

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 211228

APN: 037-221-60

SITUS ADDRESS: No Situs Address

Proposal to construct a dwelling with a front yard setback of 18 feet where 20 feet is required. Requires a Minor Exception to reduce the front yard setback by two feet.

OWNER: Darius Mozayan

APPLICANT: William C Kempf

SUPERVISORIAL DISTRICT: 2

PLANNER: Annette Olson, (831) 454-3134

EMAIL: Annette.Olson@santacruzcounty.us

Public comments must be received by 5:00 p.m. August 19, 2021.

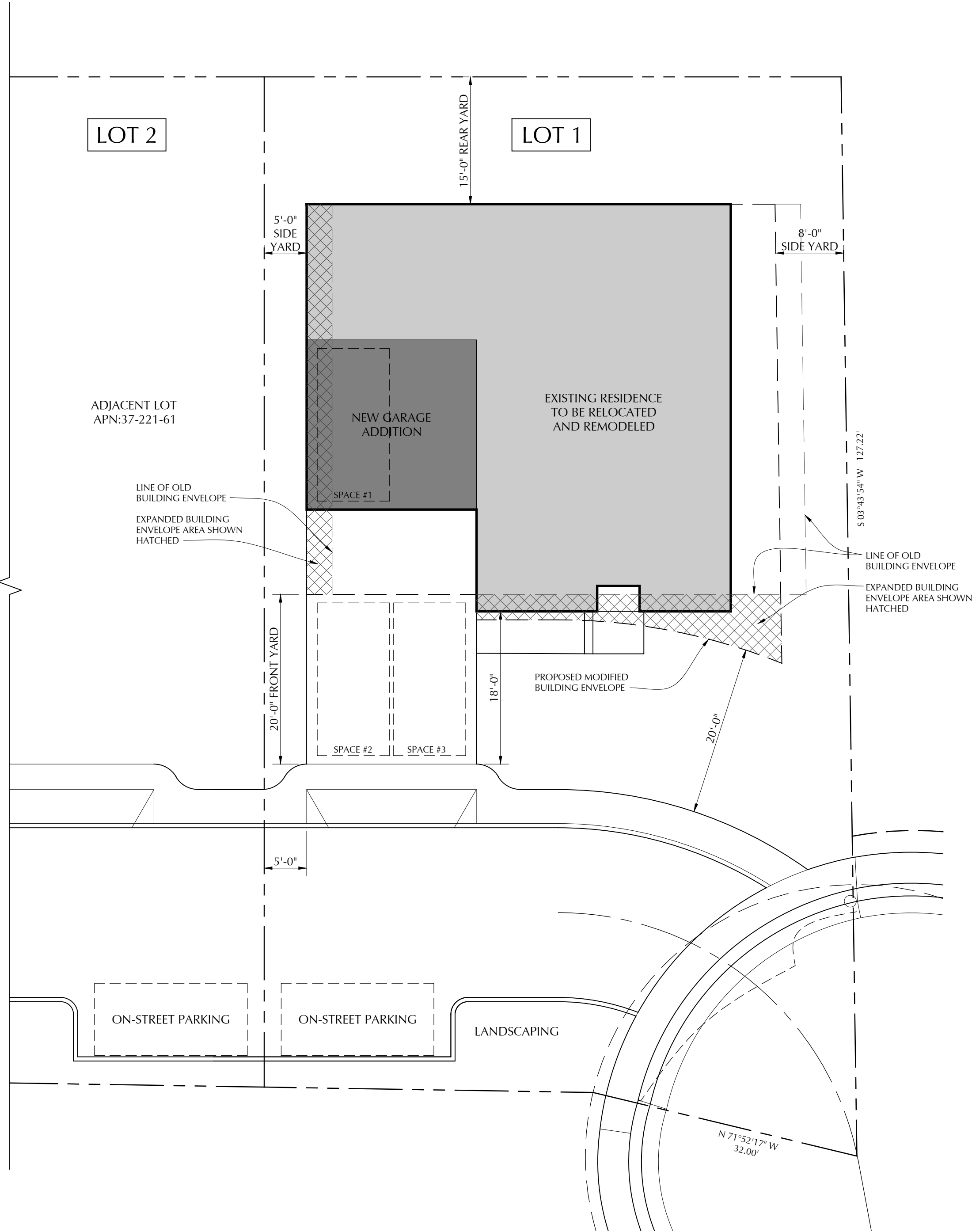
A decision will be made on or shortly after August 20, 2021.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.

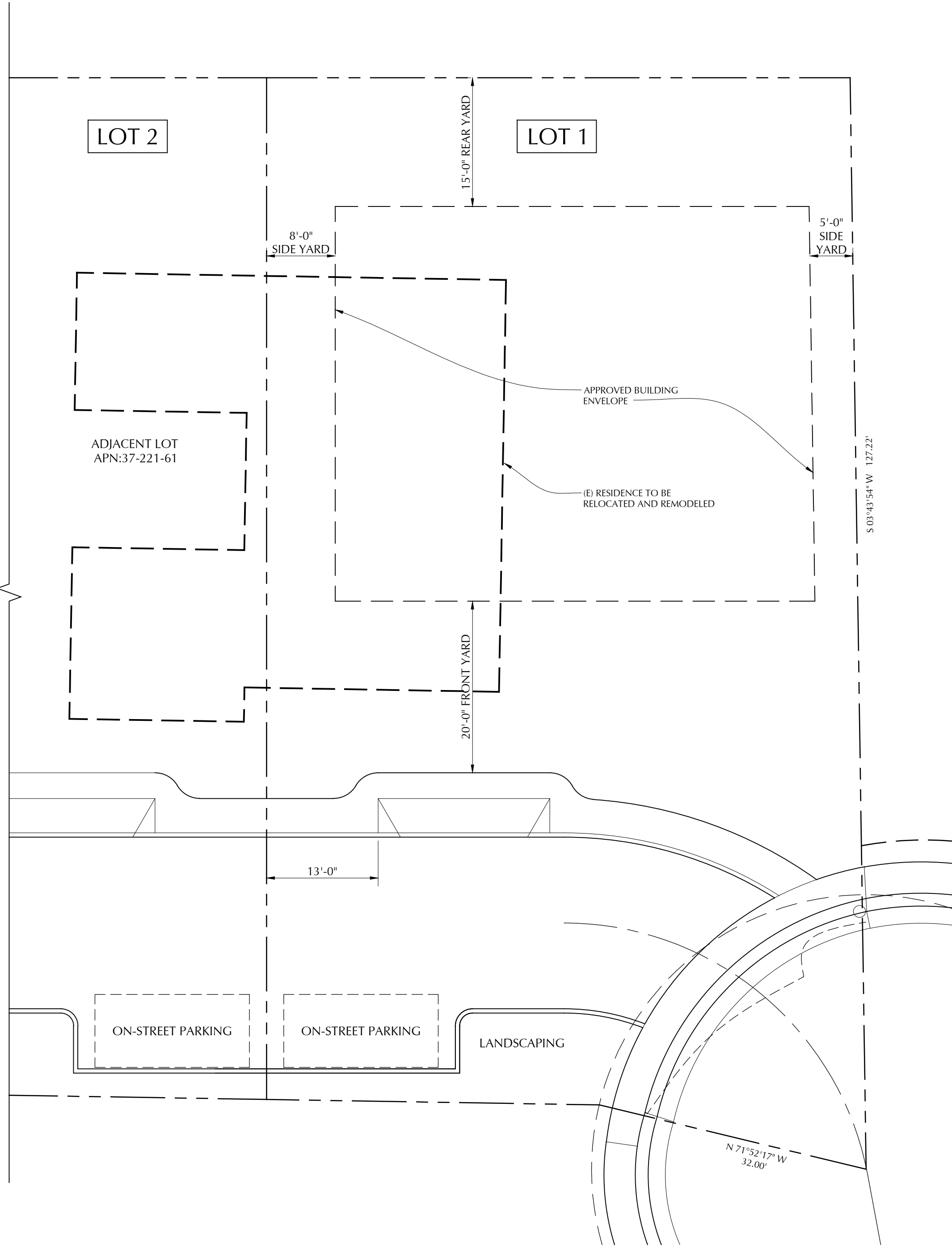
If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, contact the project planner identified above.



