



Staff Report to the Zoning Administrator

Application Number: **261128**

Applicant: Joseph Jacobs

Owner: SCCR LLC

APN: 032-022-23

Site Address: 1051 41st Avenue, Santa Cruz CA 95062

Agenda Date: September 18, 2026

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to establish a new, private social club in an existing commercial building.

Location: Property is located on the western side of 41st Avenue (1051 41st Avenue), approximately 0.25 miles north of the intersection of Portola Drive and 41st Avenue in Santa Cruz.

Permits Required: Minor Use Permit

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act; and
- Approval of Application 261128, based on the attached findings and conditions.

Project Description & Setting

The subject property is approximately 15,500 square feet in size and developed with two structures measuring 1,764 square feet and 480 square feet, respectively. The structures were originally constructed in 1950 as a single-family dwelling and detached garage. However, the property was converted to commercial use that has changed over the years, with the most recent use being a retail cannabis dispensary permitted in 2015.

The proposed project entails changing the use of the existing structure from a cannabis dispensary to a private social club. Pursuant to Santa Cruz County Code 13.10.332-1, a Minor Use Permit is required to establish a new private club less than 10,000 square-feet in size.

Zoning & General Plan Consistency

The subject property is a 15,899 square foot lot, located in the C-2 (Community Commercial) zone district, a designation which allows commercial uses. The proposed private club is an allowed use within the zone district and the zoning is consistent with the site's C-C (Community Commercial) General Plan designation.

Local Coastal Program Consistency

The subject property is located within the mapped Coastal Zone, which requires all development proposals to be evaluated for consistency with the adopted Coastal Zone regulations. County Code 13.20.072 provides criteria for projects that qualify for a Commercial Exclusion.

Pursuant to SCCC 13.20.072(A)(2), a Commercial Exclusion applies to commercial changes in use within existing structures. The proposed change of use does not include any alterations to the existing 1,764 square-foot structure or existing site improvements; therefore, the project qualifies for a Commercial Exclusion. Additionally, the project is not appealable to the Coastal Commission, and the project site is not designated as a Coastal Priority Site in the General Plan or LCP Land Use Plan.

Uses in Commercial Districts

Santa Cruz County Code 13.10.332 identifies the uses allowed in commercial districts, along with the use permit required to establish an allowed use. The previous use of the site was a cannabis dispensary, which is a principally permitted use in the C-2 zone district. The Commercial Uses Chart (Table 13.10.332-1) indicates that a private club less than 10,000 square-feet in size is an allowed use with a Minor Use Permit.

SCCC 13.10.332(E) contains conditions for a proposed use permit in the commercial zone district. The conditions pertain to amplified entertainment, hours of operation, outdoor dining/seating, outdoor storage, signage, and temporary/seasonal use. Although these conditions generally apply to all use permits, they do not constitute a comprehensive list of operational standards. Furthermore, the proposed private club will not have outdoor dining/seating, outdoor storage, or any seasonal uses that would suggest application of identified conditions of approval. The applicant has provided an Operational Characteristics Plan under which the club will operate, discussed in greater detail below.

Parking and Circulation

Santa Cruz County Code 13.16.030(C) requires that any nonresidential intensification of use provide additional off-street parking for the additional increment of square footage or use. The County Code defines ‘intensification of use’ as any change or expansion of use that would result in both a greater than 10 percent increase in vehicle trips and more than 110 new daily vehicle trips.

The previously permitted use (cannabis dispensary) was a retail store open to the public, with daily hours of operation from 8:00 a.m. to 10:00 p.m. The proposed private club will not be open to the public and will not have a retail sales component. Thus, changing the use from a retail store to a private club is not considered an intensification of use as it does not trigger both a 10 percent increase in vehicle trips and more than 110 new daily vehicle trips; therefore, additional off-street parking is not required for the proposed use. The proposed club will utilize the existing on-site parking spaces to support its day-to-day operations, as well as monthly member gatherings. Further discussion regarding parking is provided under operational characteristics below.

Operational Characteristics

The application includes establishing a new, private social club for motorcycle enthusiasts. The existing structures on site will be utilized as administrative office space for employees, as well as a gathering space for monthly members-only meetings. No exterior modifications, aside from standard business identification signs allowed by the County Code, are proposed as part of this project. Additionally, this business will not be open to the public and there will be no retail sales.

Hours of Operation: The proposed club is not proposed to be open to the general public. Employees of the club will utilize the space as an administrative office during regular business hours. The daily hours of operation proposed are from 10:00 a.m. to 10:00 p.m., with approximately 10 employees on site.

Monthly Member Gatherings: The club proposes to host monthly members-only gatherings contained within the existing structures. These gatherings are proposed to take place on the 3rd Saturday of each month, from the hours of 11:00 a.m. to 6:00 p.m., with exception of staff arriving early for setup and staying late for breakdown and clean up. As conditioned, the total number of vehicles associated with staff and members-only gatherings, including motorcycles, shall not exceed 24 vehicles at any one time.

Parking and Circulation: The parcel contains 24 parking spaces that serve the existing commercial structures on site. County Code regulations regarding parking and circulation (SCCC 13.16) do not distinguish motorcycles from automobiles when calculating the number of required parking spaces for a commercial use. Therefore, the maximum number of vehicles/motorcycles allowed on site is limited to the number of existing parking spaces (24 spaces). Thus, each parking space would allow one vehicle or one motorcycle per parking space. All vehicles and/or motorcycles associated with club activities are required to park on-site in striped parking spaces. The club proposes to implement a 'zero spillover' policy that restricts members from parking off-site on nearby neighborhood streets.

Noise and Traffic Control: During the monthly member gatherings, a staff person from the club is proposed to be stationed at the parking lot during peak arrival and departure times to ensure smooth traffic flow, and to enforce the club's noted operational restriction on excessive engine revving and idling. All social activities, meetings, and lounge use are proposed to be contained within the existing structures. Outdoor amplified music and sound is strictly prohibited, and the project has been conditioned accordingly.

Activities: All social activities, including gatherings, meetings, and other uses of the club, are proposed to be contained within the existing commercial structures. Outdoor activities and gatherings are strictly prohibited. The project has been conditioned accordingly.

Public Comment

County Staff received several emails from members of the public expressing concerns about noise, traffic, and the general operation of the proposed club. County Staff also received letters of support from residents of the adjacent Shangri-La Estates mobile-home park.

The noise concerns primarily relate to motorcycles operated by private club members, particularly

excessive engine revving and modified exhaust systems. Additional concerns include parking on adjacent residential streets and the potential impacts of members-only events.

The California Vehicle Code establishes vehicle noise limits by requiring vehicles to be equipped with adequate mufflers and other exhaust components that comply with applicable standards. Modified vehicles that exceed the State or Federal noise limits are subject to enforcement by the California Highway Patrol and local law enforcement agencies. The operational characteristics and conditions of approval will limit the noise associated with the proposed use by implementing an event schedule for monthly meetings and having employees of the club enforce the excessive revving policy.

The club has incorporated a 'zero spillover' policy into its operational characteristics plan. This policy would be enforced by the club's administrative staff to restrict members from parking off site on nearby neighborhood streets during monthly member gatherings. There is ample parking available on-site to support the day-to-day operations of the club, with only 10 employees on-site during regular business hours.

