



## **NOTICE OF PENDING ACTION**

### NOTICE OF PENDING ACTION

An application for the project described on this notice has been filed and a decision about the project will soon be made by Planning Department staff. Any member of the public may submit comments on the proposal prior to the deadline listed on the reverse side of this notice. The project plans may be viewed on the Planning Department website (<http://www.sccoplanning.com> under Pending Public Notice Projects). The webpage may also be used to track the project decision date, which initiates an appeal period. Any member of the public may request a public hearing be held for this item within 15 working days from the date the notice of pending action was sent. Failure to request a public hearing may result in the loss of the ability to appeal the County action on the application to the Coastal Commission.

Any aggrieved person, or the applicant, may appeal the ultimate decision on this project by submitting a written request within 14 calendar days of the decision date and paying an appeal fee. Please be aware that, while an anticipated decision date has been identified for purposes of this notice, the actual decision date initiating the appeal period will be posted on the web address described above. Information regarding the appeal process or fees may be obtained by phoning (831) 454-2130.

«APN»

«OWNER»

«STREET»

«CITY», «ZIP»

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT  
701 Ocean Street, 4<sup>th</sup> 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.

**APPLICATION NUMBER: 231290**

**APN: 063-011-33**

**SITUS ADDRESS: 640 Thayer Road, Santa Cruz, CA 95060**

Proposal to recognize an existing 960 square-foot non-habitable accessory structure.

Requires a Coastal Development Permit.

Property is located on the northern side of Thayer Road, approximately 0.5 miles west of the intersection of Thayer Road and Bonny Doon Road (640 Thayer Road).

**OWNER: Doug Banks**

**APPLICANT: Doug Banks**

**SUPERVISORIAL DISTRICT: 3**

**PLANNER: Michael Lam, 831-454-3371**

**EMAIL: Michael.Lam@santacruzcountyca.gov**

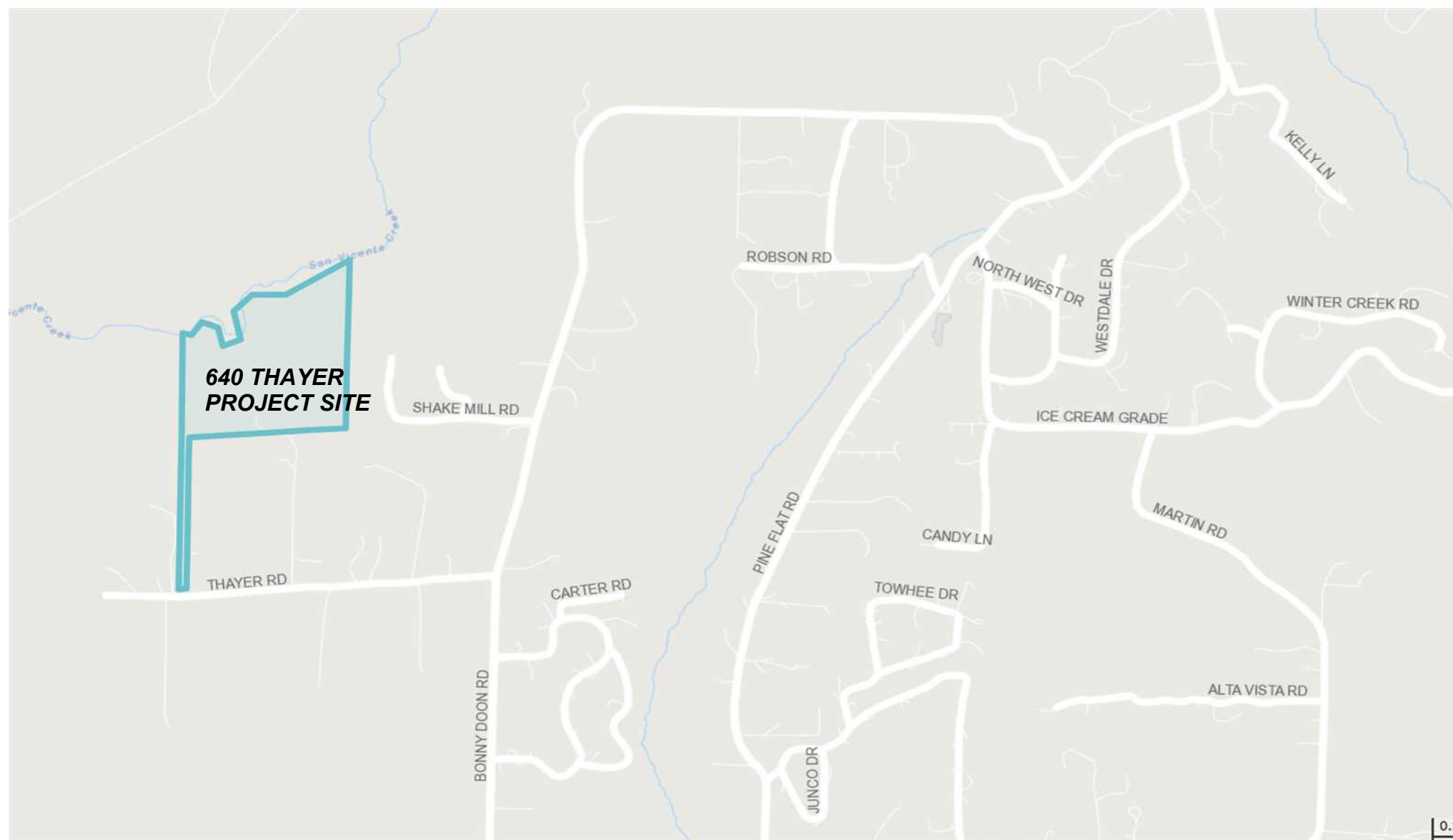
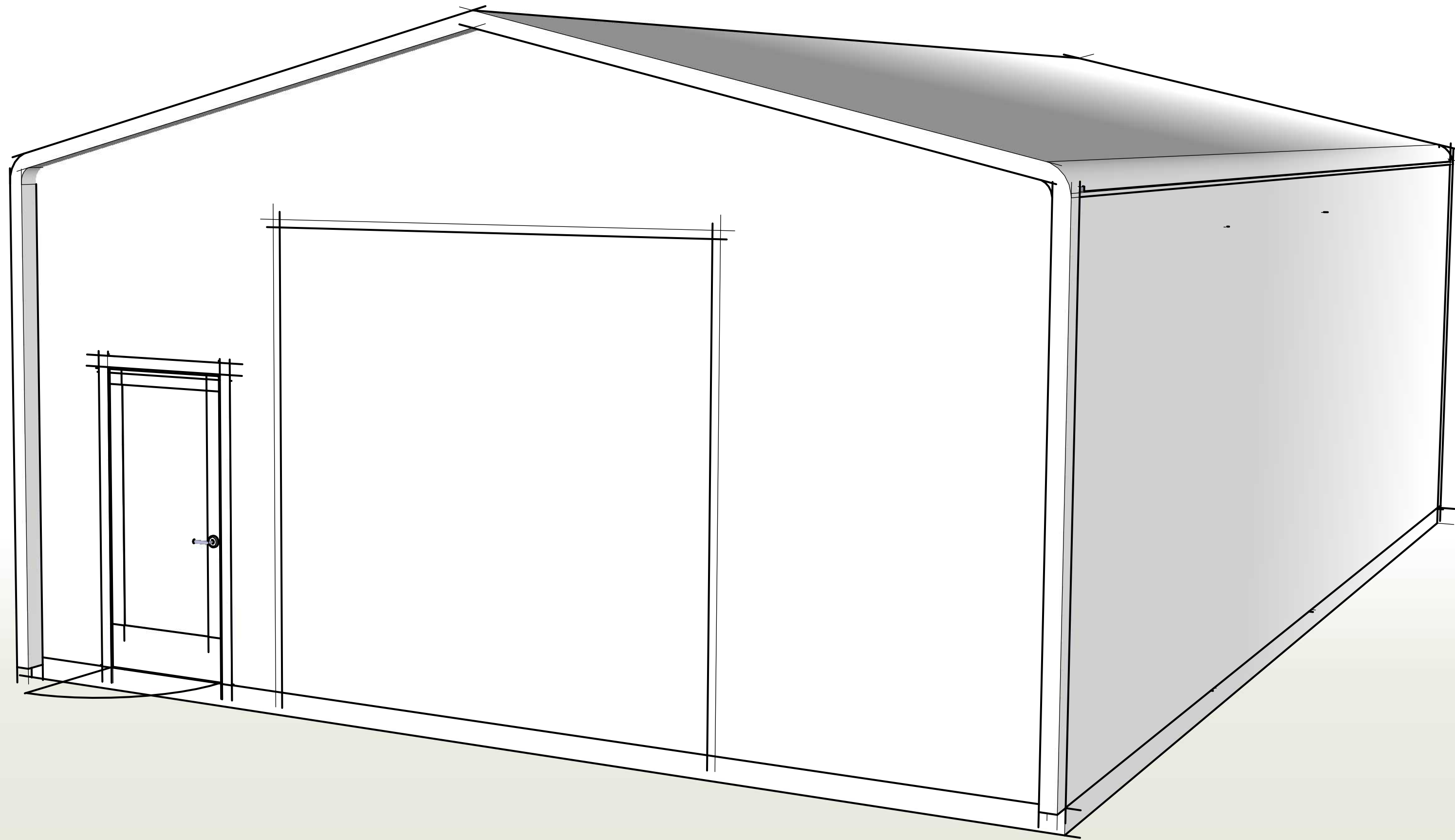
**Public comments must be received by 5:00 p.m. October 10, 2023.**