2 PROPOSED BUILDING SITE
SCALE: 1" = 10'-0"



1 EXISTING APPROVED BUILDING SITE
SCALE: 1" = 10'-0"

NORTH

PROJECT DATA

OWNER: DAR MOZAYAN
P.O. BOX 1134
CAPITOLA, CA 95010
831 246-1000

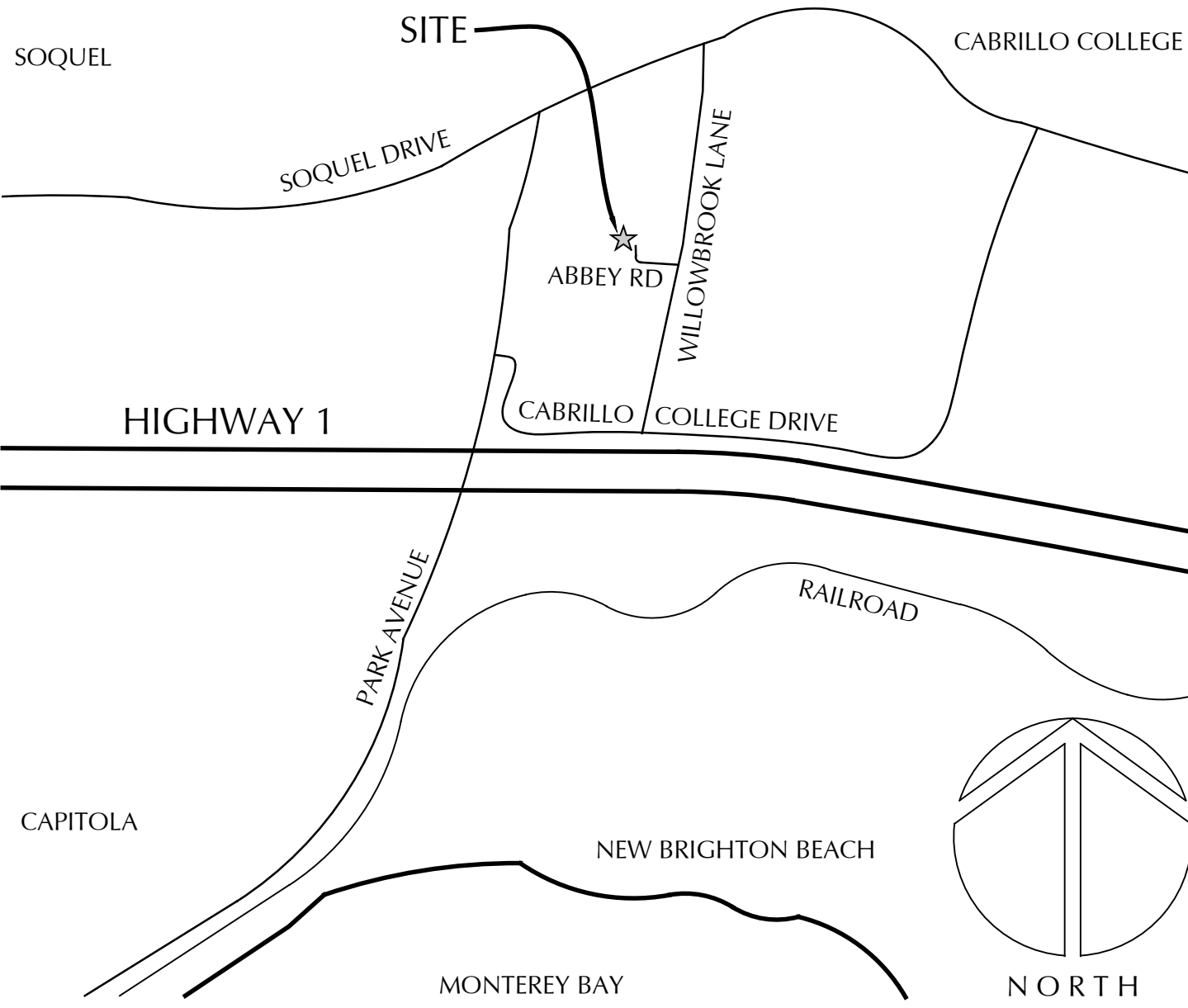
PROJECT SITE: APN: 037-221-60
ABBEY ROAD
APTOS, CA 95003