Notwithstanding, the project is conditioned to allow this use on a provisional basis to ensure compliance with this permit, including but not limited to prohibiting parking in the residential neighborhood.

Permit Processing Structure

Santa Cruz County Code 18.10.115 contains requirements for processing minor administrative permits and projects. Specifically, projects considered minor administrative permits are not subject to public notice or public hearing requirements. However, this code section also gives the Planning Director the authority to refer an application to a higher approving body, in which case the public noticing procedures applicable to the higher permit processing level would apply.

Residents in the vicinity of the project site have expressed an interest in this permit application. To allow the community an opportunity to participate in the public process, the Planning Director referred the application to the Zoning Administrator for a decision. Projects heard by the Zoning Administrator are required to install a 'Notice of Proposed Development' sign on the project site. Additionally, postcard notices are mailed to all property owners and occupants within 500 feet of the exterior boundaries of the subject property.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **261128**, 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

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Operational Characteristics & Project Plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. 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: 261128

Assessor Parcel Number: 032-022-23

Project Location: 1051 41st Avenue, Santa Cruz CA 95062

Project Description: Proposal to establish a new private social club in an existing commercial building. Requires a Minor Use Permit.

Person or Agency Proposing Project: Joseph Jacobs

Contact Phone Number: (831) 331-0811

- 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 3 - Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Conversion of an existing structure less than 2,500 square-feet in size, from one use to another.

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 commercial uses. The operational characteristics of the proposed use will limit the potential impacts to surrounding properties in the vicinity and will not be detrimental to the health, safety, or welfare of people living or working in the area.

- (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 location of the existing commercial structure and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the C-2 (Community Commercial) zone district as the primary use of the property will be two commercial buildings that meets all current site standards for the zone district. The proposed use will operate under the Operational Characteristics Plan (Exhibit D) and the Conditions of Approval of this permit.

- (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 proposed commercial use is in substantial conformance with the use and density requirements specified for the C-C (Community Commercial) 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 private club will not result in an intensification of use, as defined by County Code. The expected level of traffic generated by the proposed use will

be less than the previously permitted use on site; therefore, the change of use will not adversely impact existing roads or intersections in the surrounding area. 41st Avenue is major county-maintained road, and the project site is located along the 41st Avenue/Portola Drive commercial corridor. In addition, no physical improvements are proposed to the structure. The proposed change of use will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (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 commercial development is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. Although the project site is located adjacent to a mobile-home park to the west and residential neighborhoods to the east, the County Code and General Plan have designated this section of 41st Avenue as a neighborhood commercial corridor. The proposed private club is an allowed use in the commercial (C-2) zone district and does not constitute an intensification of use when compared to the previously permitted use on site. Furthermore, all gatherings shall occur inside the existing buildings, excessive engine revving and idling is prohibited by the Club, and parking on nearby neighborhood streets is also restricted.

- (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 can be made, in that the project qualifies for a Coastal Commission Commercial Exclusion. County Code 13.20.072 provides criteria for projects that qualify for a Commercial Exclusion. Pursuant to SCCC 13.20.072(A)(2), the exclusion for commercial development includes a commercial change of use within an existing structure. The project is not appealable to the Coastal Commission, and the project site is not designated as a Coastal Priority Site in the General Plan or LCP Land Use Plan. Additionally, the project does not include any construction, reconstruction, demolition, or alteration in the size of the existing commercial structure.

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 existing commercial structures on site are designed and located in a manner that complements and harmonizes with the physical design aspects of existing and proposed development in the neighborhood. The project site is located in a commercial corridor along 41st Avenue where many of the commercial structures, including the structures on the subject site, were originally built as dwelling units. These structures were later converted to commercial uses and the current pattern of development in the neighborhood includes a mix of commercial and residential uses. As conditioned, conversion of a previously approved cannabis

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dispensary and establishment of a private commercial social club in this located is compatible with the existing mixed-use commercial and residential uses along 41st Avenue.

- (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 is not required because the project does not propose any exterior alterations that would be subject to the County's Design Review criteria. Although the project site is located within the Coastal Zone, the proposal does not require a Coastal Development Permit and is excluded from the coastal permitting process.

Conditions of Approval

Exhibit D: Operational Characteristics and Project plans, prepared by Joseph Jacobs, dated 08/19/2026.

- I. This permit authorizes the change of use within an existing commercial building 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.
- II. Operational Conditions
 - A. The private social club shall be maintained and operated so that, at all times, it in compliance with the following operational characteristics:
 1. Daily Operations
 - a. Hours of Operation: Monday – Sunday, 10:00 a.m. – 10:00 p.m.
 - b. Occupancy: The maximum occupancy of the club for daily administrative work shall not exceed 10 people.
 - c. Parking: The maximum number of vehicles associated with the club shall not exceed 24 vehicles/motorcycles parked within existing on-site spaces exclusively. Parking off-site on nearby streets is prohibited.
 - d. Noise: Occupants shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). Outdoor amplified sound is prohibited.
 - e. All administrative work, meetings and uses of the club shall be contained within the existing structures. Outdoor activities and gatherings are prohibited.
 2. Monthly Member Gatherings
 - a. Frequency: 3rd Saturday of each month.
 - b. Hours of Gathering: 11:00 a.m. – 6:00 p.m. (with exception for administrative staff required for setup and cleanup).
 - c. Parking: The maximum number of vehicles associated with the club

shall not exceed 24 vehicles/motorcycles parked within existing on-site spaces exclusively. Each parking space shall allow one vehicle or motorcycle. Parking off-site on nearby streets is prohibited.

- d. Noise: Occupants shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). Outdoor amplified sound is prohibited. Excessive engine revving or idling is prohibited.
 - e. Traffic Control: Administrative staff shall be stationed in the parking lot during peak arrival and departure times to ensure smooth traffic flow, prevent queuing on the public right-of-way, and to enforce the prohibition on excessive engine revving or idling.
 - f. All social activities, meetings and uses of the club shall be contained within the existing structures. Outdoor activities and gatherings are prohibited.
- B. The premises, including parking areas, landscaping, and any areas visible from public vantage points, shall be maintained in a clean and orderly condition. Trash and debris shall not be allowed to accumulate on the property.
- C. Issuance of this permit shall not infer approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term “new development” shall include, but is not limited to, fencing, patios, and accessory structures. The term “use” shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.
- D. This Use Permit is granted on a provisional bases for one (1) year from the effective date of approval. During this period, the applicant/owner shall operate in strict compliance with all conditions of approval, and County Planning staff may conduct inspections to verify operational compatibility with surrounding uses. Upon expiration of the provisional period, this permit shall automatically convert to permanent approval without further action, hearing, or additional permitting, unless County Planning has initiated modification or revocation proceedings pursuant to Santa Cruz County Code 18.10.136 due to substantiated and documented unresolved noncompliance with this use permit, as determined by the Planning Director.
- 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 is granted on a provisional basis for one (1) year from the effective date listed below. Upon expiration of the provisional period, this permit shall automatically convert to permanent approval unless modification or revocation proceedings have been initiated by County Planning. This permit will expire if the conditions of approval are not

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complied with and the use does not commence within the provisional period.

