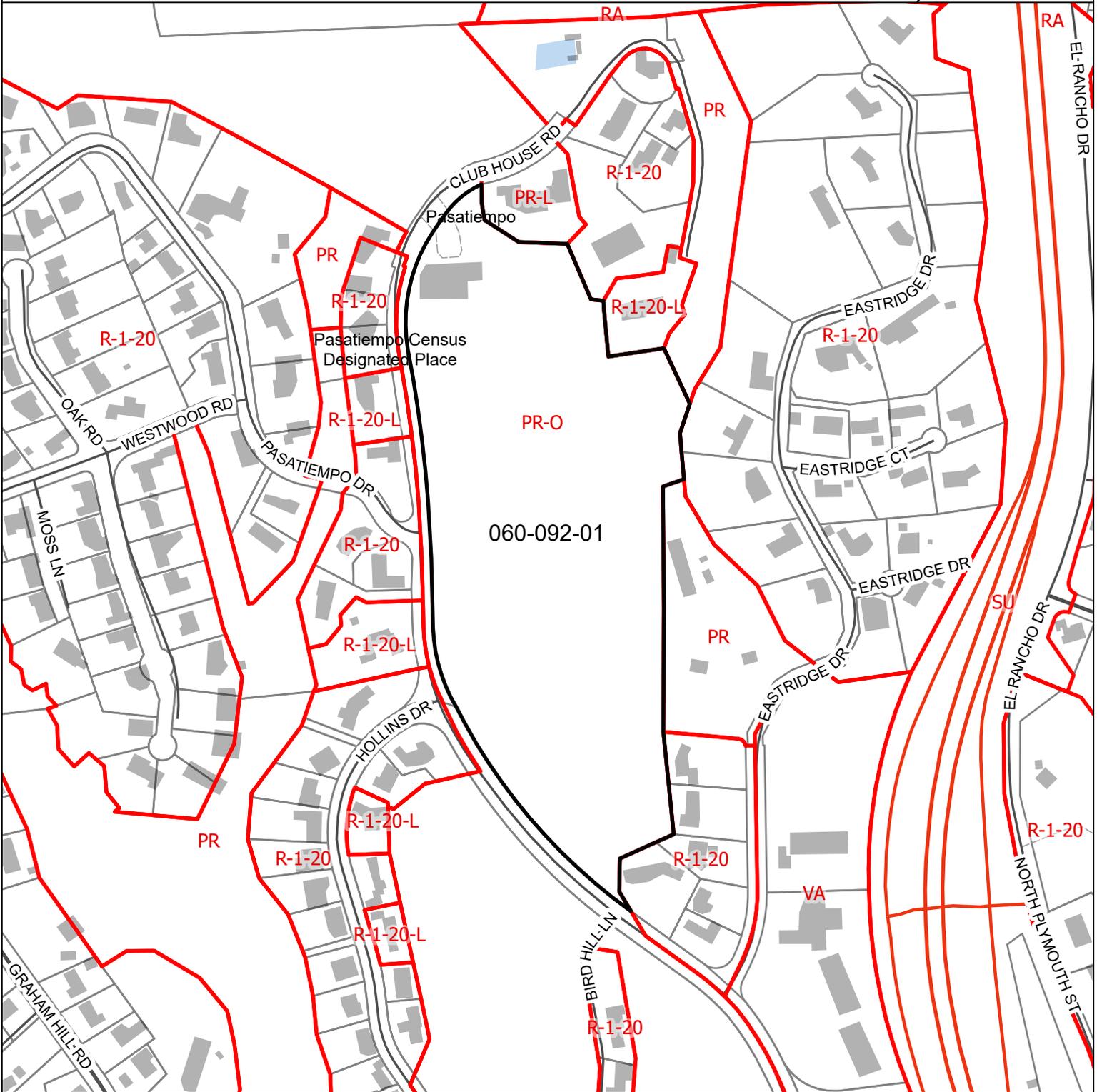
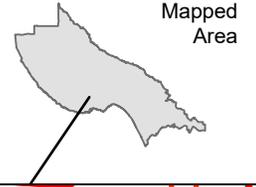


 Subject Parcel

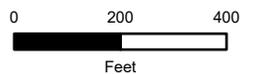
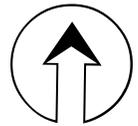




Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Scotts Valley
Drainage District: N/A

Parcel Information

Parcel Size: 21.30
Existing Land Use - Parcel: Parks, Recreation, Open Space
Existing Land Use - Surrounding: Parks, Recreation, Open Space; Residential
Project Access: Clubhouse Road
Planning Area: Carbonera
Land Use Designation: O-R (Parks, Recreation and Open Space)
Zone District: PR-O (Parks, Recreation and Open Space; Open Space Easement)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm.: Yes No

Technical Reviews: None

Environmental Information

Geologic Hazards: Not mapped
Fire Hazard: Not a mapped constraint
Slopes: 0 – 30%
Env. Sen. Habitat: Not mapped
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: No physical evidence on site

Michael Lam

From: David Jonas <david@dbjinc.com>
Sent: Thursday, August 28, 2025 2:38 PM
To: Michael Lam
Subject: McKenzie room, Pasatiempo

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

Dear Mr. Lam

My wife and I reside in Pasatiempo and have for over 20 years. I have additionally been a member of the golf club for over 30.

We're not opposed to accommodating golfers who finish their round in the summer and need a refreshment say until 8 PM. Anything beyond that is in our opinion inappropriate as the location is surrounded by homes.