ZONING: R-1-5

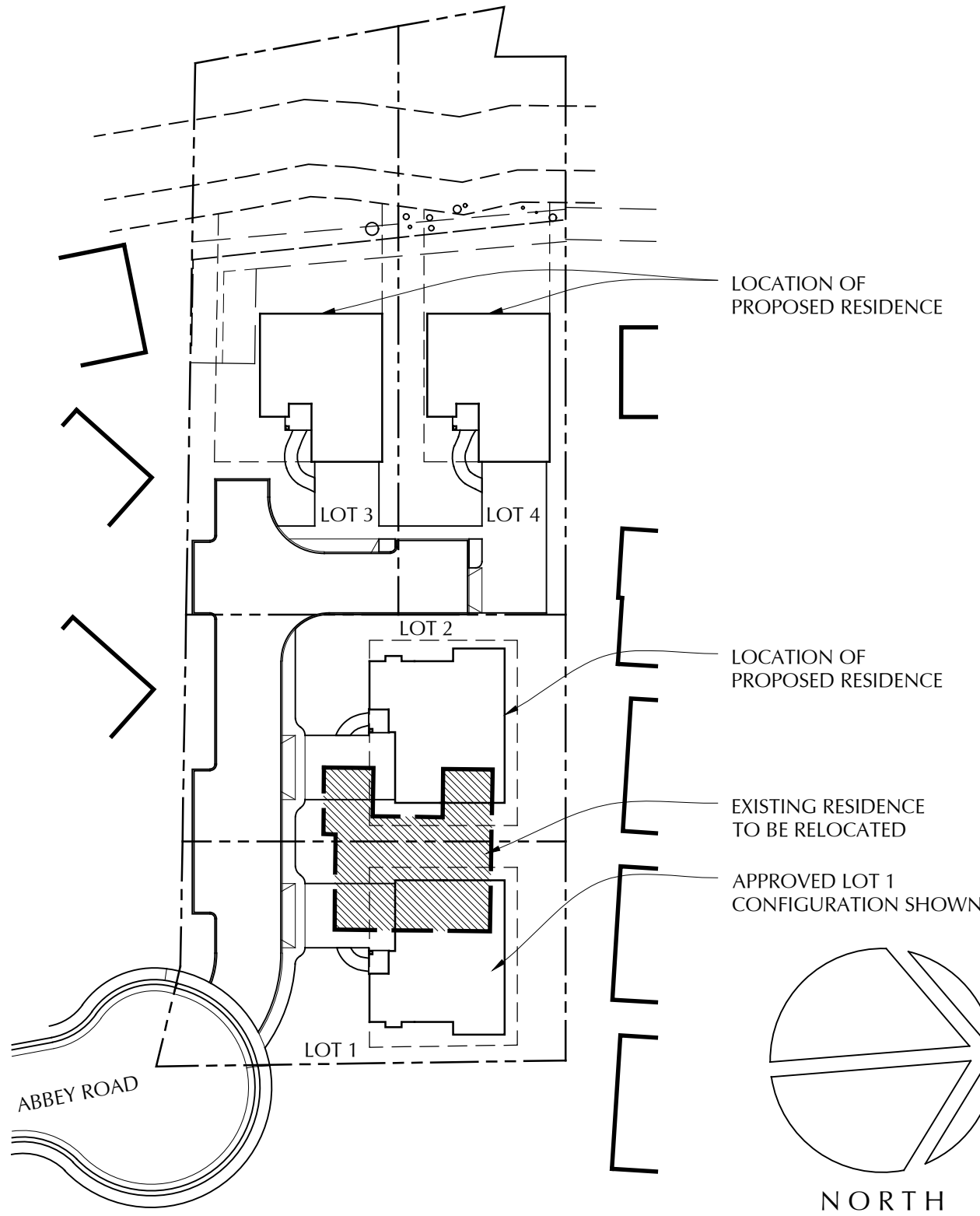
UTILITY DISTRICT: SOQUEL CREEK WATER DISTRICT

PROJECT DESCRIPTION: MINOR EXCEPTION TO REDUCE THE FRONT YARD SETBACK FROM THE ZONE DISTRICT'S REQUIRED 20 FEET TO 18 FEET. PROPOSAL MODIFIES APPROVED BUILDING ENVELOPE TO PLACE A DWELLING TWO FEET INTO THE FRONT YARD SETBACK.