Approval Date: _____

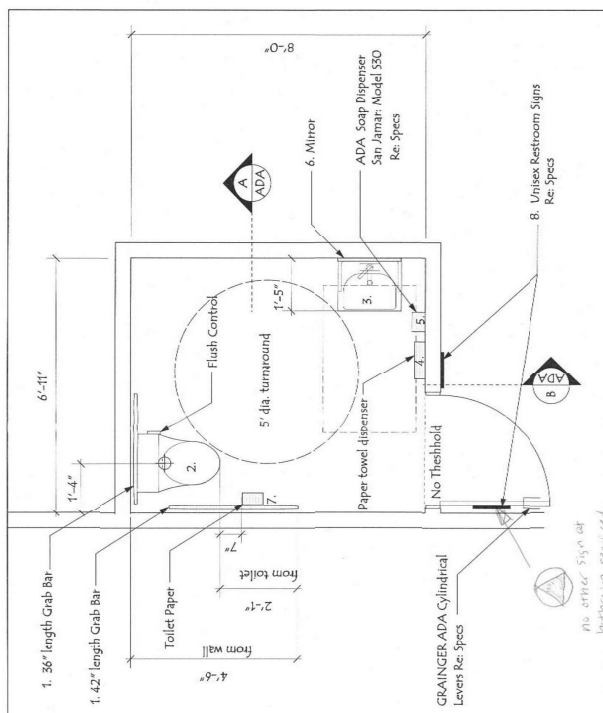
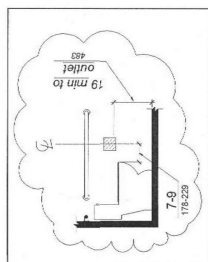
Effective Date: _____

Expiration Date: _____

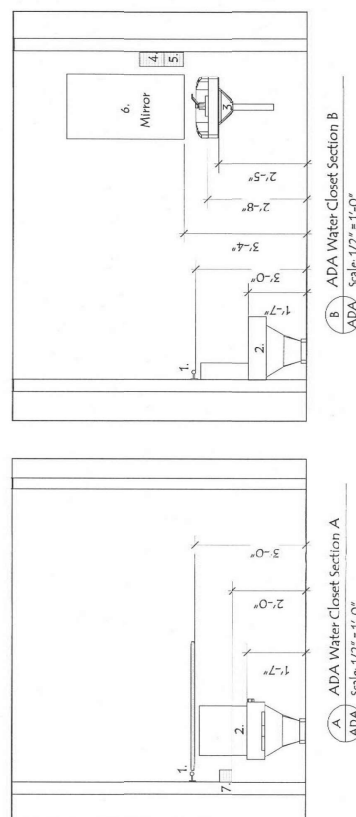
Deputy Zoning Administrator

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.

- [illegible]



1 ADA Water Closet Floor Plan
ADA Scale: 1/2" = 1'-0"



A ADA Water Closet Section A
ADA Scale: 1/2" = 1'-0"

B ADA Water Closet Section B
ADA Scale: 1/2" = 1'-0"

APPROVED by RB
Building Plan Check
5.3.17



PROGRAM STATEMENT: CHANGE OF USE

Project Address: 1051 41st Avenue, Santa Cruz CA, 95062

APN: 032-022-23

1. Project Overview

This application seeks an Administrative Change of Use from a previously permitted Cannabis Retailer to a Private Social Club. The facility is intended as a private, members-only gathering space for motorcycle enthusiasts. This project proposes zero structural changes to the interior or exterior of the existing permitted facilities. The site and structures are already fully ADA compliant.

The subject property features a **15,899 sq. ft. lot** consisting of a main building measuring **1,764 sq. ft.**, alongside an additional on-site building measuring **480 sq. ft.** The use utilizes all existing permitted site amenities, including designated ADA-accessible vehicle parking. Operations include standard daily use and one scheduled monthly daytime weekend gathering. There are no retail sales to the general public; use is restricted strictly to private membership. The applicant is requesting a Class 1 Categorical Exemption (CEQA 15301).

2. Operational Details

- **Membership:** Restricted to private members (not open to the general public).
- **Daily Occupancy & Hours:** 10:00 AM to 10:00 PM Daily, with a standard occupancy of **10 persons**.
- **Monthly Member Gathering:** Once per month, the club will host a private gathering held specifically on the **3rd Saturday of the month**. The schedule accommodates **24 bikes and 48 riders** for this event. The gathering is strictly limited to the hours of **11:00 AM to 6:00 PM**, with an exception for staff to arrive early for setup and remain afterward for cleanup, breakdown, and securing the site.
- **Food Service Restrictions:** **No on-site food preparation** is provided, and **no on-site catering requiring health permits** is provided.
- **Staffing:** Standard operations will have employees on-site to manage the facility. During the monthly gathering, staffing will be adjusted to manage front-gate check-in and parking lot coordination.
- **Activities:** Social gathering, club meetings, and lounge use. No retail sales.

3. Parking & Accessibility

The subject property features a dedicated parking configuration that perfectly accommodates both standard daily use and the proposed monthly gatherings.

Site Parking Allocation Table

Category	Data
Total Lot Size	15,899 sq. ft.
Main Building Area	1,764 sq. ft.
Additional Building Area	480 sq. ft.
Scheduled Event Capacity	24 bikes / 48 riders
Previous Use (Dispensary)	# of previous car spaces, 24
Net Increase in Capacity	[0%]

- **ADA Compliance:** The facility is fully ADA compliant. The site maintains its previously permitted, designated ADA-accessible vehicle parking stall(s) and an accessible path of travel to the entrance.
- **Peak Capacity Management:** The parking schedule is strictly tailored to accommodate 24 bikes and 48 riders during the monthly event.
- **Zero Spillover:** Because the monthly gathering is tightly scheduled and capped to the specified number of bikes and riders, 100% of the maximum parking demand is met entirely on-site. There will be no overflow parking into neighborhood streets.

4. Signage

All signage for the Private Social Club is within the parameters of the already permitted signage associated with the existing building. The proposed configurations consist of:

- One (1) rectangular sign measuring 24" x 48".
- One (1) round sign measuring 40" in diameter.

Neither sign is self-illuminating. Both signs will utilize the property's existing exterior lighting for nighttime illumination, maintaining compliance with the site's previous approvals.

5. Neighborhood Compatibility & Good Neighbor Policy

- **Noise & Traffic Control:** To mitigate the impact of the monthly gathering, the club will enforce a strict "Good Neighbor Policy." All monthly gatherings will occur strictly during the specified 11:00 AM to 6:00 PM hours on the 3rd Saturday of the month. Staff will be stationed in the parking lot during peak arrival and departure times to ensure smooth traffic flow, prevent queuing on the public right-of-way, and strictly prohibit excessive engine revving or idling.
- **Facility Noise:** All social activities, meetings, and lounge uses are contained within the existing sound-attenuated structures. No outdoor amplified sound is proposed.
- **Lighting:** Existing exterior lighting is previously permitted and "Dark Sky" compliant.
- **Security:** Access is controlled via private membership credentials, maintaining a high level of site security consistent with the previous dispensary use.