**A decision will be made on or shortly after October 11, 2023.**

**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.**



VICINITY MAP

## Sheet Index

A0.0	Site Data
A1.1	Site Plan
A1.2	Erosion Control Plan
A2.1	Proposed First Floor Plan
A2.2	Proposed Roof Plan, Elevations, Section
A2.3	Foundation Plan

## Project Data

### PROJECT DESCRIPTION:

Permit an "as built" 960 sqft Pre-engineered metal agriculture building at 640 Thayer

### ZONING:

TPZ

### FIRE DISTRICT

SRA = High/Very High. WUI compliance applies

### BUILDING AREA:

(E) MAIN HOUSE	3215 SF
(E) GARAGE	624 SF
(E) ADU	800 SF
(P) STORAGE BUILDING	960 SF

(P) AREA OF ADDITIONAL DISTURBANCE 275 SF

### SITE COVERAGE:

PARCEL AREA:	1,564,849 SF
BUILDING COVERAGE:	5599 SF
PATIO'S	368 SF
(E) TOTAL LOT COVERAGE:	00.29%
(P) TOTAL LOT COVERAGE:	00.38%

### GRADING CALCULATIONS:

N/A

### IMPERVIOUS COVERAGE:

SEE DPW APPENDIX A

### PERVIOUS COVERAGE:

N/A

Santa Cruz County requires all residential permit applications verification of smoke and carbon monoxide alarms at the existing residence(s). Please note on the plans that smoke detectors will be installed in each sleeping room and on each floor level, and smoke and CO alarms outside each sleeping area on each floor level. Combination alarms are permitted.

## Design Team

### OWNER:

Doug Banks  
640 Thayer Rd  
Santa Cruz CA 95060

### DESIGNER:

BRAD WILSON  
9987 EMPIRE GRADE  
SANTA CRUZ, CALIFORNIA 95060

### CONSTRUCTION SUMMARY:

CONSTRUCTION TYPE: V-B,  
OCCUPANCY GROUP: U (NON-SPRINKLERED)

APPLICABLE CODES:  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2019 CALIFORNIA ELECTRIC CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 T-24 CALIFORNIA ENERGY STANDARDS

County of Santa Cruz Building Department

the Building Official and/or Building Inspector may require that portions of as-built construction be exposed and/or tested prior to final inspection.

Document Date:  
August 25, 2023

Document Phase:  
Permit Documents

date	remark
5-3-23	resubmittal 1
6-13-23	resubmittal 2 For discretionary permit
6-13-23	resubmittal 3 Per Approver

