

Michael Lam

From: marpitts <marpitts@proton.me>
Sent: Tuesday, September 15, 2026 1:25 PM
To: Michael Lam
Subject: Application comments 1051 41st Avenue

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

Zoning Administrator,

I live on a major thoroughfare near the subject property and ask you to deny this application. Loud motorcycle exhaust and revving are ALREADY a daily intrusion here. Before approving a motorcycle clubhouse, the County needs to consider what it would add to the noise residents already endure along the streets serving it.

The affected neighborhood extends well beyond the adjoining properties. Riders coming from around the area would travel through residential neighborhoods on Brommer, Portola, 41st and connecting streets. As loud bikes move along those routes, the same group can disturb household after household. Repeated arrivals and departures would add to existing traffic noise across a much larger area than the clubhouse site itself.

That remains a concern even if every condition at the property is followed. Keeping meetings indoors and prohibiting revving on the premises would leave residents along the travel routes exposed to engine and exhaust noise. In my experience, enforcement has provided little relief from the motorcycle noise we already have. Asking residents to keep reporting disturbances after approval is insufficient when nothing happens because the Sheriff has decided they won't enforce vehicle noise.

There is a health reason to take this seriously. An August 2026 comprehensive research review in [Environmental Research, 302:124648](#) links chronic road-traffic noise with sleep disturbance and cardiovascular disease: "unwanted or uncontrollable noise acts as a chronic stressor." For people living along these roads, repeated exposure deserves consideration in a decision about health and neighborhood compatibility. And the modified exhausts just keep getting louder.

The County's own ordinances provide grounds to withhold approval. [County Code §18.10.230](#) says, "No approval and no permit shall be issued unless the following required findings can be made." Those findings include protection of health and welfare, neighborhood compatibility and conformance with the General Plan. Commercial operations must also minimize impacts on residential areas under [§13.10.331\(A\)\(5\)](#). I don't see how the County can make those findings without examining the noise this use would bring to the homes along its travel routes.

The General Plan's [Noise Element, Policy 9.2.1](#), requires acoustical studies where a project may affect sensitive uses and may not conform to normally acceptable noise exposure. But the application materials contain no acoustic assessment of that wider exposure. The expectation of fewer trips than the former dispensary does not mean less noise, especially when bikes arrive or leave together. An assessment should address increases over existing ambient noise and individual loud pass-bys, as well as daily averages.

These unexamined travel effects also raise a CEQA question. [Guidelines §15064\(d\)](#) addresses reasonably foreseeable indirect effects. Before relying on a categorical exemption, the County should explain how it has considered the off-site noise from concentrated motorcycle arrivals and departures, including whether the [unusual-circumstances exception](#) applies given this commercial use abuts a mobilehome park.

Please deny the application because the present record does not support the required findings. Those of us living along the way need our homes considered in this decision.

Thank you,
Marko Pitts

Sent with [Proton Mail](#) secure email.

Michael Lam

From: Jim Vandegrift <jlvandegrift@gmail.com>
Sent: Tuesday, September 15, 2026 7:56 PM
To: Michael Lam
Subject: Hells Angels clubhouse

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

Mr Lam,

My name is Jim Vandegrift. I have lived at 4215 Bane Avenue for the last 28 years.

I noted with interest when the Hells Angels logo went up on the old dispensary building. I have only seen a group of riders there once, and they all seemed fine.

I lived in Oakland in the 70s and saw plenty of Angels during that time and never felt one way or another about them. I would think that having them in the neighborhood might prove to provide a safer neighborhood environment. I mean, who would want to start criminal activity while they are around?

I know a lot of neighbors may feel like they are "boogeymen" and only cause trouble, but I welcome them to the neighborhood. I know that on weekends I may hear a lot of big motorcycles going by on 41st, but 41st is already noisy and traffic is bad. at least they will provide some much needed variety to the neighborhood.

And if it doesn't work out, revoke their permit after the one year provisional period.

Sincerely
Jim Vandegrift

Michael Lam

From: Laurie Dreger <dreger.laurie@gmail.com>
Sent: Tuesday, September 15, 2026 8:11 PM
To: Michael Lam
Subject: Hells angels 41 st ave Santa Cruz

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

The permit for the Hells Angels on 41st ave should NOT be approved.
This is a neighborhood with working families. An elementary school is just down the street.
Monday night 9/14 from 8:30-9:45 was so loud from bikes leaving the club house.
This is so disruptive to our daily life.
The noise from the motorcycles disturb the patrons at the shops and restaurants on 41st.
They come down Nova dr. With bikes so loud it rattles my windows. The bikers Love to rev their engines up when leaving the club and often idle in the parking lot for 10-15 min.
I find it difficult to enjoy my backyard due to the constant noise and often awake in the middle of the night (as late as 1-2AM) due to the bikers leaving their parties.
This is not the place for them.
We live here. the vacation rentals are bad enough.
This is ridiculous

Regards
Laurie Dreger
4130 Nova dr

Sent from my iPhone

Michael Lam

From: cruzer@buyker1.com
Sent: Wednesday, September 16, 2026 7:59 AM
To: Manu Koenig; Michael Lam
Cc: First District; Jamie Sehorn; Jillian Ritter
Subject: Re: Hell's Angels Clubhouse Zoning Administrator Hearing

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

Dear Supervisor Manu Koenig:

Thank you for providing the information dated September 15, 2026, regarding the Hells Angels Clubhouse Zoning Administrator Hearing.