6. Findings for Approval

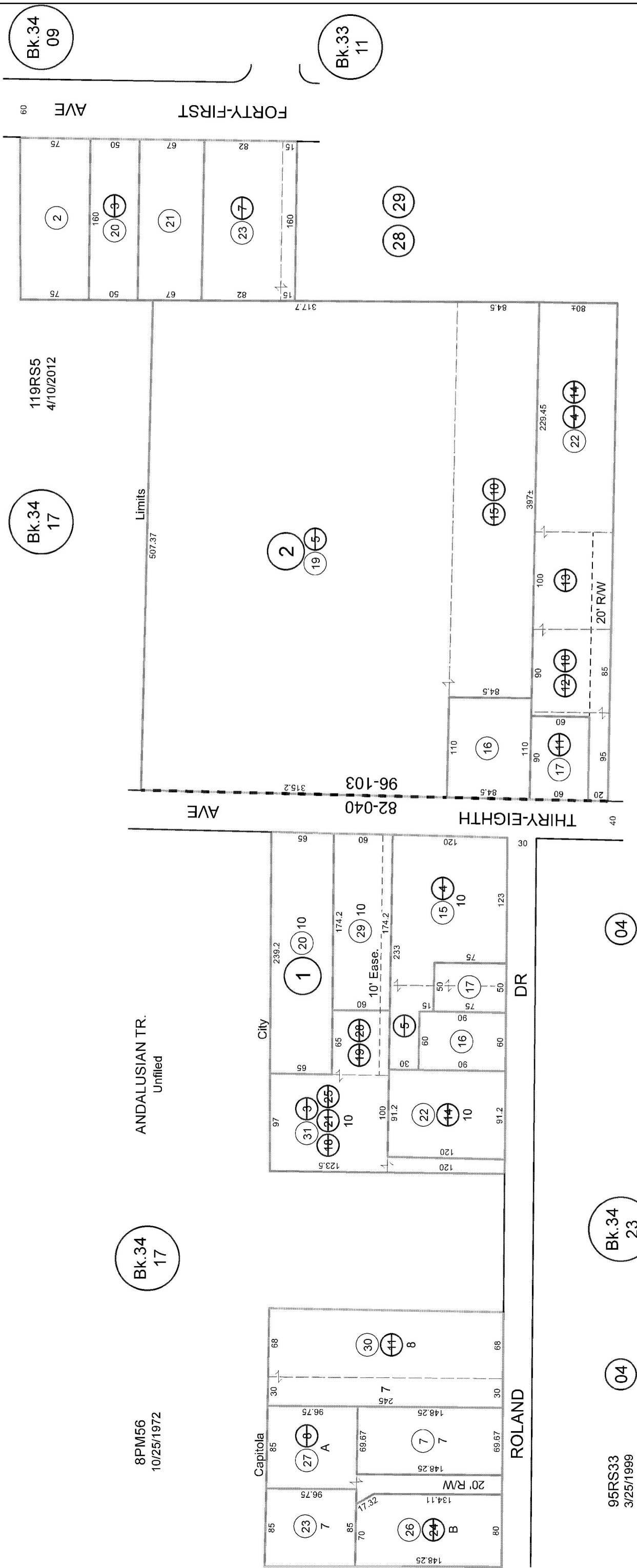
The proposed use is consistent with the Santa Cruz County General Plan as it utilizes an existing commercial footprint on a 15,899 sq. ft. lot (consisting of the 1,764 sq. ft. main building and the 480 sq. ft. additional building) without increasing the structural shell, altering the envelope, or overtaxing local infrastructure.

Permitting the structured monthly daytime gathering (11:00 AM–6:00 PM) alongside the low-intensity daily occupancy (10:00 AM–10:00 PM with 10 persons) ensures operational transparency. The combination of fully compliant ADA access, strict prohibitions on unpermitted food/catering services, non-illuminated signage conforming to existing permits, and a defined schedule for 24 bikes and 48 riders guarantees that all visitor vehicles remain safely on private property, preserving the surrounding neighborhood character.

32-02

1" = N 100'

SEC. 16
SEC. 15



Electronically Redrawn 10/15/98 rw
Rev. 6/28/99 CB (95RS33)
Rev. 4/12/01 mvw (changed page refs.)
Rev. 7/18/13 mc (119RS5)

Note - Assessor's Parcel & Block Numbers Shown in Circles.

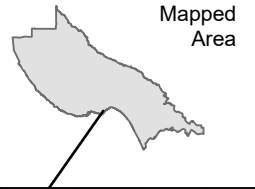
Assessor's Map No. 32-02
County of Santa Cruz, Calif.
Oct. 1998

EXHIBIT E



Santa Cruz County Planning Department

Parcel Location Map



Parcel: 03202223

☐ Subject Parcel

Map printed: 10 Sep. 2026

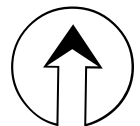
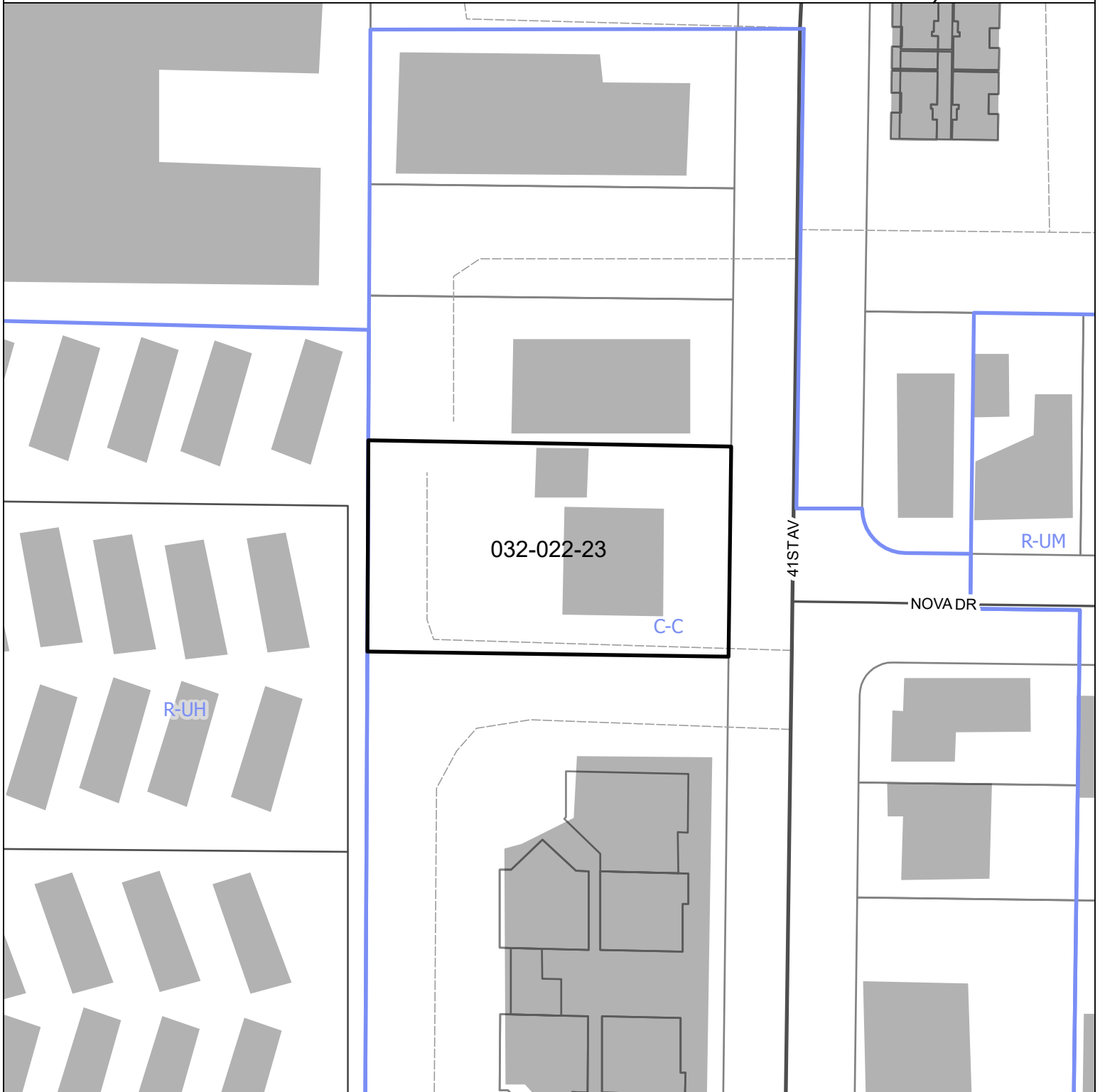
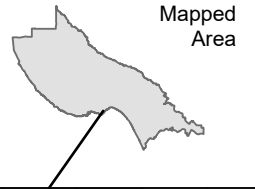