VICINITY MAP



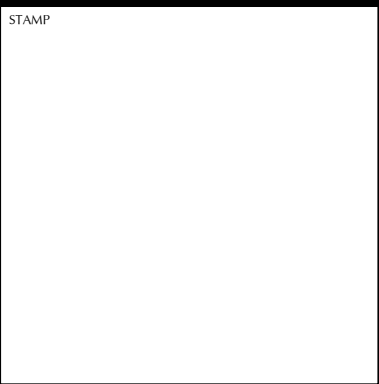
KEY MAP



WILLIAM C. KEMPF
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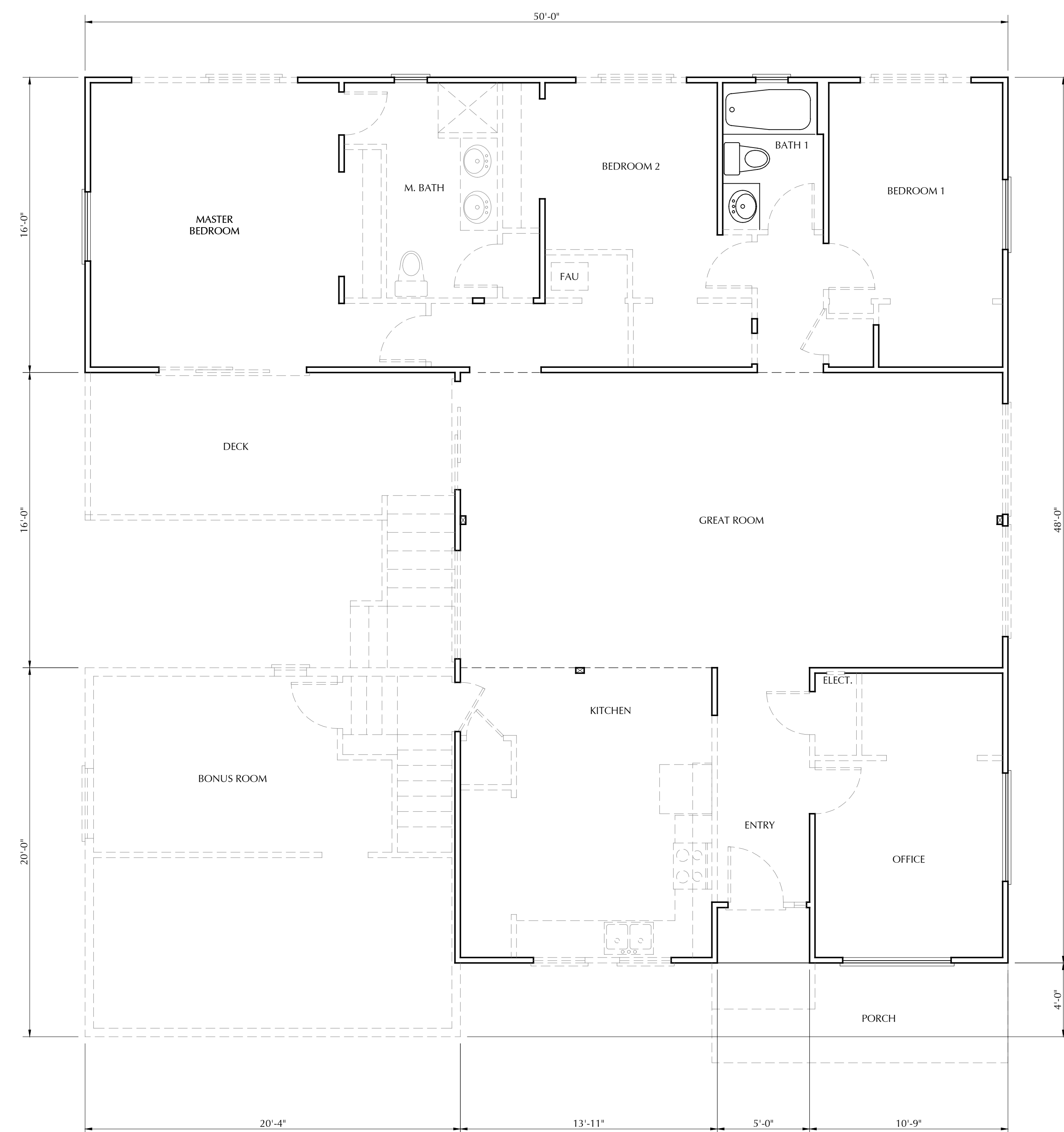
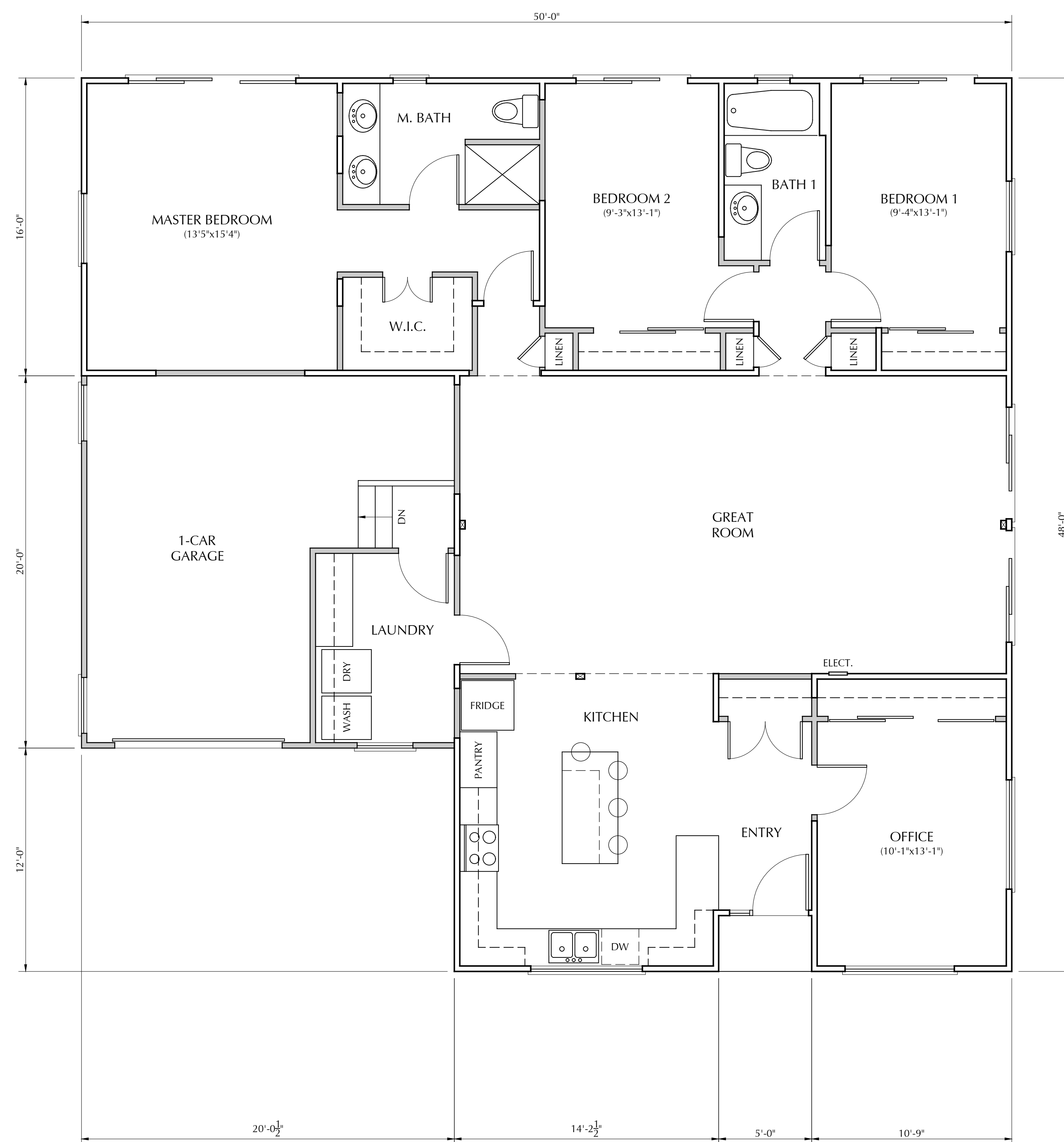
BUILDING ENVELOPE ADJUSTMENTS FOR
ABBEY ROAD DEVELOPMENT - LOT 1
ABBEY ROAD, SOQUEL, CALIFORNIA
PROJECT DATA & SITE PLANS

REVISIONS		
No.	DESCRIPTION	DATE






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SHEET
A-1



WALL LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL



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BUILDING ENVELOPE ADJUSTMENTS FOR
ABBEEY ROAD DEVELOPMENT - LOT 1
ABBEEY ROAD, SOQUEL, CALIFORNIA
EXISTING AND PROPOSED FLOOR PLAN