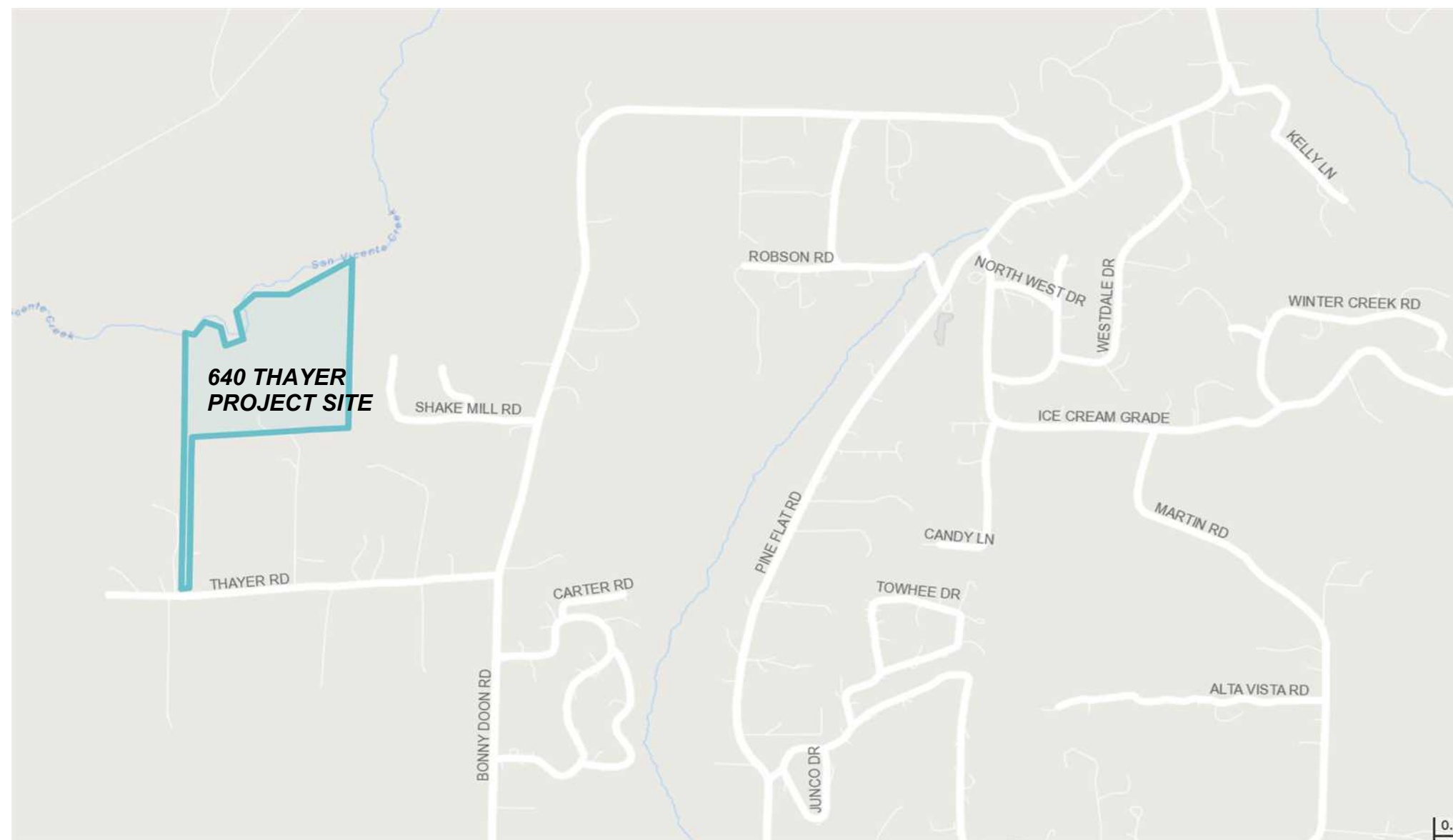
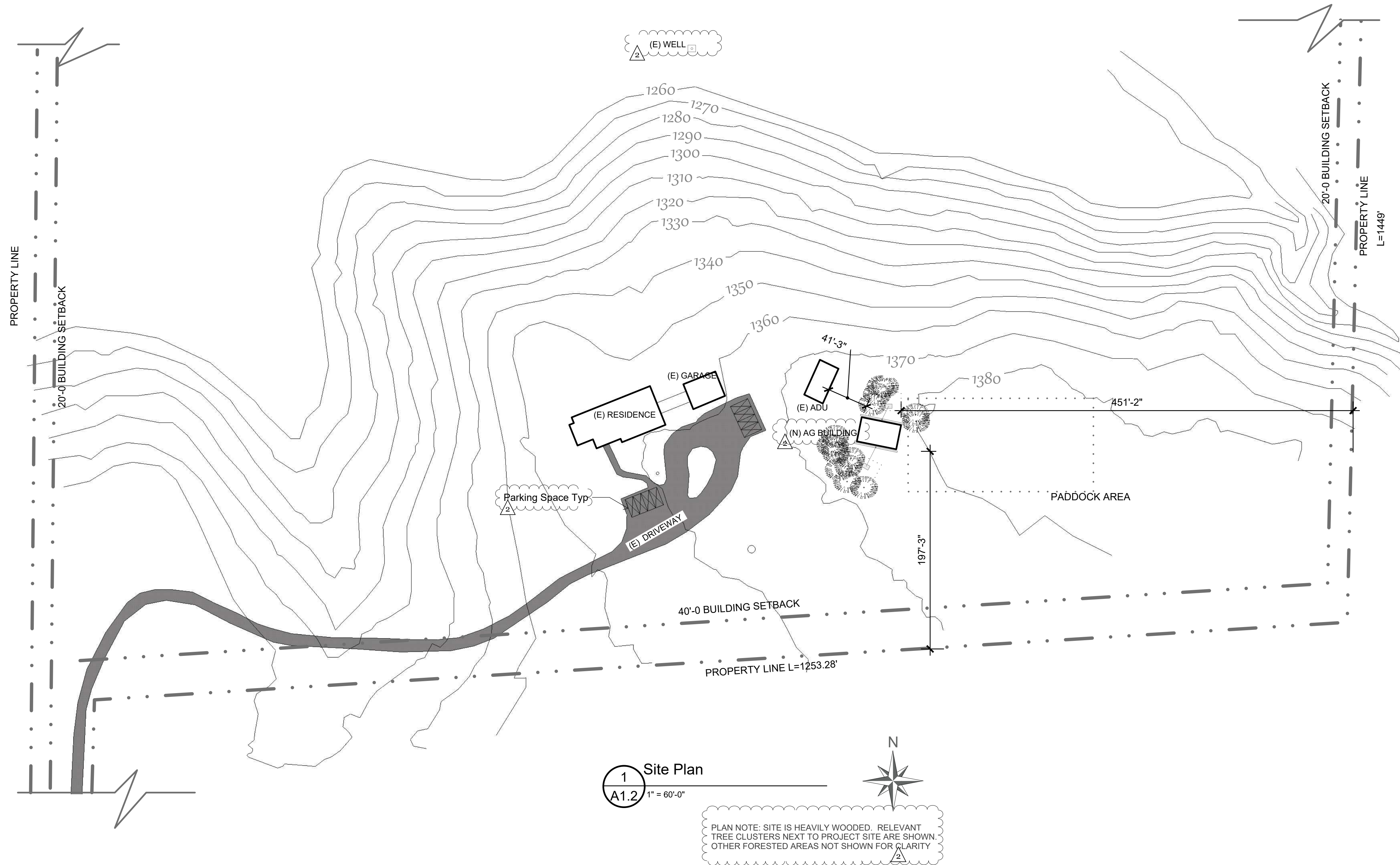
Site Data