It's just not a suitable location for later evening activities thank you for your attention to this matter sincerely, David and Shoshana Jonas

Sent from my iPhone

Michael Lam

From: Greg Lukina <glukina@davidlyng.com>
Sent: Thursday, September 4, 2025 6:26 AM
To: Michael Lam
Subject: Planning Application No. 241457 - Support of Changes

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

Good Morning Michael -

As a resident and property owner of the Pasatiempo neighborhood, I am writing you to tell you that I am in support of the changes in planning application number 241457 (extending the hours of operation at the MacKenzie Bar & Grill). I hope that these changes will be approved and members of the community will have a dinner option that goes past 7 PM. Thank you and have a great day.

Greg Lukina
David Lyng Real Estate
(831) 600-5581
DRE #01949291

Michael Lam

From: Judy Pappas <juditpappas@gmail.com>
Sent: Tuesday, April 8, 2025 8:57 PM
To: Michael Lam
Subject: Application Number 241457
Attachments: MacKenzieUsageItem7

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Hello Michael,

My name is Judy Pappas, i live at 9 Clubhouse Rd Santa Cruz, across the street from 19 Clubhouse Rd, MacKenzie Bar and Grill. I have concerns regarding the request to amend Conditional Use Permit 74-417-U allowing special events and extending the hours from 7pm to 10pm. I am also against the project being exempt from CEQA due to the increase in noise and traffic the requested changes will create.

Prior to purchasing our home (25+ years ago) we investigated usage of the MacKenzie Bar and Grill. The attachment below contains an item from Application No: 89-0406 and conveys why we decided, due to the limits of usage, that living in close proximity to MacKenzie would not present a problem.

As a first step, can you please tell me:

1. How to obtain Use Permit 74-417-U?
2. What is the procedure for me to follow to formally object to the requested changes?

Thank you,
Judy Pappas
9 Clubhouse Rd. Santa Cruz
JuditPappas@gmail.com
831 246-2497

Michael Lam

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

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Hello Michael Lam,

My husband and I own a home in Pasatiempo Estataes. 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: Linda Armstrong <ljarm@hotmail.com>
Sent: Wednesday, May 21, 2025 1:34 PM
To: Michael Lam
Cc: Linda Armstrong
Subject: Fw: Application #241457/CUP Permit #74-417-U

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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
Community Development & Infrastructure
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 Estataes. 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: marklinder46@yahoo.com
Sent: Wednesday, September 3, 2025 6:38 AM
To: Michael Lam
Subject: Application #241-457

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

Good morning, Michael. My wife and I are residents and property owners in Pasatiempo. We have lived here since 1995. We support the Pasatiempo Property Owners application #241-457 to adjust the hours of the MacKenzie Bar and Grill.

We feel expanding the hours of operation will benefit the Pasatiempo community and the wider Santa Cruz county community while continuing to protect immediate neighboring residences. The MacKenzie Bar and Grill offers the larger community a place to enjoy the beauty of the golf course and the view of the Pacific Ocean.

Thank you.

Mark Linder
'2 Westwood Road
408 891-8912

Michael Lam

From: Steve Rodriguez <jandsrodrig@gmail.com>
Sent: Wednesday, September 3, 2025 4:06 PM
To: Michael Lam
Subject: MacKenzie Bar & Grill

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

Hi Michael,

I received a letter from the Pasatiempo Home Owners informing us of the proposed changes being requested at MacKenzies Bar and Grill.

Twenty-one years ago, my wife and I bought and remodeled a home in Pasatiempo. The past 21 years have been some of the best of our lives. We were a little surprised to hear about the application to increase the use for MacKenzie's. We were also disappointed to read that the PHO feels that this is, "a reasonable balance between enhancing the use of the facility and preserving the tranquility of our community." We couldn't disagree more!

The letter we received said to contact you if we had any questions or concerns. I now feel a little better.

Be well,

Steve and Jackie Rodriguez

47 South Circle Drive

Santa Cruz, CA



March 19, 2025

VIA EMAIL ONLY

Michael.Lam@co.santa-cruz.us

Michael Lam
Planning Technician
Community Development and Infrastructure
Santa Cruz County
701 Ocean Street, Suite 400
Santa Cruz, CA 95060

Re: *Discretionary Application No. 241457*
APN: 060-092-01
Applicant: Pasatiempo, Inc.
Application to Amend Conditional Use Permit 74-417-U

Dear Mr. Lam:

We represent Pasatiempo Property Owners, Inc. (PPO).

We understand that you are the project planner assigned to Planning Application No. 241457 (Application) submitted by Pasatiempo, Inc. (PI) to extend the hours of operation and allow special events at the MacKenzie Bar & Grill at the Pasatiempo Golf Course.

PPO is the homeowners association responsible for managing and maintaining certain aspects of the Pasatiempo common interest development including, but not limited to, the roads surrounding the Pasatiempo Golf Course and MacKenzie Bar & Grill which are also located within the Pasatiempo development.

PPO has a significant interest in the Application. PI and PPO have entered into a number of agreements regarding the use and maintenance of PPO's roads by PI and the patrons of the Golf Course and MacKenzie Bar and Grill. In addition, there are access and security agreements in place between PI and PPO that are predicated on operating hours consistent with Condition Use Permit 74-417-U. If the operating hours are expended, it will impose a significant hardship on PPO.

PPO requests notice of any public hearings regarding the Application and the opportunity to be heard. Thank you for your attention in this regard.

Very truly yours,

O'TOOLE ROGERS, LLP



Thomas W. Chaffee

Partner

tchaffee@otoolerogers.com

TWC:

cc: Client (Via e-mail)