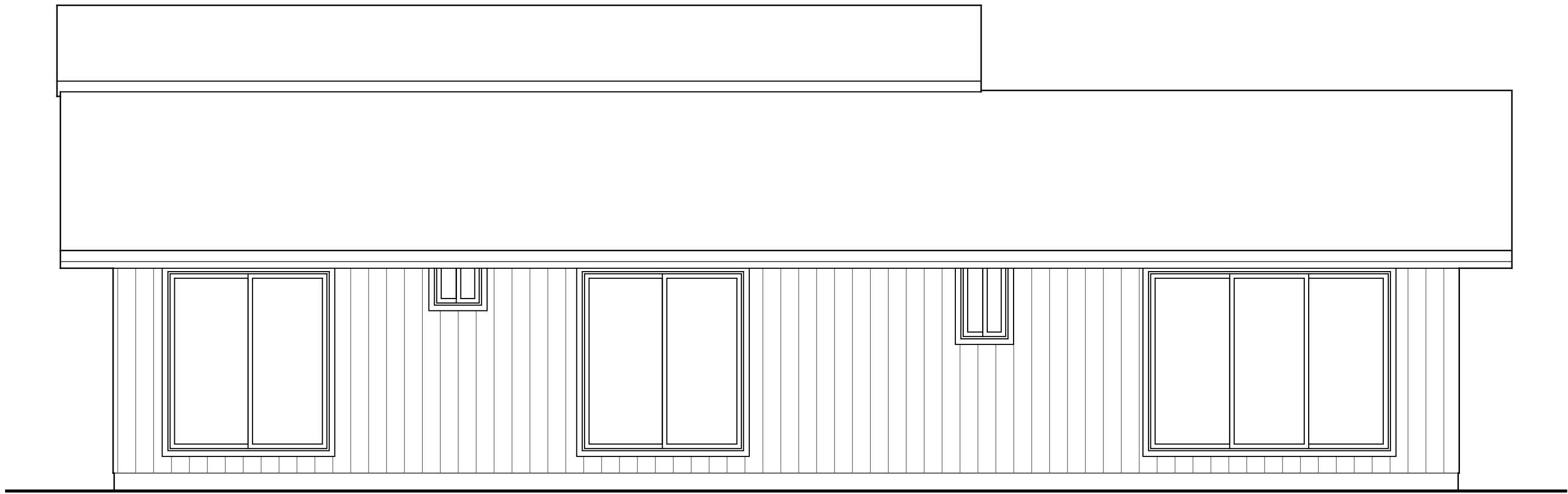
DRAWING DATE:	JULY 2, 2021
A.P.N.	037-221-60
CLIENT NAME:	DAR MOYAZAN
PROJECT NAME:	ABBEY ROAD