EXHIBIT E 0 30 60
Feet



Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel

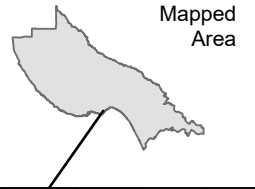


EXHIBIT E 0 30 60
Feet



Santa Cruz County Planning Department

Parcel Zoning Map



☐ Subject Parcel



EXHIBIT E 0 30 60
Feet

Parcel Information

Services Information

Urban/Rural Services Line:	☒ Inside ☐ Outside
Water Supply:	Santa Cruz Water Service
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Flood Control Zone 5

Parcel Information

Parcel Size:	15,899 square-feet
Existing Land Use - Parcel:	Commercial
Existing Land Use - Surrounding:	Commercial; Residential
Project Access:	41 st Avenue
Planning Area:	Live Oak
Land Use Designation:	C-C (Community Commercial)
Zone District:	C-2 (Community Commercial)
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:	N/A
Env. Sen. Habitat:	Not a mapped constraint
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not a mapped constraint

Michael Lam

From: Dean Cutter <deandelanycutter@gmail.com>
Sent: Wednesday, May 27, 2026 11:47 AM
To: Michael Lam
Cc: Manu Koenig
Subject: Hells Angels Permit Review

******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 have concerns regarding the operation of the new Hells Angels headquarters in the Lower 41st Avenue neighborhood. It is located at the end of my street, Nova Drive.

My wife and I came home at night when they were having a party that took over our quiet family neighborhood with brilliant lights, shouting, parked bikes utilizing all the spaces on our streets, and men in Hells Angel gang garb clustered in front of our homes with their motors gunning. Bewildered neighbors clustered in the street in disbelief. It was beyond awful.

Lower 41st has a lot of local and visiting foot traffic centering on shopping, dining, and sight seeing. Strangely, the Hells Angels headquarters are in the middle of it. I have seen dozens of Harleys there with motorcycle gang members loitering out front in costume by the sidewalk. It is intimidating and incredibly loud. Pedestrians either cross the street or leave.

My wife and I just retired. Our income and expenses are about equal so we rent our home during the summer and we car camp inexpensively to help make our mortgage. However, if our renters experience what we have, they will rightfully expect their money back and never return. Just one review could destroy our business. What family on vacation would rent here?

Many neighbors are afraid. One neighbor with children told me his wife wants him to sell and move. Several have said they are unwilling to speak up to police or their representative (Manu) for fear of gang reprisal. Some have complained or expressed worry on Nextdoor only to take down their posts (a number of posters advised folks to be careful what they say). One neighbor related to me a terrible experience she had in her past with a Hells Angels gang. Out of fear this same neighbor told me she brought the Hells Angels on 41st home baked brownies and told them "I promise I won't call the police." She is that kind of scared.

The federal DOJ website declares the Hells Angels to be a transnational outlaw gang engaged in drug trafficking, prostitution, extortion, and murder <https://www.ojp.gov/ncjrs/virtual-library/abstracts/hells-angels-criminal-enterprise>. Some Central Valley cities have issued warrants to their entire Hells Angels chapters to rid themselves of the menace. You should also read this: https://www.ktvu.com/news/california-hells-angels-tortured-killed-cremated-ex-members-federal-case-reveals?link_source=ta_first_comment&taid=65467f

The Hells Angels perform charity toy drives to bolster their image. In fact, the chapter down my street advertised a “Jugs Bunny” event that included an Easter basket giveaway to the kiddies and a wet t-shirt contest for the women. To put this in perspective, in Fresno a chapter member well known in his community for hosting charity events was indicted for taking over a funeral home to cremate his murder victims. Fortunately for our neighborhood, community members complained and the biker gang was forced to hold their event elsewhere.

Lately the headquarters has been relatively quiet, though the Harleys still dominate the soundscape when they come and go. I am concerned they are laying low to avoid notice until they get their permit approved. **DON'T APPROVE THEIR PERMIT!** If they get permitted to have wet tee shirt contests, have motorcycle rallies, and cause the kind of disruption we've experienced it will be devastating. Please look out for the safety of our neighborhood, protect businesses, and keep this federally recognized gang out of our area.

Thank you.

Sincerely,
Dean Cutter
4165 Nova Drive
Santa Cruz
831 345 6416

Michael Lam

From: Lauren Jo Cutter <laurenjocutter@gmail.com>
Sent: Wednesday, May 27, 2026 9:43 PM
To: Michael Lam
Subject: Hell's Angels Clubhouse permit

******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'm writing to request that the newly established Hell's Angels clubhouse on 41st Ave is not granted an expanded use permit. Even with the current use, the noise from the motorcycles is extremely disruptive.

Thank you,
-Lauren Cutter

Michael Lam

From: Dean Cutter <deandelanycutter@gmail.com>
Sent: Monday, June 1, 2026 3:10 PM
To: Chris Clark; Michael Lam
Subject: Permit Request for Hells Angels Headquarters on 41st Avenue

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

Dear Mr Clark,

It is likely you are aware that the Hells Angels have recently established their headquarters on Lower 41st Avenue. My neighbors and I have had some very negative experiences with the group and have concerns that they are requesting a permit to allow expand operations there. To be honest, I do not know much of the request's nature, but suffice to say, I am opposed to any expansion of operations of the Hells Angels in my quiet family neighborhood. I have included Michael Lam from the planning department in this email if you want clarification.

If you have further questions regarding my concerns I am glad to send them to you. I've withheld my specific concerns and experiences here because I know you are very busy. I just wanted to let you know this permit is in the process of review in case you wanted to provide input to Mr Lam.