After reviewing application #261128 for the property at 1051 41st Avenue, Santa Cruz, CA 95060, I support the Hells Angels Motorcycle Club's proposal to establish a private social club in the existing commercial building.

I am an 82-year-old resident of Shangrila Mobile Home Estates, a senior community at 1040 38th Avenue, Santa Cruz, CA 95062. My home sits directly behind the Hells Angels Motorcycle Clubhouse (HAMC) parking lot, separated only by an eight-foot-tall fence and about 25 feet from the property line. I understand there are concerns about noise from patrons riding motorcycles to and from the clubhouse. As a neighbor who has lived at this location for 14 years, in a home with four large windows overlooking the HAMC's back parking lot, I would like to share my perspective:

Before the HAMC occupied 1051 41st Avenue, the property housed a cannabis dispensary. In my experience, the dispensary's patrons generated significantly more noise and traffic than the HAMC does now. Many more motorcycles and vehicles came and went between 8 a.m. and 10 p.m., often accompanied by loud conversations and cars with noisy mufflers. Now, the parking lot is comparatively quiet—almost like a "ghost town."

The mobile home park where I live is regularly subjected to various sources of noise, including early Monday morning garbage pickups, dumpsters being emptied as early as 5:30 a.m. on Tuesdays by a neighboring property, and frequent traffic from delivery trucks, emergency vehicles, construction equipment, cars, and landscapers using loud leaf blowers and lawn mowers. These daily and weekly occurrences are routine sources of "noise pollution." My home often vibrates from large trucks traveling along 41st Avenue, and the windows sometimes rattle from loud car radios. In comparison, noise from the clubhouse parking lot is far less disruptive. While I have occasionally heard motorcycles at the HAMC parking lot, they are infrequent and do not bother me. In contrast, the traffic and noise from when it was a cannabis dispensary were constant and much more disruptive.

There may be increased noise in the parking lot once the HAMC becomes a private social club. However, as long as those who use the HAMC and parking lot comply with the noise limitations and operational guidelines outlined in the staff report, I have no objection to the Hells Angels Motorcycle Club operating as a private social club.

I have met and spoken with club members, and they have always been cordial, polite, and respectful. I have no concerns about having them as neighbors.

Thank you for considering my perspective. I respectfully ask that you consider this letter at the public hearing on September 18, 2026.

Respectfully submitted,

Arlene A. DeMore

On 09/15/2026 3:24 PM PDT Manu Koenig <manu.koenig@santacruzcountyca.gov> wrote:

Dear 41st Ave Neighbors,

Many of you have reached out to my office with questions and concerns about the Hell's Angels clubhouse at 1051 41st Ave. We are committed to providing you with the information you need to be involved in the consideration of this application.

Application #261128, for a "new private social club in an existing commercial building," will be heard by the **County Zoning Administrator this Friday, September 18th**. The hearing begins at **9:00 a.m.** and will be held in the Board of Supervisors Chambers, **Room 525** (fifth floor of the County building), **701 Ocean st., Santa Cruz**.

Pursuant to Santa Cruz County Code 13.10.332-1, **a Minor Use Permit is required** to establish a private social club on less than 10,000 square-feet in size. **Staff recommends approval of this application, with conditions.**

Conditions include:

- Daily Operations: Limited to 10:00 a.m. - 10:00 p.m., with a maximum daily occupancy of 10 people.
- Parking: A maximum of 24 vehicles/motorcycles parked exclusively within existing on-site spaces; off-site parking on nearby streets is prohibited.
- Noise: Outdoor amplified sound is prohibited, and occupants shall adhere to the noise standards contained in the County Noise Ordinance ([SCCC 8.30](#))
- Outdoor activities and gatherings are prohibited: All administrative work, meetings and uses of the club shall be contained within the existing structures
- Monthly member gatherings: To be allowed on the third Saturday of each month, from 11:00 a.m. - 6:00 p.m., with all activity contained within the existing buildings. Parking and Noise conditions described above remain in effect, and excessive engine revving or idling is prohibited. Administrative staff are required to 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.