REVISIONS		
No.	DESCRIPTION	DATE

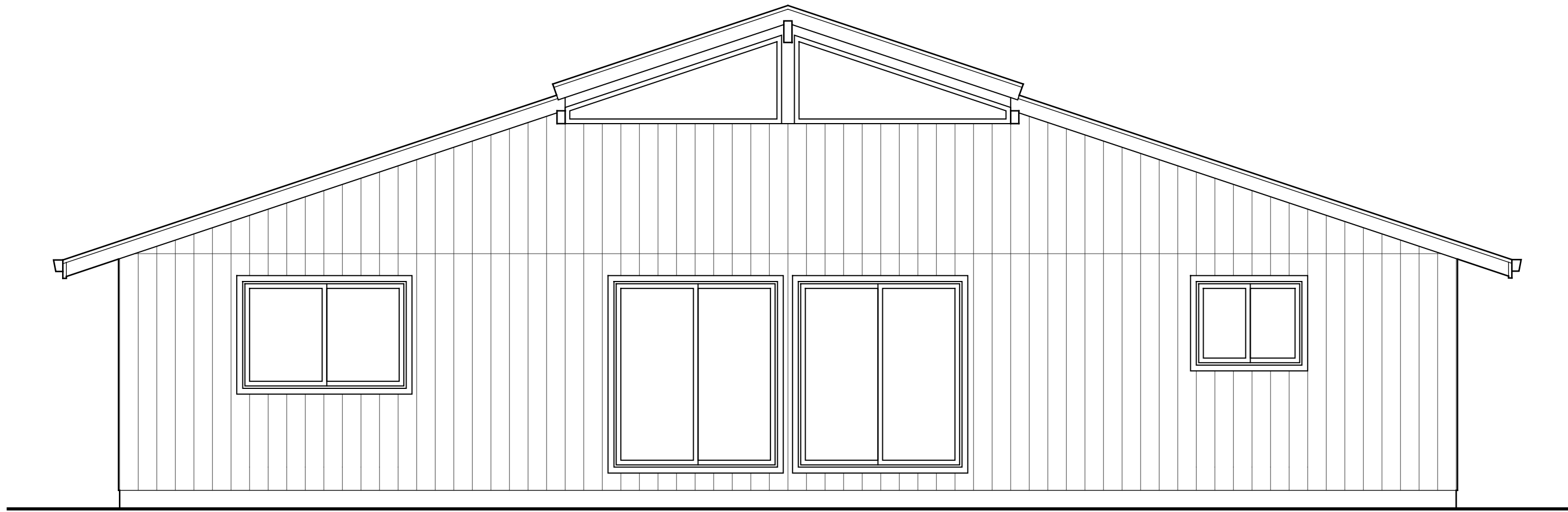
APPROVAL STAMP

STAMP

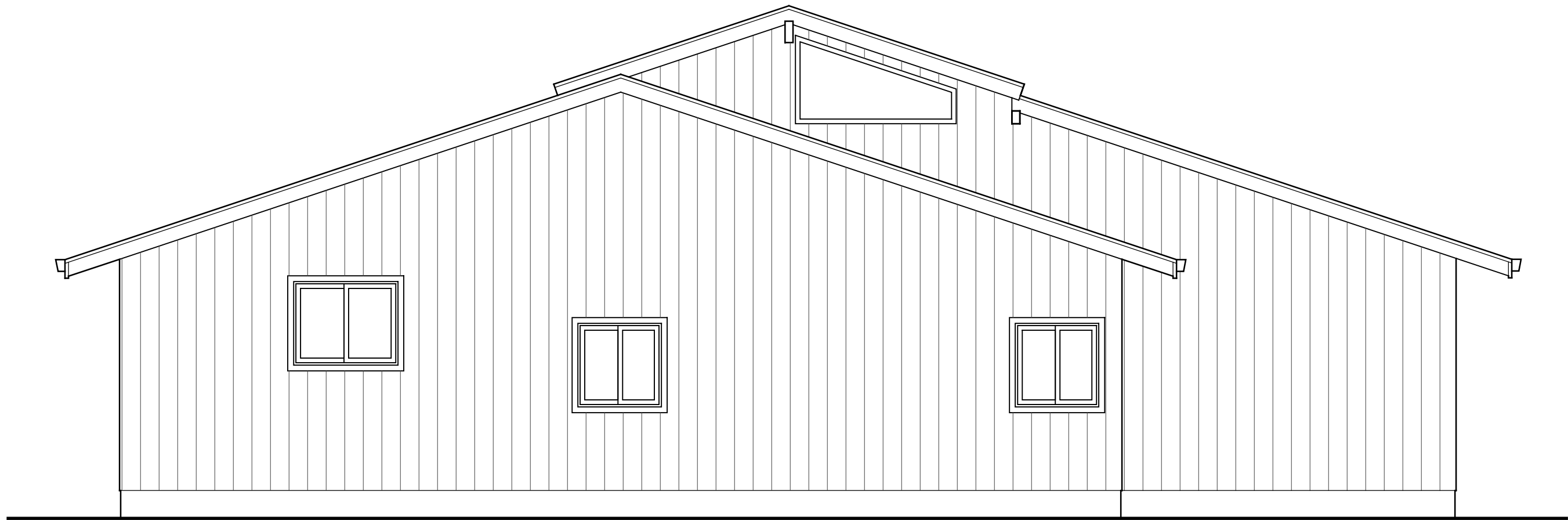
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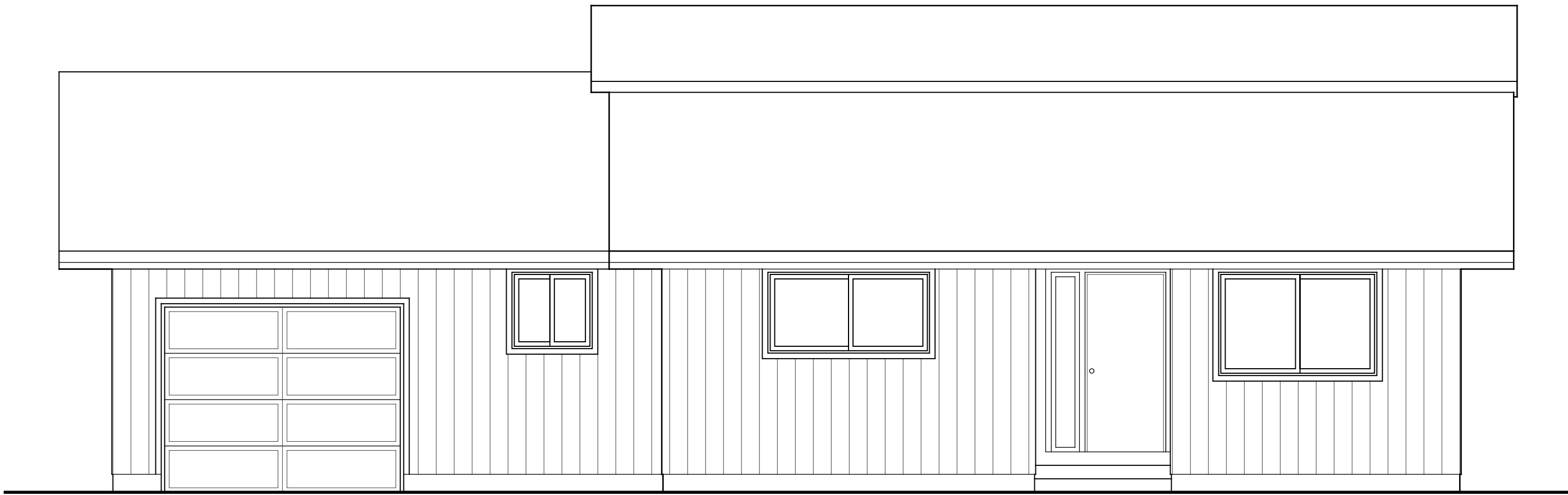
2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

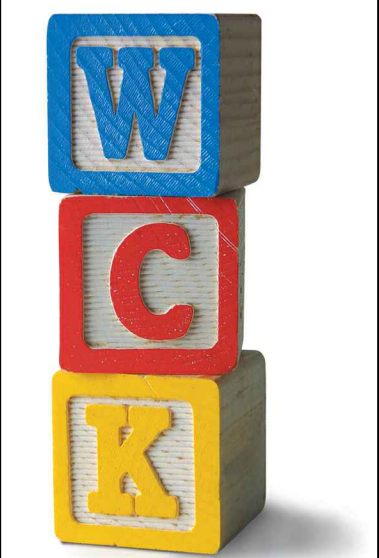


4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING MATERIALS	
EXTERIOR -	NEW PAINTED T-111 SIDING TO MATCH EXISTING TO REMAIN
ROOF -	COMP SHINGLE
WINDOWS -	ALL NEW WINDOW SHALL BY VINYL. EXISTING WINDOWS TO REMAIN ARE ALUMINUM FRAME
TRIM-	WOOD 1x4 TO MATCH EXISTING



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BUILDING ENVELOPE ADJUSTMENTS FOR