Thank you so much.
Sincerely,
Dean Cutter
4165 Nova Drive
Santa Cruz. CA 95062
831-345-6416

Michael Lam

From: Randall Leonard <randallsc@cruzio.com>
Sent: Friday, June 5, 2026 10:04 AM
To: Jamie Sehorn; Michael Lam
Cc: 'Dean Cutter'
Subject: Hells Angels - 41st Avenue Clubhouse Use

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

I have a friend who lives in the condos at 1066 41st Avenue. This friend and several others who live there get together for social time. After a get together where the Hells Angels were disused my friend received the following text from one of the neighbor friends whose condo over looks 41st Avenue and has a good view of the Hells Angels building. The building does have security cameras. The Latino gang members are aware of the Hells Angels and left a challenging message. What will the next step be by either gang? Please deny the Hells angels any permit to use the property. The exact text follows;

“ For all my talk about the Hells Angels not being a problem unless it’s a gang war. I just watched two Hispanic gang members throwing the cameras the finger and taking gang sign pictures in front of the building.”

Sláinte,
Randall Leonard
randallsc@crruzio.com
831-475-8628

June 4, 2026

Arlene A. DeMore
1040 38th Avenue, Spc#14
Santa Cruz CA 95062

Re: Hells Angels Motorcycle Clubhouse (HAMC), 1051 41st Avenue, Santa Cruz CA 95062

To Whom It May Concern:

This letter is in support of the continued existence of the Hells Angels Motorcycle Clubhouse (HAMC), located at 1051 41st Avenue, Santa Cruz, CA 95062.

My name is Arlene DeMore, and I live at Shangri-La Mobile Home Estate, 1040 38th Avenue, Spc #14, Santa Cruz, CA, 95062, a senior community. An 8-foot wood fence separates the HAMC's parking lot from my home, which sits about 25 feet from the fence.

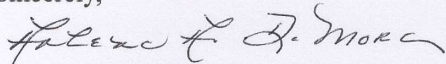
In February 2026, the HAMC relocated to 1051 41st Avenue address. Since then, I have not found its members or visitors disruptive. On February 27, 2026, I had the pleasure of attending the Clubhouse Grand Opening along with approximately 50 people. The event was well-organized and remained orderly throughout.

Prior to the HAMC's establishment at the said location, it was occupied by a marijuana dispensary. The establishment observed operating hours from 8 a.m. to 10 p.m. on weekdays, with shorter hours on Sundays. The parking lot traffic and activity came with constant noise during their hours of operation. Since the HAMC moved in, parking lot activity and traffic in and out have decreased by approximately 85-90 percent, making it often seem unoccupied.

In conclusion, I warmly welcome the Hells Angels Motorcycle Clubhouse and its members to our neighborhood. By remaining respectful neighbors and fully complying with the County of Santa Cruz Noise Ordinance, I am confident we will enjoy a positive and peaceful coexistence.

Thank you for thoughtfully considering my perspective.

Sincerely,



Arlene A. DeMore

EXHIBIT G

June 4, 2026

Arlene A. DeMore
1040 38th Avenue, Spc#14
Santa Cruz CA 95062

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To Whom It May Concern:

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My name is Arlene DeMore, and I live at Shangri-La Mobile Home Estate, 1040 38th Avenue, Spc #14, Santa Cruz, CA, 95062, a senior community. An 8-foot wood fence separates the HAMC's parking lot from my home, which sits about 25 feet from the fence.

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In conclusion, I warmly welcome the Hells Angels Motorcycle Clubhouse and its members to our neighborhood. By remaining respectful neighbors and fully complying with the County of Santa Cruz Noise Ordinance, I am confident we will enjoy a positive and peaceful coexistence.

Thank you for thoughtfully considering my perspective.

Sincerely,

Arlene A. DeMore

Judy Miller Space 51
I'm in agreement with Arlene.
I live a bit further in mobile
park. But I find nothing wrong
with (HAMC). The dispensary
certainly had more action & noise.
Judy Miller

EXHIBIT G

Michael Lam

From: Wes Hollingsworth <wehollings10@gmail.com>
Sent: Monday, August 10, 2026 5:38 PM
To: Michael Lam
Subject: Proposed Development Application #261126

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

Hi Michael,

My name is Wes, and I'm reaching out regarding the proposed Hells Angels clubhouse in Capitola. I'm not sure whether this is formally part of the public-comment process, but I wanted to make sure my concerns were heard and to ask that the County carefully consider whether this use is appropriate for the surrounding community.

In particular, I do not believe the proposed clubhouse should simply be exempted from CEQA. Given the nature of the organization, the scale and character of the proposed use, and its location in an already heavily trafficked and developed area, I think the County should take a careful look at the potential effects on surrounding residents and businesses.

I also have serious concerns about allowing a Hells Angels clubhouse to operate in this location at all. This isn't simply a question of whether residents like or dislike a particular motorcycle club. The Hells Angels have a well-documented history of criminal activity and violence associated with some chapters and members, and the organization has a reputation that understandably raises concerns for people living immediately nearby. I recognize that the County has to make land-use decisions based on objective criteria rather than reputation alone, but I believe that makes it even more important to evaluate the actual impacts and foreseeable consequences of establishing this type of gathering place in a residential and commercial community. Is this the kind of organization we want to have near schools and families? Furthermore, the impact on local businesses and potential of scaring off tourists is real and significant.

There are also practical quality-of-life concerns. 41st Avenue is already a busy and relatively loud corridor, and a clubhouse that regularly attracts groups of motorcycles could reasonably increase traffic, noise, and activity in the surrounding neighborhood. Large groups of motorcycles arriving and departing together could create additional noise and disruption for nearby residents, businesses, pedestrians, children, pets, and others who use the area.

More broadly, I worry about what approving this use would signal about how the County evaluates similar proposals in the future. If a use has the potential to materially affect traffic, noise, neighborhood character, and public safety, I believe residents should have a meaningful opportunity to have those impacts evaluated and considered before the City approves it.

I respectfully ask that the County:

1. Reject the CEQA exemption.
2. Evaluate the proposed use under all applicable zoning, land-use, parking, traffic, noise, and public-safety requirements.
3. Consider the cumulative impact of increased motorcycle traffic, noise, and activity on the surrounding neighborhood.
4. Ensure that residents have a meaningful opportunity to provide public comment before any final decision is made.
5. Apply the City's planning standards consistently, regardless of the organization seeking to establish the use.

I understand that the City has to follow established laws and planning procedures, and I am not asking for the City to make a decision based simply on public sentiment. I am asking that the proposal receive the same rigorous scrutiny that any potentially disruptive land use would receive—and that the City not use a CEQA exemption to avoid examining legitimate impacts on the surrounding community.

I appreciate your time and your consideration of these concerns. If there is a formal public-comment process, hearing, or other way for residents to submit comments regarding this proposal, I would appreciate being pointed in the right direction.

Best,

Wes

Michael Lam

From: Dean Cutter <deandelanycutter@gmail.com>
Sent: Wednesday, August 12, 2026 10:59 AM
To: Chris Clark; Manu Koenig; Michael Lam
Subject: Hells Angels on 41st Ave

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

Hi there. Last spring I contacted you about my strong concerns regarding the new Hells Angels headquarter on 1051 41st Avenue. I see there is now a permit request for them to establish a “social club.” I hope they will be denied. If you know the hearing date could please let me know?

The Federal government officially labels them as a criminal organization involved in drug trafficking, human trafficking, and murder. They have a sophisticated public relations program that has been effective to the point that many people think they are just a bunch of benevolent characters. I ask you to please investigate the organization. It is really really bad.

Some cities in California have arrested entire Hells Angels chapters to eradicate them from their communities. Please do what you can to thwart their presence before they become more established.

Thank you.