A0.0



Storage Building @ 640 Thayer Rd

Doug Banks  
640 Thayer Rd  
Santa Cruz CA 95060  
APN# 063-011-33



VICINITY MAP

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Site Plan

A1.1



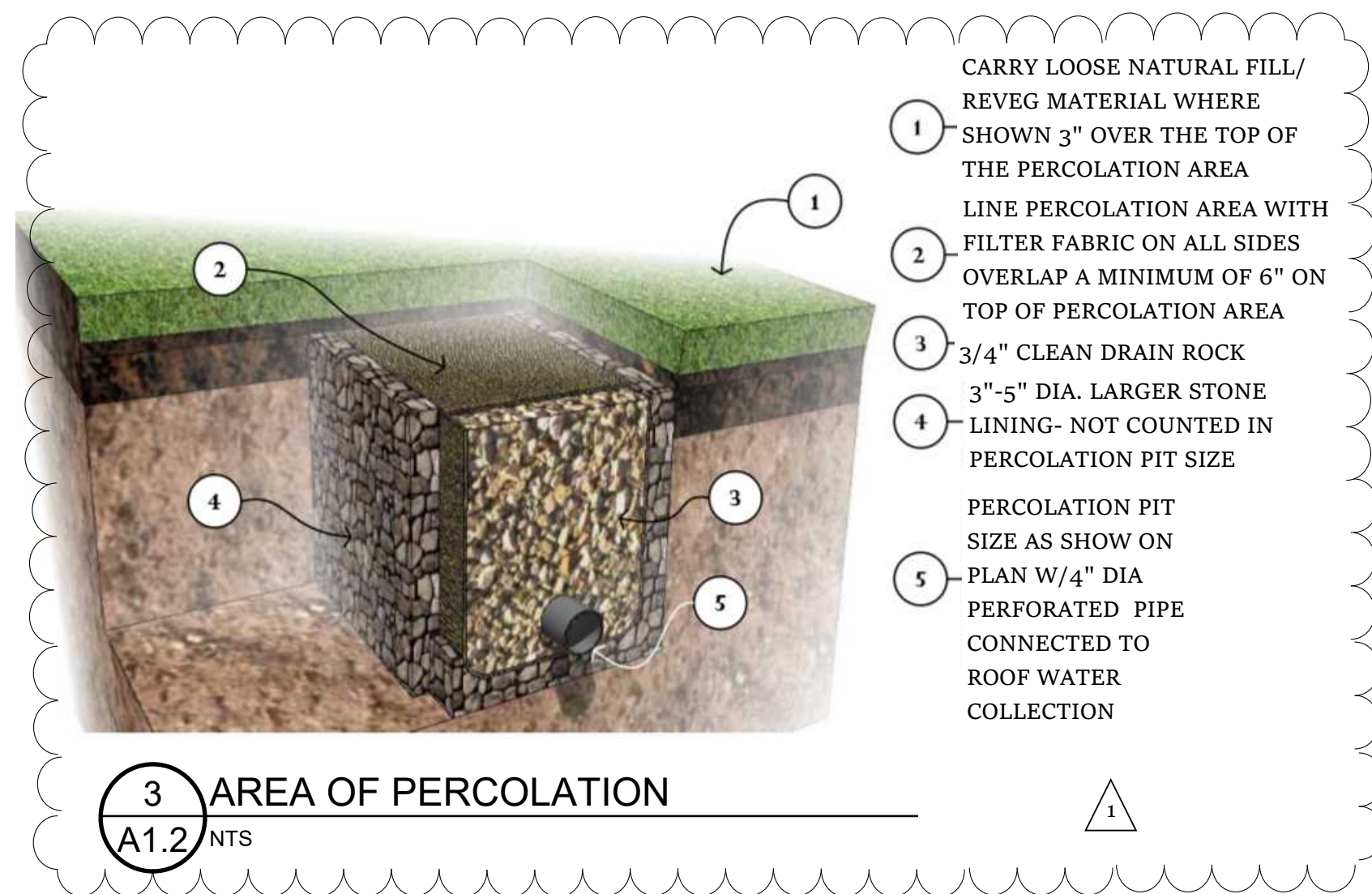
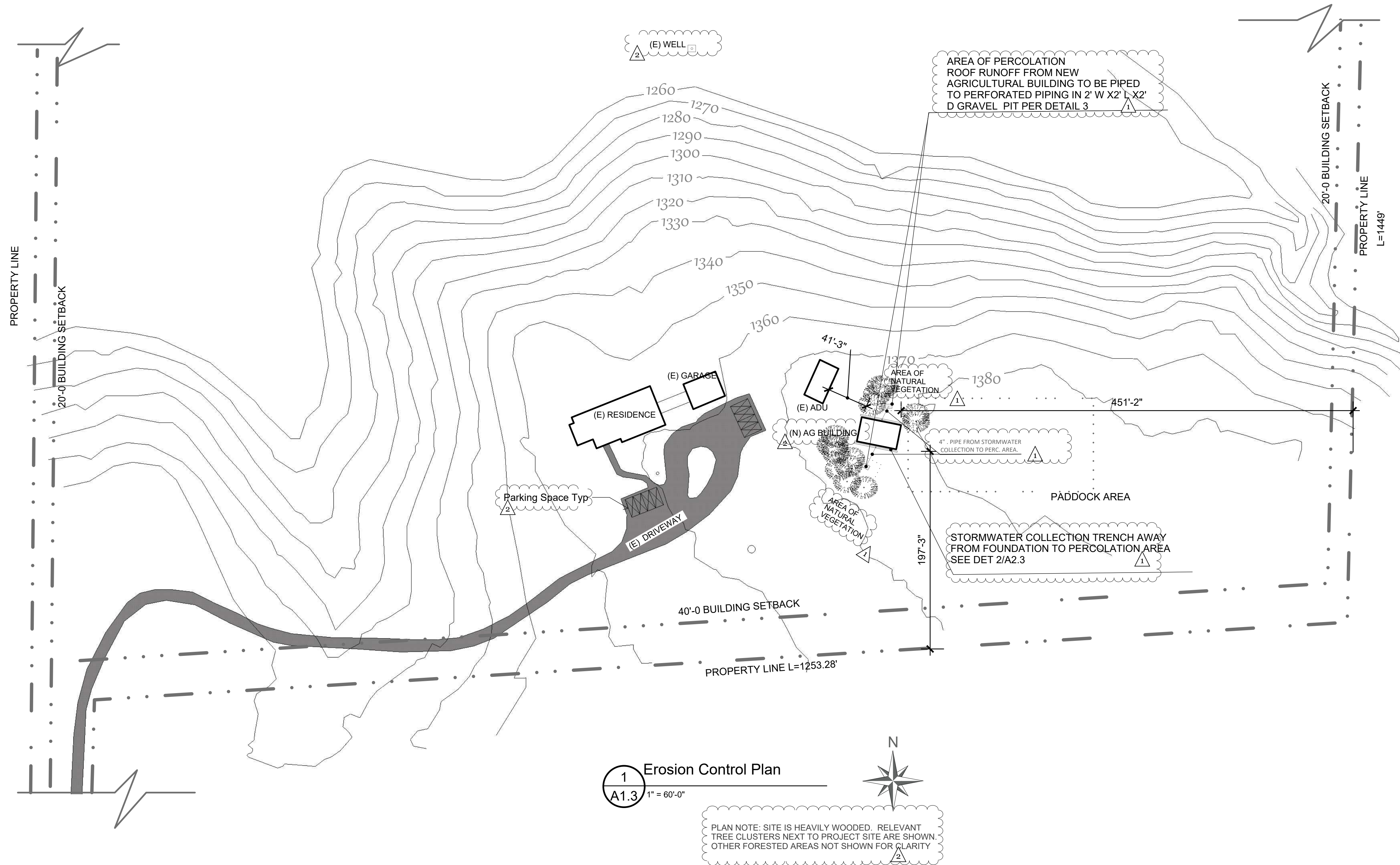
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## Erosion Control Plan

A1.2



### StormWater Management Notes:

- Project area is relatively flat. No existing drainage issues are found on or near the project site. No adverse impacts to neighboring properties are expected.