- 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.
- **The use permit is granted on a provisional bases for one (1) year from the effective date of approval.**

Here's how you can get involved:

- Review the staff report: [Community Development and Infrastructure Agenda](#)
- Submit written comments to the Planner, Michael Lam:
michael.lam@santacruzcountyca.gov. Emailed comments will include your contact information; letters dropped off in person (4th floor, Planning Department, 701 Ocean St) will include your name but don't need to include other contact information.
- Attend the hearing (there will be a public comment period in which you can speak)

If you have questions, please reach out to my office: first.district@santacruzcountyca.gov

Sincerely yours,

Manu



Manu Koenig

Supervisor, First District
County of Santa Cruz
701 Ocean St, Room 500
Santa Cruz, CA 95060
(831) 454-2200

manu.koenig@santacruzcountyca.gov

Hells Angels Permit Presentation

Hi. My name is Dean Cutter and I am a 25 year resident of the quiet family neighborhood where the Hells Angels want their club. My wife and I raised our boys here. Over the last 37 years I've had more than 5,000 students in my math and science classes at the nearby middle schools of Del Mar, Shoreline and New Brighton. Some of them are now well into their 40's and I've taught *their* kids. Every day when I'm shopping, walking or surfing I run into my students. Thus, I have a deep connection with the families in this neighborhood where the proposed Hell's Angels Club is centered. The proposed club will impose a significant negative shift in our safe quiet neighborhood.

I do not want to be up here speaking. My family does not want me here. I know of 3 families that are so afraid of the Hell's Angels they will not contact police, or their representatives for fear of retaliation. I posted my concerns on Nextdoor last February after the debacle around the opening rally for the Hell's Angels Headquarters where the noise of revving Harley's was inescapable anywhere inside my house, with all the doors and windows closed. It went on for hours, Hells Angels members clustering in full leathers in front of our homes.

I posted about this on Nextdoor and posters responded that I better be careful what I say. Some Nextdoor posters reiterated my experience, that the situation was intolerable. They took down their posts. In the aftermath I met 3 households who were so scared they did not make any contact with authorities for fear of reprisal. Please keep in mind that opposition to the proposed Hells Angels Club is underrepresented today for this reason.

Being a science guy I try to be rational and impartial. Were the fears of my neighbors justified? I researched the Hells Angels and what I discovered was chilling. Here is how the United States Department of Justice (the DOJ) describes the organization, ([Hell's Angels Criminal Enterprise | Office of Justice Programs](#).) "Research data show that the Hell's Angels are involved in murder;

the manufacturing and distribution of methamphetamine; the distribution of cocaine, heroin, and marijuana; the purchase and sale of firearms; and other criminal activities.” In 2011 the Santa Cruz Chapter Hells Angel's Sergeant at Arms was gunned down in an ongoing dispute with a rival gang, the Vagos. I've included the link to this AP article which details multiple murders involving local Hells Angel's gangs ([Hells Angels violent year shines light on gang | AP News](#)). The Hells Angels have a bloody history with Hispanic motorcycle gangs including the Vagos. This matters here on 41st Avenue because my neighbor observed members of a Hispanic motorcycle gang at the Hells Angels Club last spring throwing gang signs at their surveillance cameras. Fortunately there were no Hells Angels on the premises. It could have blown up into a gun fight in our neighborhood.

Some people believe the Hell's Angels are a philanthropic organization, giving away Easter baskets and toys for tots. This is an effective PR strategy. However, keep this excerpt from an AP article in mind, “Then Merl Hefferman, a member of the Fresno clubhouse who had primarily been known for hosting annual charity events for needy children, arranged for Silva (his murder victim) to be cremated at a funeral home downtown.” This article goes on to detail multiple killings and tortures at the hands of Hells Angel's in California (https://www.ktvu.com/news/california-hells-angels-tortured-killed-cremated-ex-members-federal-case-reveals?link_source=ta_first_comment&taid=65467f)

This is not the case of a few bad apples spoiling the bunch. Entire Hells Angels Chapters have been arrested in California. The Santa Cruz Sergeant at Arms was murdered in a gang rivalry. Have you ever heard of a member or entire chapter of the Elks Club going rogue? The Lion's Club? Rotary?

Though a Hells Angels clubhouse does not belong here at all, if they are going to be here, we need to address the noise. The blast of a modified Harley Motorcycle at any time is an invasion. To have them coming and going all day near our homes is really going to change the tenor of our environment. A couple of weeks ago at 4 in the morning I was awakened by a couple of Harleys. I could hear them going up and down Jade Street, Brommer, Portola, and 41st Avenue. They stopped a couple of times at the Hells Angels headquarters. I am very concerned this is going to become regular. Will

Harleys be blasting on these streets all day long? This will significantly impact our environment. These aren't just leaf blowers.

I am heartened by the proposal the planning department has recommended. I appreciate the restraint on numbers, parking, and hours imposed on the club. What we endured during last February's grand opening was unspeakable. If we allow their headquarters to exist in our neighborhood with the restrictions imposed by the Planning Department, it is essential that the situation be closely monitored to ensure compliance. Also, a stepped-up police presence should be included to assure the feeling of safety in our neighborhood. However, I want to reiterate once again, the Hells Angels should not have a headquarters here at all.

Thank you.