Sincerely,
Dean Cutter
4165 Nova Dr
Santa Cruz
831-345-6416

Michael Lam

From: Laurie Dreger <dreger.laurie@gmail.com>
Sent: Friday, August 14, 2026 7:24 AM
To: Michael Lam
Subject: Re: Hells Angels on 41st

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

Hello Michael,
The permit sign is posted on the Hells Angels cub house.
I hope this will Not be approved.
The bikers are so loud and we live 4130 Nova. It is so jolting when the guy's start the bikes and rev them up. Our windows rattle.
Our weekend should not start with bikes morning and night.
They are not respectful to the neighborhood.
I wish I could move but we just got this house a few years ago and we are stuck.
I moved here for a mellow lifestyle.
This is very stressful.
We all work and we would like to be able to relax in our house and yard.
I should not have to plan how to get out of town all the time.
Regards
Very concerned
Laurie
Sent from my iPhone

> On May 28, 2026, at 10:03 AM, Michael Lam <Michael.Lam@santacruzcountyca.gov> wrote:
>
> Hello Laurie,
>
> Thank you for your comments and interest in this project. I've received a number of emails expressing similar concerns, and I want to acknowledge that these issues will be addressed during the application review process. If you have any questions, please feel free to reach out to 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
>
> Book time
> to meet with me
>
>
>
>

>
> -----Original Message-----
> From: Laurie Dreger <dreger.laurie@gmail.com>
> Sent: Wednesday, May 27, 2026 4:07 PM
> To: Michael Lam <Michael.Lam@santacruzcountyca.gov>
> Subject: Hells Angels on 41st
>
> ****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****
>
> Hello
> I live at 4130 Nova dr.
> Im across the street from the Hells Angels club house. The noise from the bikes on the weekends and the club functions make it so we can not sit in our yard and enjoy it.
> The constant comming and going of the bikes as well as the clubs that gather befor a ride make it so we cant enjoy our home. This is not a place for such a noisy group to gather. My husband has issues with low loud noice from being in the military. The bikes really bother him and he needs to put ear plugs in so he can get some rest after a long work week. I do NOT want this club house here. Please take into consideration for the nieghborhood.
> My home windows rattle from the bikes. When they drive down our street it makes us jump.
> This is not the right venue for them.
> People live here.
> Thank you Laurie Dreger
> Sent from my iPhone

Michael Lam

From: Randall Leonard <randallsc@cruzio.com>
Sent: Tuesday, May 26, 2026 1:04 PM
To: Jamie Sehorn
Cc: michael.lam@santacruzcountyca.gov.
Subject: RE: Hells Angels

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

My concern is that the Hell's Angeles have only used the property twice so far. First when the opened it. That was a nightmare with over a hundred motorcycles making a lot of noise. driving up and down the side streets looking for a place to park. Just making noise. Then there was a wet t-shirt contest that had quit a few but they were fairly quiet and stopped by mid evening. My concern now is that they have not used this property on purpose and once approved they will increase the use and the noise, etc. Any permit should have a probationary period of say 6 months to one year. Once their use is approved with out a probationary period it will be extremely hard to revoke the permit.

Thank you for reaching out. Most neighbors are not in favor of them but won't say anything. Others think the Hell's Angels is a fraternity social club that is also community service club . Not true.

Sláinte,
Randall

From: Jamie Sehorn <Jamie.Sehorn@santacruzcountyca.gov>
Sent: Tuesday, May 26, 2026 12:23 PM
To: Randall Leonard <randallsc@cruzio.com>
Subject: Re: Hells Angels

Hi Randall,

I wanted to reach out with an update to share regarding the Hell's Angels clubhouse at 1051 41st ave: there is an application currently under review. The application is #261128, and the assigned planner is Michael Lam. Michael expects the review to be complete by this Thursday, 5/28/26. You can email him with comments, michael.lam@santacruzcountyca.gov. You might tell him what the primary issues have been, and ask that they are addressed with conditions of approval (if the application is to be approved).

The application is for a "Minor Use Permit." Santa Cruz County Code calls for an administrative review of this type of application, see Table 13.10.332-1 Commercial Uses Chart. This means there is no public hearing. If the application is approved administratively, there will be a 14-day window to appeal that decision. There is a cost to appeal. The appeal would go to the Zoning Administrator for a public hearing. You can learn more about appeals here: [Discretionary Permit Appeals](#).

This is just information to share at this point; I do not know the likelihood this application will be approved. But, I want to be sure I let you and other interested neighbors know, so that you can be prepared.

Please let me know if you have any questions.

Best,
Jamie

Jamie Sehorn

County Supervisor's Analyst
Supervisor Manu Koenig, First District
County of Santa Cruz
701 Ocean Street, Room 500
Santa Cruz, CA 95060
831.454.2200
jamie.sehorn@santacruzcountyca.gov

From: Randall Leonard <randallsc@cruzio.com>
Sent: Monday, March 16, 2026 9:46 AM
To: First District <First.District@santacruzcountyca.gov>
Subject: Hells Angels

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

Supervisor Koenig , good morning.

03-16-2026

I am sure that you are aware that many neighbors are upset and concerned about the Hell's Angels opening a Santa Cruz club house at 1051 41st Avenue. APN: 032-022-23. Their opening event a few weeks ago was a very loud and disrupting event for the neighborhood. There were a lot of people and motorcycles. Since then, there has been no or just a few members there. It has been quiet.

Now they are having an event called, "Juggs Bunny" a wet T-shirt event which advertises Rafael (sp. Raffle)?, food, drinks, and support gear.

I have questions about this club house use of this property even though it appears that clubhouse use is allowed under the following:

Class 171- multi offices 1 bldg; General Plan C-C; Zoning C-2.

My specific concerns here are;

What is the capacity of the building? Who enforces this? Will the Sheriff's Office check this and close the event if the capacity is exceeded?

They will be serving alcohol. If free they do not need a license. If charging they need an on-sale license. If so, do they have one? Who will enforce this rule? Same with food, isn't a license required to prepare food? Again, who will enforce this?

Music. Are there regulations regarding outside and or inside music or amplified music? Are there hours of operation for music or events?

Motorcycle problem. Their motorcycles are very loud. Will the Sheriff's Office be writing tickets for loud cycles? It is against state law to exceed 80-95 decibels. It is also against the state law to modify or replace exhaust systems with non-stock ones. Will the Sheriff's Office or Highway Patrol be checking and writing tickets? Will the Sheriff's Office or Highway Patrol be checking for drunk drivers? This type of event encourages drinking.

Thank you for looking into these concerns.

Randall Leonard
randallsc@cruzio.com

Michael Lam

From: Jessica Lenth <jklenth@gmail.com>
Sent: Tuesday, September 1, 2026 11:16 AM
To: Michael Lam
Subject: Permit 261128

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

Hello Michael,

I am a Capitola resident writing to share that I do not support the permit request for the Hell's Angels Clubhouse 1051 41st Ave. I do not believe the Club's values align with our values in Capitola and in Santa Cruz County. Additionally, the increased noise, speeding, and smog on 41st impacts my and likely many other residents' interest in frequenting that street. The end of 41st has been revitalized and is a wonderful area to talk to and visit, but having this club in town greatly deters me from doing so.

Thank you,

Jessica Lenth

[Connect with me on LinkedIn](#)

Agenda item 2.