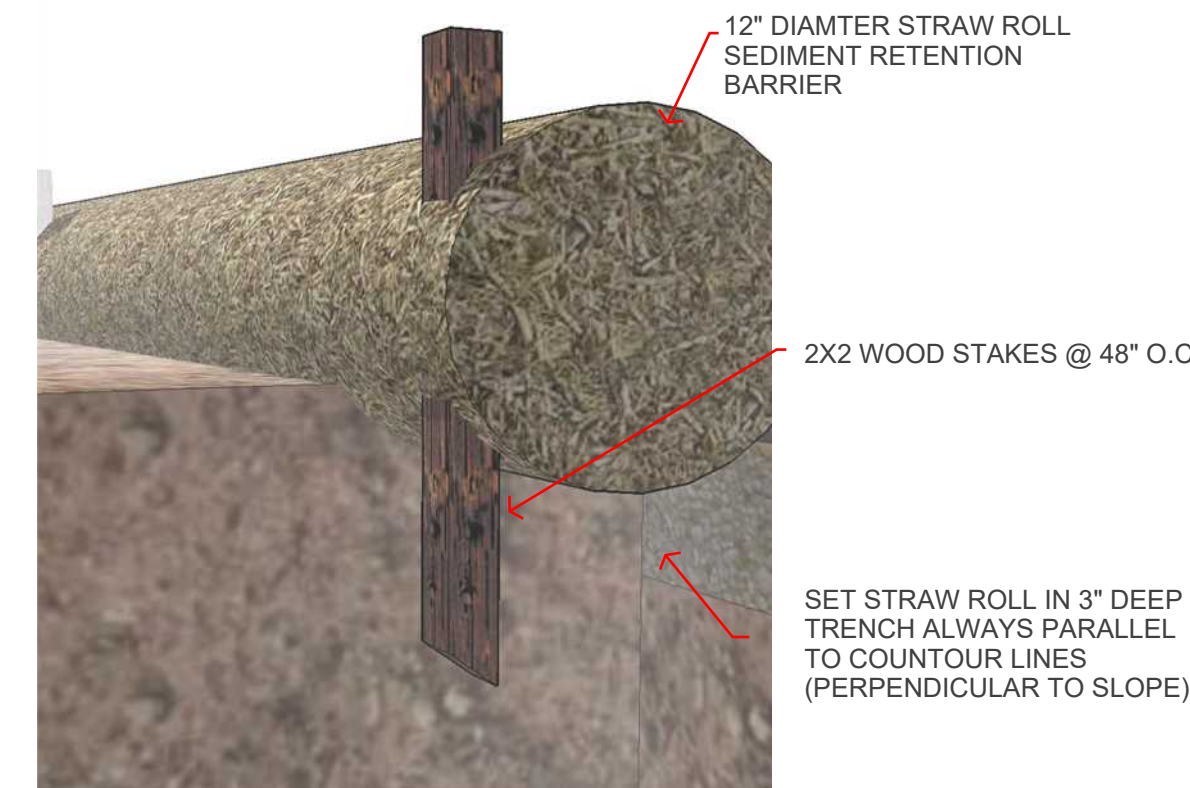
### StormWater Maintenance Schedule:

- Inspect and clear any debris from rainwater collection trenches at building twice per year.
- Look for signs of runoff from collection trenches.

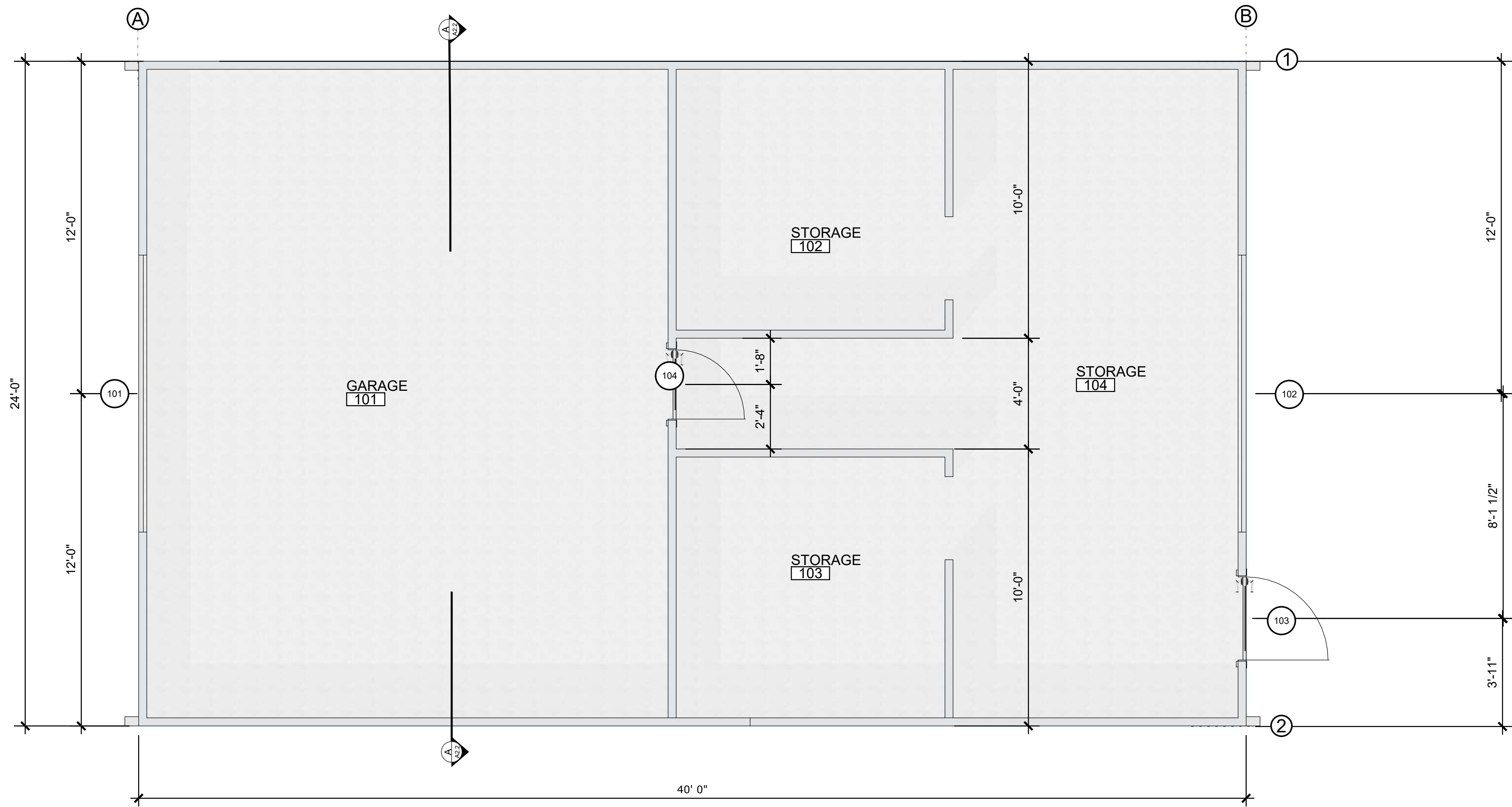
### Erosion Control Notes:

- Maintain construction runoff patterns and rates
- Direct hardscape and roof runoff to stable vegetated areas, or another mitigation
- Direction of roof runoff onto vegetated areas safely away from building foundations and footings, consistent with the California Building Code
- Direction of runoff from driveways and / or uncovered parking lots onto vegetated areas safely away from building foundations and footings, consistent with the California Building Code

Use staked straw wattles for sediment control around area of disturbance. see detail 2/a1.1.