ABBAY ROAD DEVELOPMENT - LOT 1

ABBAY ROAD, SOQUEL, CALIFORNIA

PROPOSED EXTERIOR ELEVATIONS

DRAWING DATE:	JULY 2, 2021
A.P.N.	037-221-60
CLIENT NAME:	DAR MOYAZAN
PROJECT NAME:	ABBAY ROAD

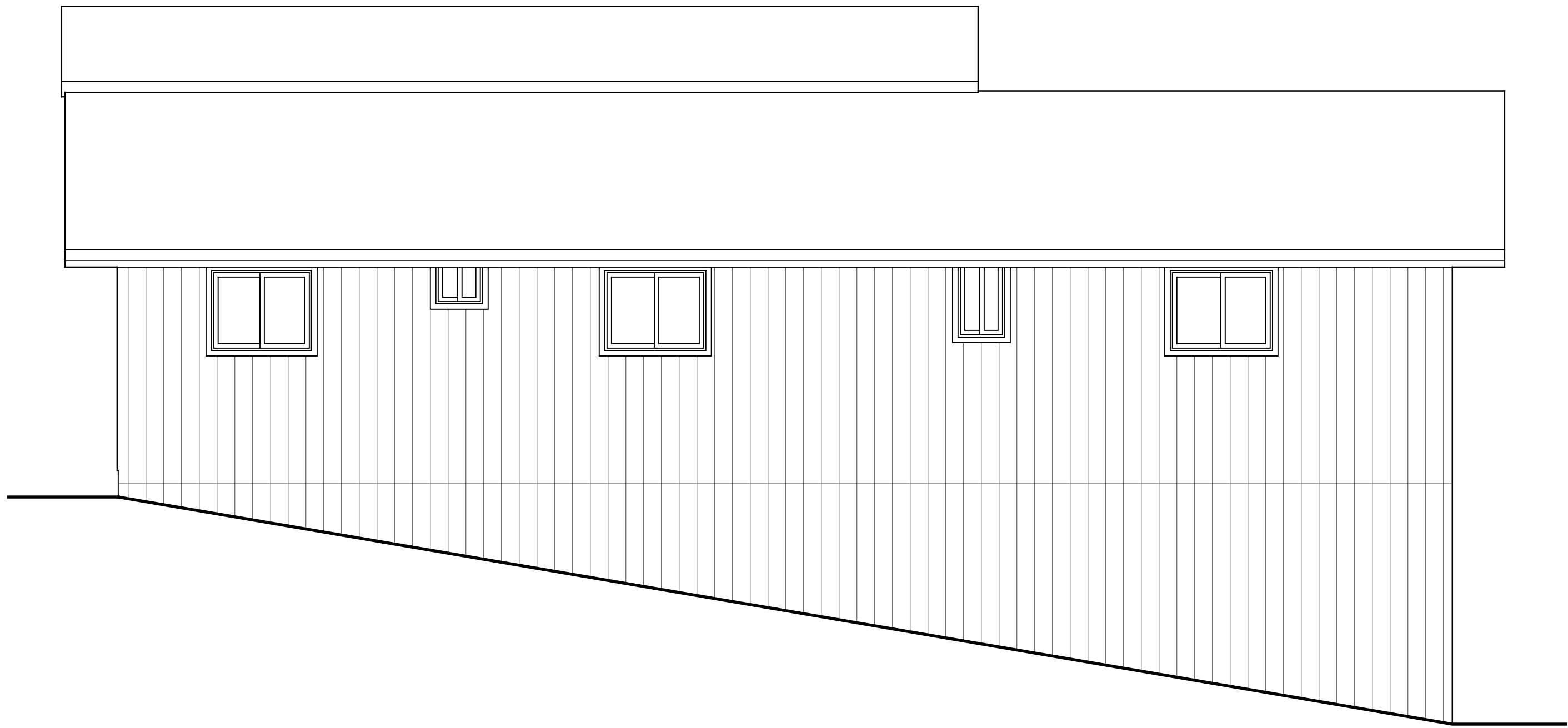
REVISIONS		
No.	DESCRIPTION	DATE

APPROVAL STAMP

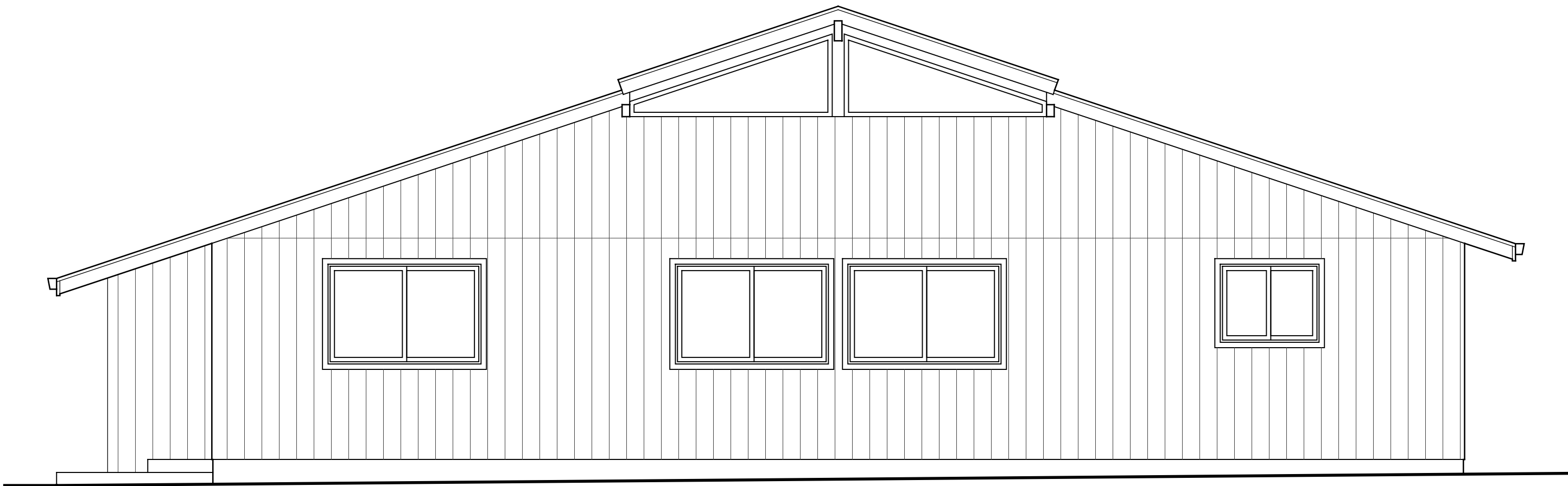
STAMP

DISCLAIMER

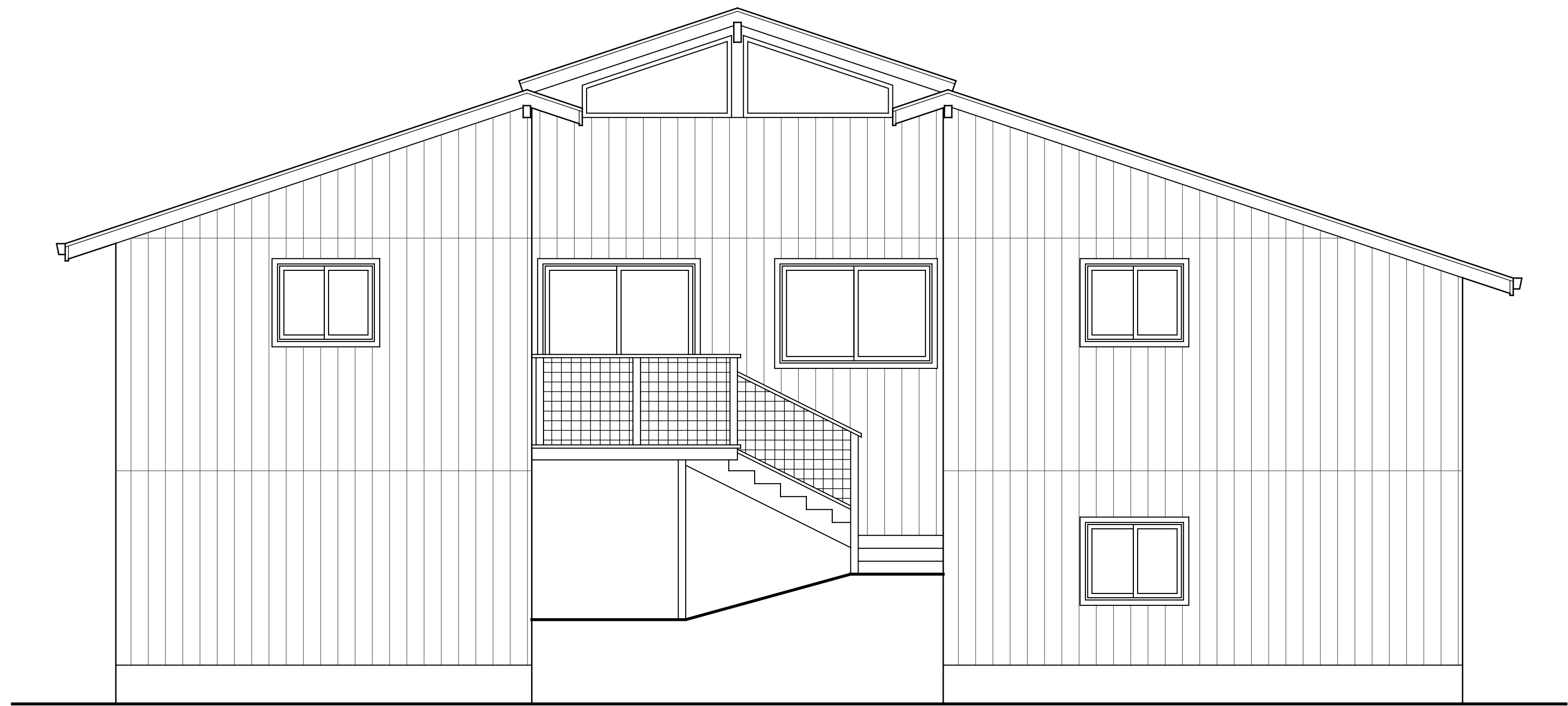
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2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