Application # 261128

1051 41st Avenue, Santa Cruz CA 95062

APN: 032-022-23

Cause For Minor Use Permit Rejection

Real-Time Noise Monitoring

Do not allow our community to play defense and suffer noise pollution. Submitting a complaint by phone, email, or app is insufficient. The lag time between complaint and remedy is an undue burden.

No evidence of responsiveness to noise complaints.

The county cannot provide a track record of enforcement of noise violations. The county does not have the resources to respond to noise complaints.

- Approval shall be conditioned on installation and operation of a calibrated decibel meter at the property line with continuous monitoring and automated alerts to Santa Cruz County Code Enforcement when sound levels exceed the permitted limit (60 dB nighttime / 75 dB daytime).
- The applicant must provide the County with remote access to real-time monitoring data and alert logs. Failure to maintain the monitoring system or evidence of tampering voids the permit.
- Contract a website developer to make an app or website for the process. Make it available to all community members for free.
- Complaint log—applicant and authority having jurisdiction must maintain a written log of every complaint: date, time, manner, action taken.
- Weekly report to County.

If the social club purchased the property and will pay tax bills then it can afford to pay for real time noise monitoring. If it takes a developer to make a custom website then that is what it required to manage their use at the property.

Ordinance

Santa Cruz County Code § 8.30.010 establishes noise standards that across unincorporated Santa Cruz County:

- Nighttime (10 p.m.–8 a.m.): 60 dB at 100 feet
- Daytime (8 a.m.–10 p.m.): 75 dB at 150 feet

Motorcycle Sound

- Idle engine: approximately 80–90 dB at the source
- Accelerating or revving: 95–110+ dB at the source
- At 100 feet from the source: a revving motorcycle exceeds the 60 dB nighttime threshold

Cumulative Effect

Multiple motorcycles idling in the parking lot simultaneously produce cumulative sound levels. Ten motorcycles each at 85 dB at the source combine to produce approximately 95 dB total.

Documented Violation

The site's prior calls-for-service history documents noise complaints during periods of club activity, consistent with violations of § 8.30.010.

- A code enforcement officer or Sheriff can measure compliance using a decibel meter at 1051 41st Avenue. Measurements taken at the property line (or 100 feet away) during a motorcycle gathering at night will determine whether sound levels exceed the 60 dB limit, creating evidence of code violation.

Likelihood of future impact from clubhouse members

Hell's Angels Criminal Enterprise

The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) conducted a 21-month undercover infiltration into the Hell's Angels Motorcycle Club. This operation followed a 2002 riot between the Hell's Angels and the Mongols outlaw motorcycle gang at Harrah's Hotel and Casino.

Source:

- <https://www.ojp.gov/ncjrs/virtual-library/abstracts/hells-angels-criminal-enterprise>
- <https://www.ojp.gov/pdffiles1/228801.pdf>

11 California Hell's Angels Members Indicted for Racketeering, Extortion, and Murder

The FBI San Francisco Field Office announced multiple criminal indictments against eleven members of the Hell's Angels motorcycle gang, with at least eight from the Sonoma County chapter. Most were arrested during a raid at the Wagon Wheel Saloon in Santa Rosa before a planned motorcycle ride. A simultaneous raid targeted the Hell's Angels clubhouse in Fresno.

Evidence seized included multiple weapons, 10 motorcycles, drugs, and garments containing human DNA and blood. The indictment alleges members committed acts of violence to maintain and enhance membership and discipline within the gang, including violence against rival gang members. Charges include murder, home invasion, robbery, extortion, and witness tampering. Four defendants face murder conspiracy charges in connection with a killing at the Fresno clubhouse in July 2014.

Source:

- <https://abc7news.com/post/11-ca-hells-angels-members-indicted-for-racketeering-extortion-murder-/2675848/>

Hell's Angels Clubhouses Seized in Vancouver, Kelowna, and Nanaimo

British Columbia law enforcement conducted property seizures of Hell's Angels clubhouses in three locations across the province.

Source:

- <https://www.cbc.ca/news/canada/british-columbia/hells-angels-clubhouses-seized-in-vancouver-kelowna-and-nanaimo-1.6811738>
- <https://www.cbc.ca/news/canada/british-columbia/hells-angels-property-forefeiture-1.6750370>

Hell's Angels: Jury Verdict on Racketeering Enterprise and Violent Crimes

A jury concluded in June 2022 that defendants participated in an enterprise that engaged in a broad array of violent crimes including murder, assault, robbery, extortion, and witness intimidation. Three Hell's Angels members were subsequently sentenced to life in prison for racketeering conspiracy and related crimes.

Source:

- <https://www.justice.gov/usao-ndca/pr/three-hells-angels-sentenced-life-prison-racketeering-conspiracy-and-related-crimes>

Entire Hells Angels chapter arrested in California in kidnapping and assault probe, police say

The entire chapter of the Bakersfield, California, Hells Angels Motorcycle Club was arrested as part of a kidnapping, robbery and assault probe. Those arrested included five active members of the club's Bakersfield chapter, as well as two others who are members of Sons of Hell, a motorcycle club that answers to the Bakersfield Hells Angels chapter. Law enforcement officers seized 25 firearms, an unspecified number of rounds of ammunition and gang regalia, according to U.S. Bureau of Alcohol, Tobacco, Firearms and Explosives.

Source:

- <https://www.nbcnews.com/news/us-news/entire-hells-angels-chapter-arrested-california-police-say-rcna158968>

50 Hell's Angels Members Tried for Prostitution, Murder, Trafficking, and Other Crimes in Spain

A 150-page indictment alleges that 50 members of a Hell's Angels chapter operated on the Spanish island of Mallorca from 2009 to 2013, engaging in prostitution, drug trafficking, weapons possession and trafficking, extortion, and various forms of violence including murder.

Source:

- <https://www.cbsnews.com/news/hells-angels-trial-spain-mallorca-prostitution-trafficking-murder/>

Michael Lam

From: Kate McGuire <mcguirekate2@gmail.com>
Sent: Wednesday, September 9, 2026 10:53 AM
To: Michael Lam
Subject: Application #261128

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Hi Michael,

I called last week to ask if I could get a copy of this application for a minor use permit. Got the official notice of the upcoming hearing yesterday and followed directions to get a copy off the internet, but it doesn't appear to be there.

Can you help?

Also, we are a senior (62+) mobile/manufactured home park with 54 homes and two rentals that shares a back fence with the applicant. We have four residents who are in their 90s and one who is 100. About 1/3 of the remaining residents are in their 80s. Several residents are also chronically ill and the noise level and vibrations from the motorcycles is disturbing to them.

I wanted to make you aware that several residents have experienced disturbing noise from this property and have written directly to Supervisor Koenig about it. Since it is a motorcycle club, members arrive on very noisy vehicles that violate the County's noise ordinance, which limits the level to 79 decibels. Our research shows that stock Harley-Davidson cycles are manufactured at 80-90 decibels and can increase to 100 or more upon start up and acceleration. Our back fence is located approximately 70 feet from the rear of the applicant's clubhouse.

Representatives of our community will be appearing at the hearing on the 18th to present these facts, but I wanted to share them with you for consideration before you issue a recommendation that would then require an appeal process.

Thank you for any help you can provide.

Best,
Kate McGuire
(831) 239-8532