1 Proposed First Floor Plan  
A2.1 3/8"=1'-0"

Door Schedule ##

Dr No.	Room	Size	Type	Qty	Door Mat.	Frame Mat.	Hardware						Other	Note
							Hinge	Handset	Lockset	Stop	Seal			
101	garage	120x120	roll up garage door	1	alu	alu	track	handle	entry	wall	weather			
102	garage	120x120	roll up garage door	1	alu	alu	track	handle	entry	wall	weather			
103	storage	36x80x1.75	exterior door	1	wood	wood	orb	knob	entry	wall	weather			
104	garage	36x80x1.375	interior door	n/a	wood	wood	orb	knob	privacy	wall	n/a			

General notes:

- Door sizes are listed width x height x thickness in inches.
- Door sizes are unit sizes and NOT rough openings. Contractor shall determine exact RO required for door and frame.
- Where exterior doors are bound tight to floor and frame above, adjust vertical dimension accordingly to accommodate for floor finish thickness.

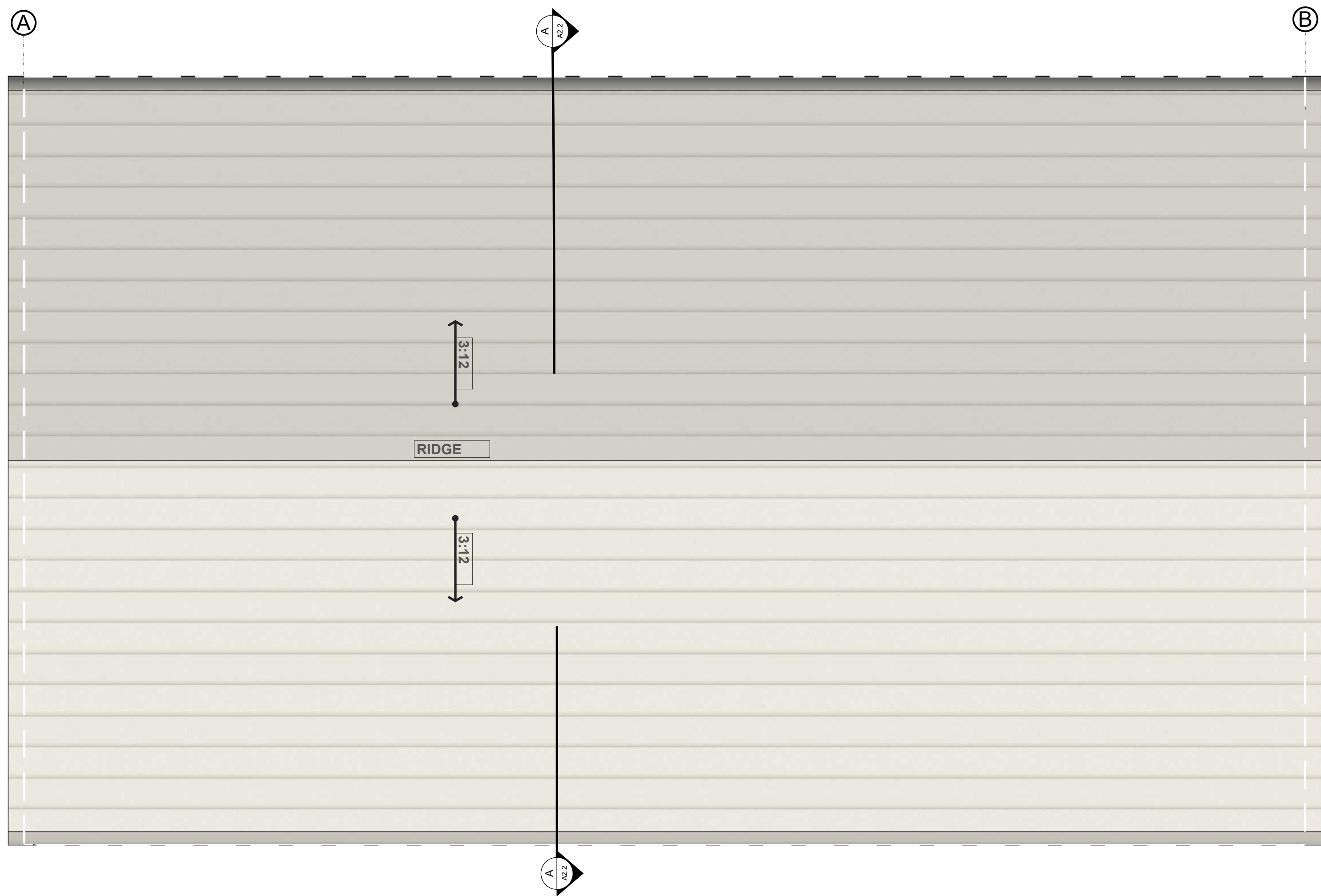
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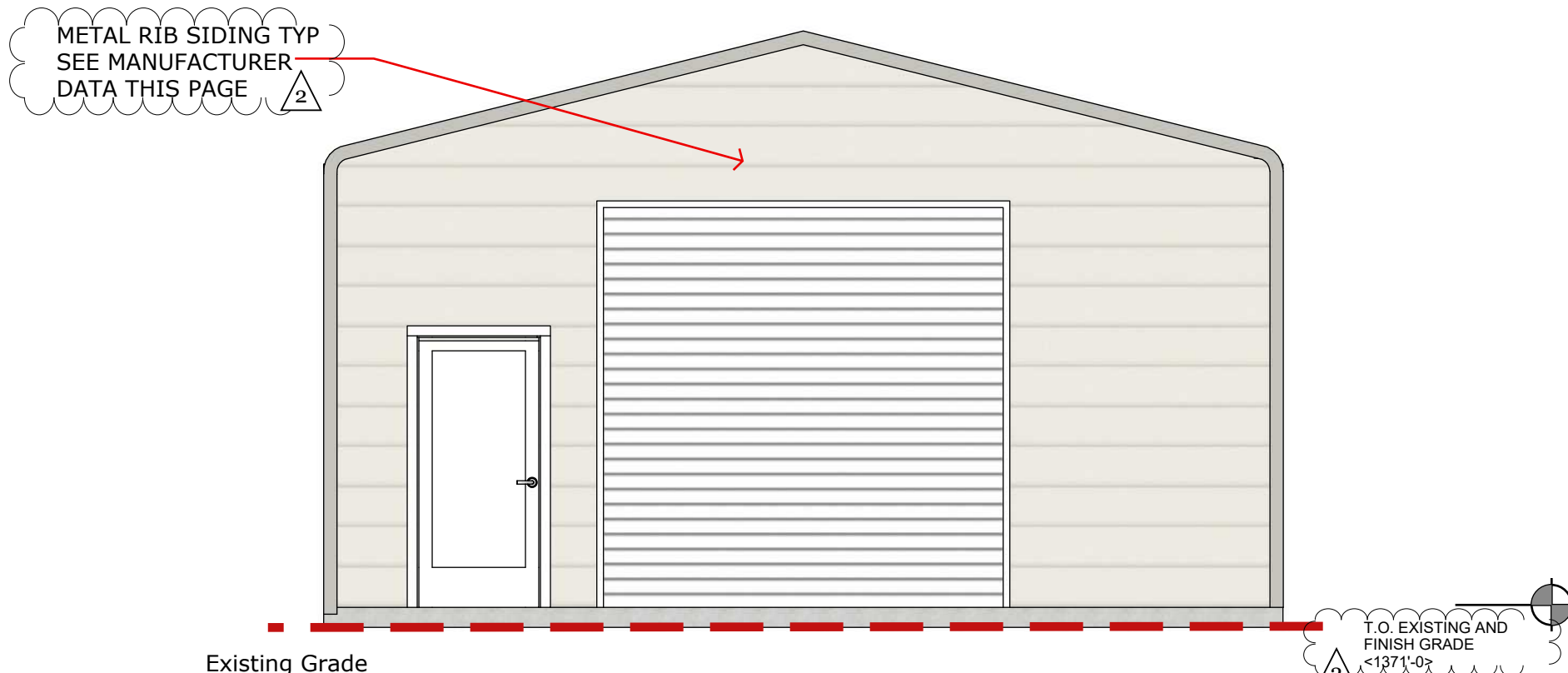
	date	remark
1	5-3-23	resubmittal 1
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Proposed First Floor Plan

