

COUNTY OF SANTA CRUZ PLANNING DEPARTMENT

NOTICE OF PENDING ACTION

APPL. #: 251087

APN: 042-211-37

Proposal to operate a new three-bedroom vacation rental in an existing single-family dwelling for the purpose of overnight lodging a period of no more than 30 days at a time. Requires a Vacation Rental Permit.

Property is located on the northside of Rio Del Mar Boulevard, approximately 160 feet east of the intersection of Aptos Beach Drive and Rio Del Mar Boulevard (201 Rio Del Mar Boulevard) in the Aptos Planning Area.

OWNER: DHS Legacy Holdings LLC

APPLICANT: DHS Legacy Holdings LLC

SUPERVISORIAL DISTRICT: 2

PLANNER: Donovan Arteaga, (831) 454-2801

EMAIL: Donovan.Arteaga@santacruzcountycalifornia.gov

Comments must be received by 5/29/2025. Be advised that County Code, at section 13.10.694(D)(3), states that it is the intention of the County that the renewal application be approved. If there are documented violations of the Vacation Rental Ordinance (County Code section 13.10.694(K)), the renewal application may be amended or denied.

A decision on the renewal application will be made on or after **5/30/2025**. Appeals must be submitted in writing, include the required fee and be received at the Planning Department by 5:00 p.m. 2 weeks from the decision date. Information about the appeal process may be obtained by phone at (831) 454-2130 or by contacting the project planner.

Issues that arise from the use of the property as a vacation rental should be reported to the emergency contact posted at the property and on the Planning Department website at www.sccoplanning.com under “Vacation Rentals”.

Vacation Rental emergency contact info. for this application is:

Name: Daniel S Shafazand and Mahnaz Shadam

Telephone #:

(408) 857-1704

Address: 333 Santana Row #14, San Jose, CA 95128

Discussion with the emergency contact can resolve most issues.

Vacation rental applications are processed pursuant to Santa Cruz County Code section 13.10.694, also available at the Planning Department website.

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**DHS LEGACY HOLDING, LLC
MAHNAZ SHADMAN
201 RIO DEL MAR
APTOS, CALIFORNIA 95003**

Shad Design Group
Architectural, Planning & Engineering
14011 PALM DRIVE BLDG C
DESERT HOT SPRINGS, CA 92240
(408) 472-4285 FAX (408) 877-1528
email: tellshadman@gmail.com

ATE: 1-15-2025

SCALE: AS SHOWN

RAWN: MS

OB NO.

A-01

F SHEETS



2 VICINITY MAP



3 EXISTING PERSPECTIVE

SHEET INDEX:

A-01- EXISTING SITE PLAN
A-2 EXISTING FIRST AND MAIN FLOOR PLAN

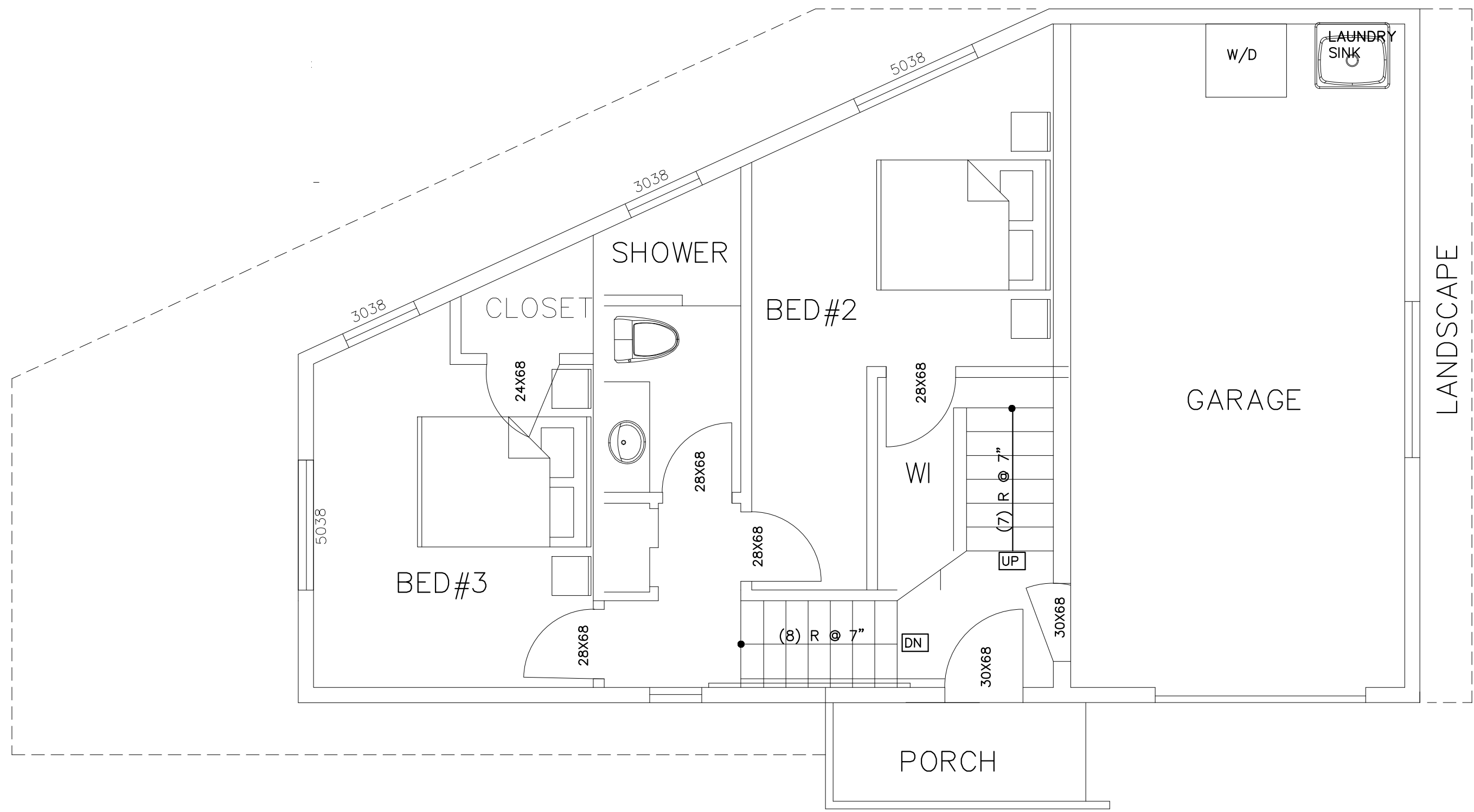
PARCEL LEGAL DESCRIPTION

The land referred to is situated in the unincorporated area of the County of Santa Cruz, State of California, and is described as follows:

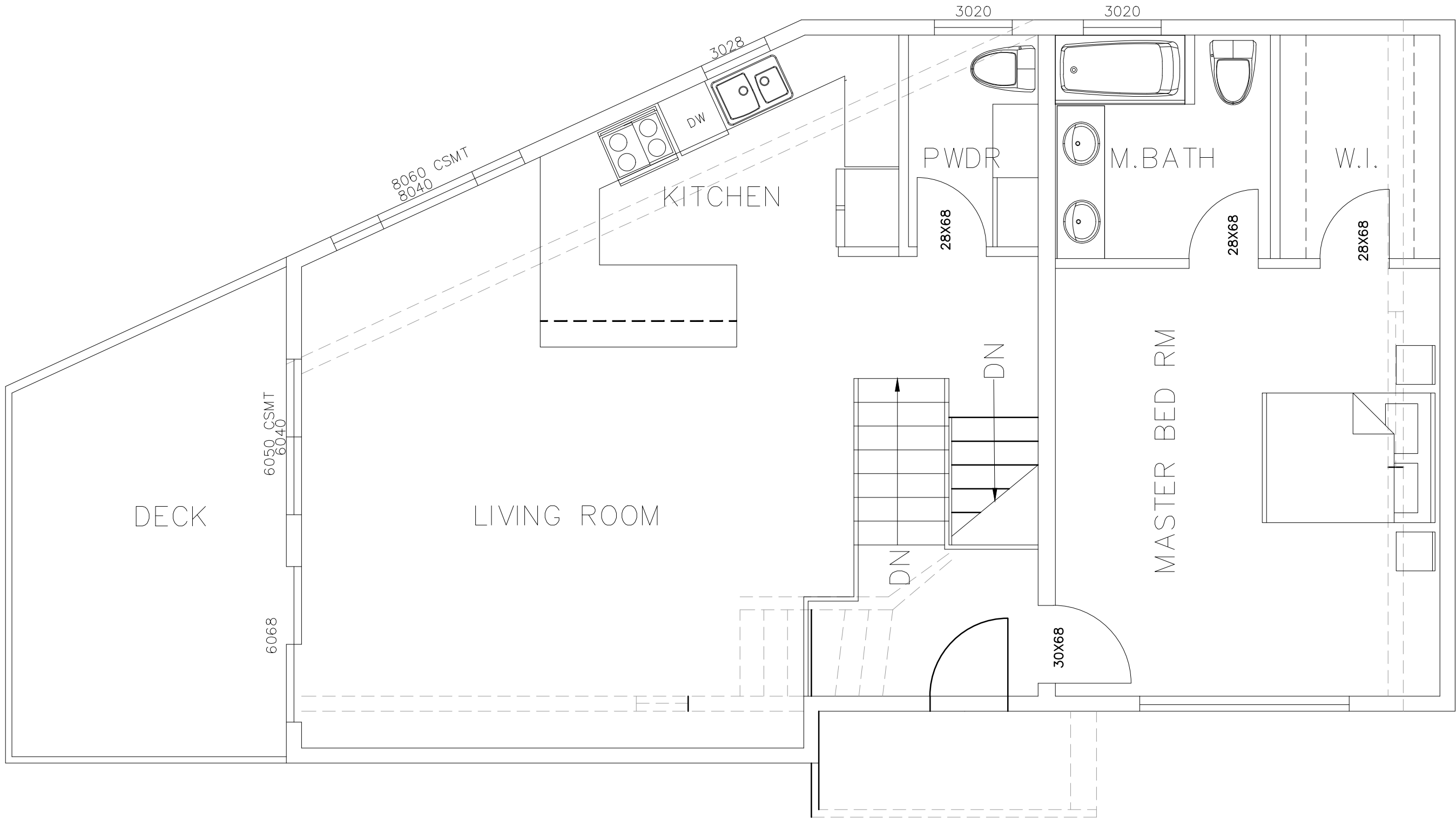
Lot 62, in Block 66, as shown upon that certain Map entitled, "Amended Map of a Portion of Blocks 66 and 82, Subdivision No.6 Aptos Beach Country Club Properties, Aptos, Santa Cruz County, California", filed for record on August 24, 1928 in Volume 24 of Maps at Page 25, Santa Cruz County Records.

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201 RIO DEL MAR, APTOS



FIRST FLOOR PLAN
LIVING 600 SF, GARAGE 358 SF scale: 1/4"=1'-0"



MAIN FLOOR PLAN
LIVING 1150 SF DECK 148 SF scale: 1/4"=1'-0"

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The land referred to is situated in the unincorporated area of the County of Santa Cruz, State of California, and is described as follows:
Lot 62, in Block 66, as shown upon that certain Map entitled, "Amended Map of a portion of Blocks 66 and 82, Subdivision No.6 Aptos Beach Country Club Properties, Aptos, Santa Cruz County, California", filed for record on August 24, 1928 in Volume 24 of Maps at Page 25, Santa Cruz County Records.

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REVISIONS		BY
REGISTERED PROFESSIONAL ENGINEER 3977 EXP. 9/30/26 MICHAEL M. SHADMAN STRUCTURAL STATE OF CALIFORNIA		
THE USE OF THESE PLANS AND SPECIFICATION SHALL BE RESTRICTED TO THE SPECIFIC SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF SHALL BE EXPRESSLY LIMITED TO SUCH USE. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DHS LEGACY HOLDING, LLC. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR SPECIFICATIONS. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.		
DHS LEGACY HOLDING, LLC MAHNAZ SHADMAN (408) 472-4285, (408) 835-7030 201 RIO DEL MAR APTOS, CALIFORNIA 95003		
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