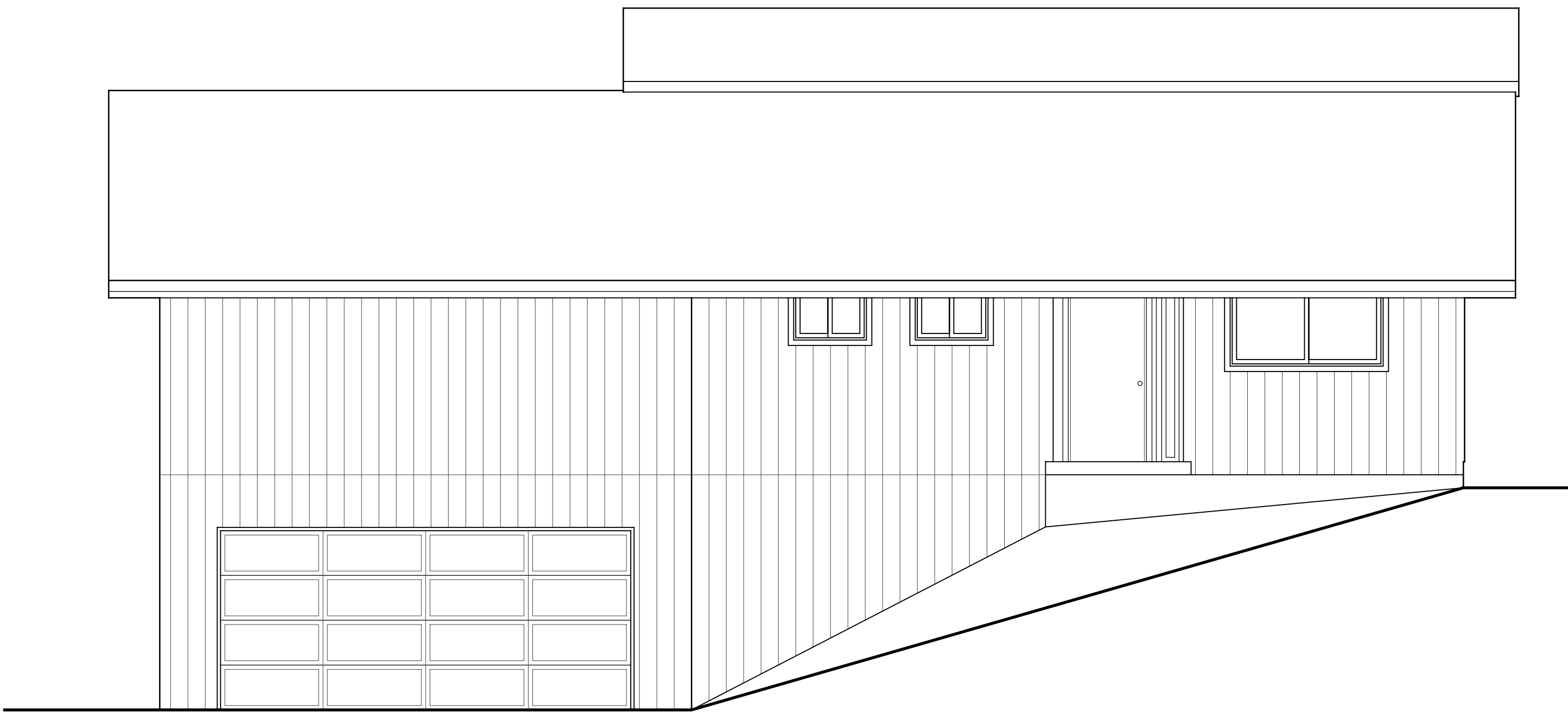


1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

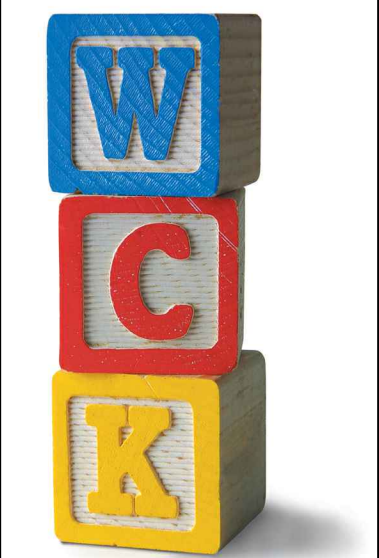


4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: EXISTING EXTERIOR ELEVATIONS
ARE PROVIDED FOR REFERENCE ONLY



3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

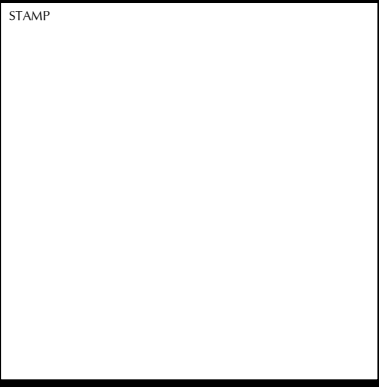


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BUILDING ENVELOPE ADJUSTMENTS FOR
ABBAY ROAD DEVELOPMENT - LOT 1
ABBAY ROAD, SOQUEL, CALIFORNIA
EXISTING EXTERIOR ELEVATIONS

DRAWING DATE:	
JULY 2, 2021	
A.P.N.	037-221-60
CLIENT NAME:	DAR MOYAZAN
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REVISIONS		
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