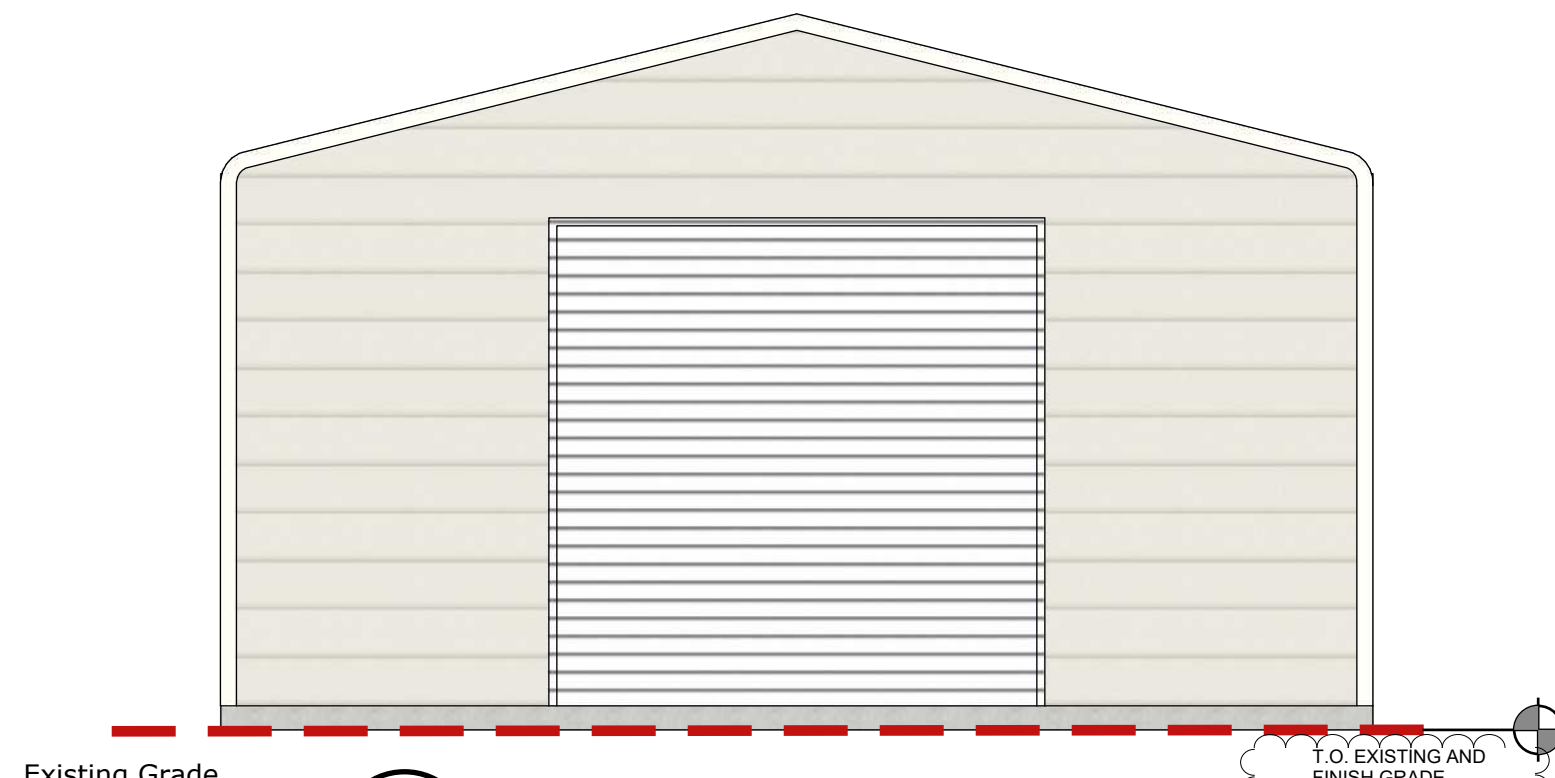
A2.1



1 ROOF PLAN  
A2.2 3/8" = 1'-0"



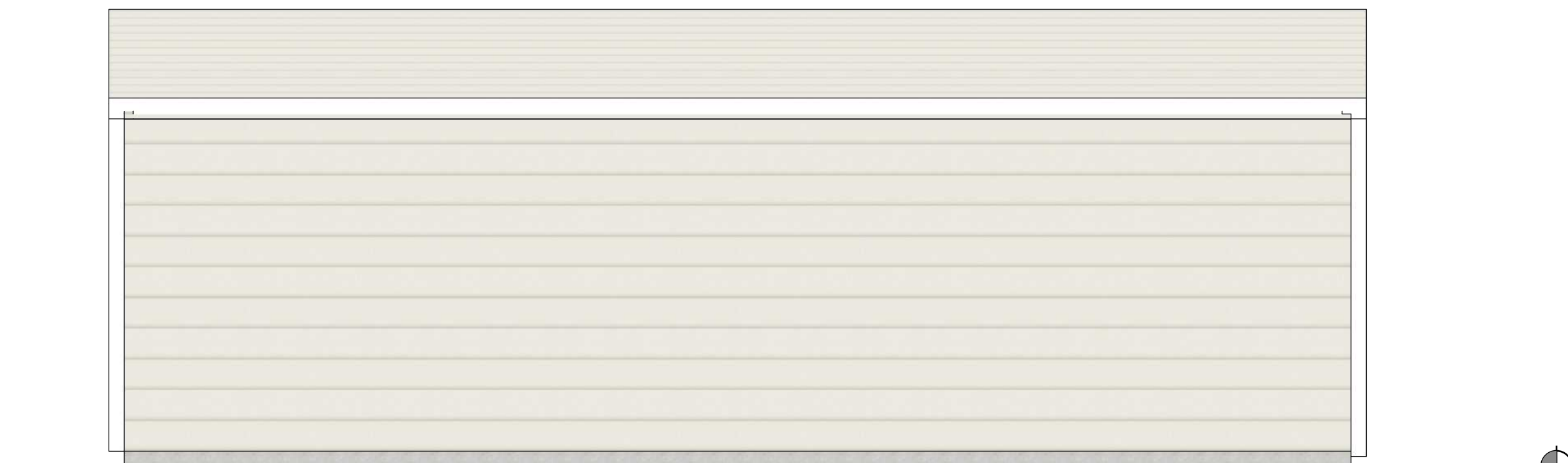
3 East Elevation  
A2.2 1/4" = 1'-0"



5 West Elevation  
A2.2 1/4" = 1'-0"



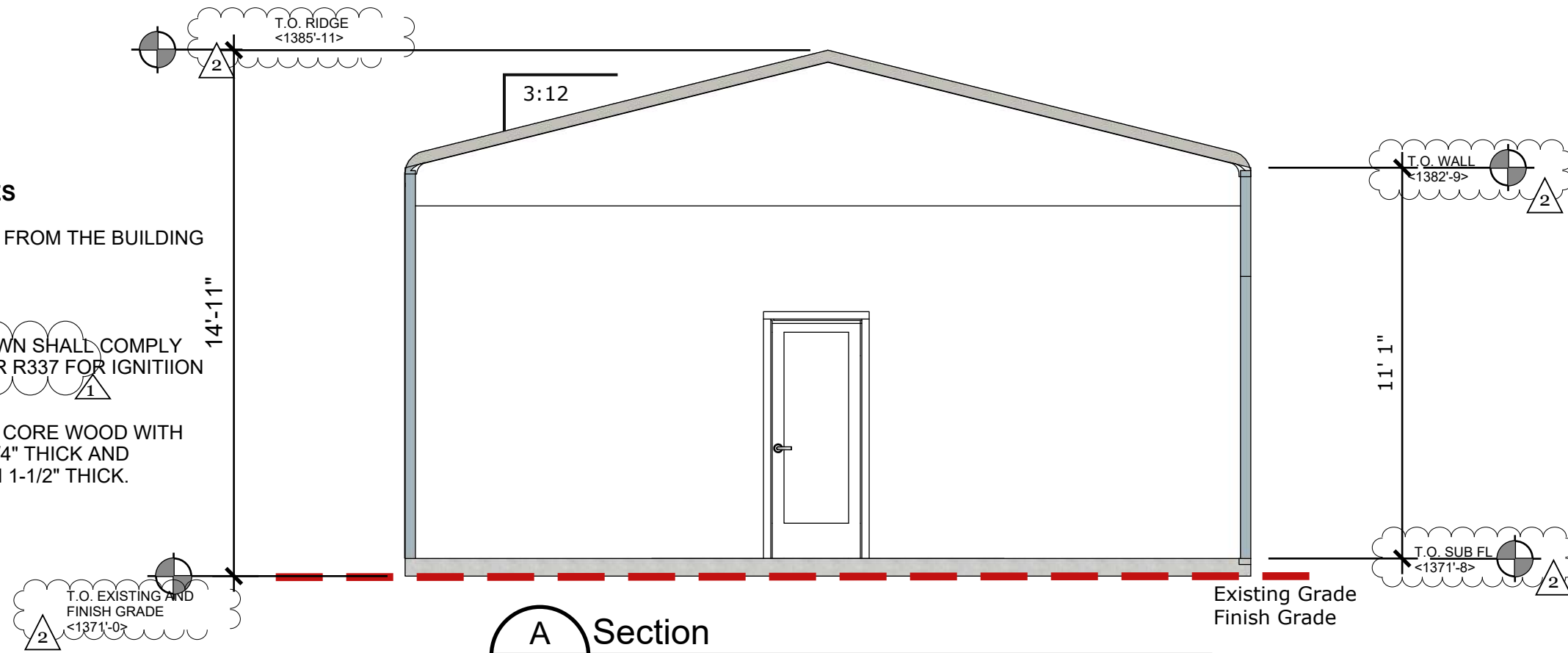
2 North Elevation  
A2.2 1/4" = 1'-0"



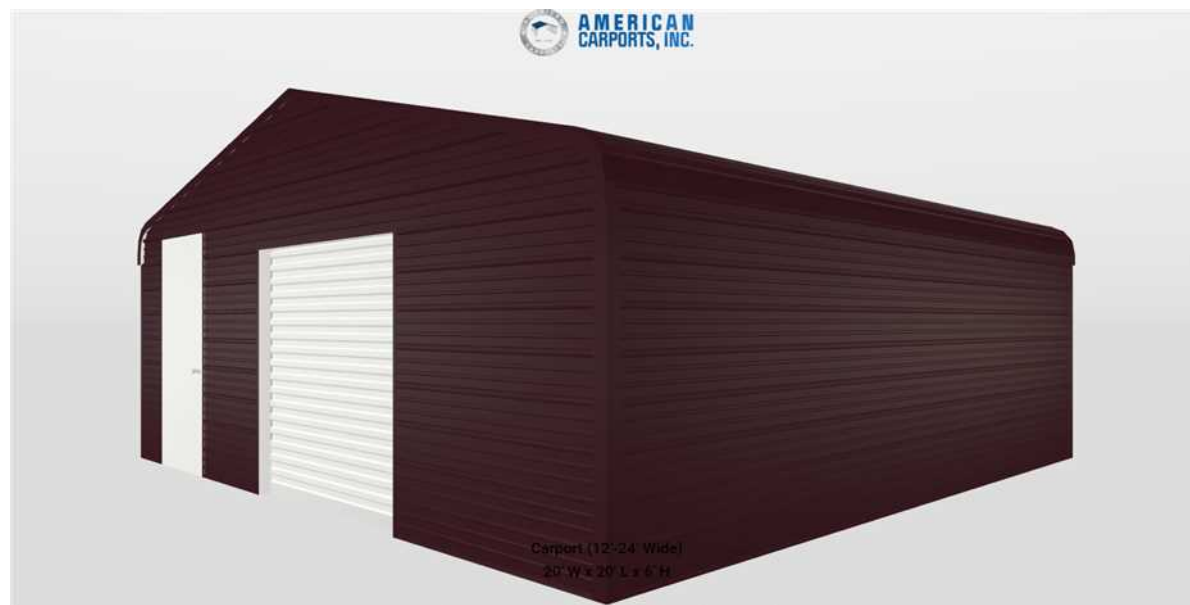
4 South Elevation  
A2.2 1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. SLOPE GRADE A MINIMUM OF 2% AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 5'-0"
2. ALL EXTERIOR SIDING MATERIALS SHOWN SHALL COMPLY WITH CBC CHAPTER 7A & CRC CHAPTER R337 FOR IGNITION RESISTANCE.
3. ALL EXTERIOR DOORS SHALL BE SOLID CORE WOOD WITH STYLES AND RAILS NOT LESS THAN 1-3/4" THICK AND INTERIOR FIELD PANELS NO LESS THAN 1-1/2" THICK.



A Section  
A2.2 1/4" = 1'-0"



Manufacturer Data

Color of siding and trim: Burgundy  
Door Color: White

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Proposed Roof  
Plan,  
Elevations,  
Section

A2.2





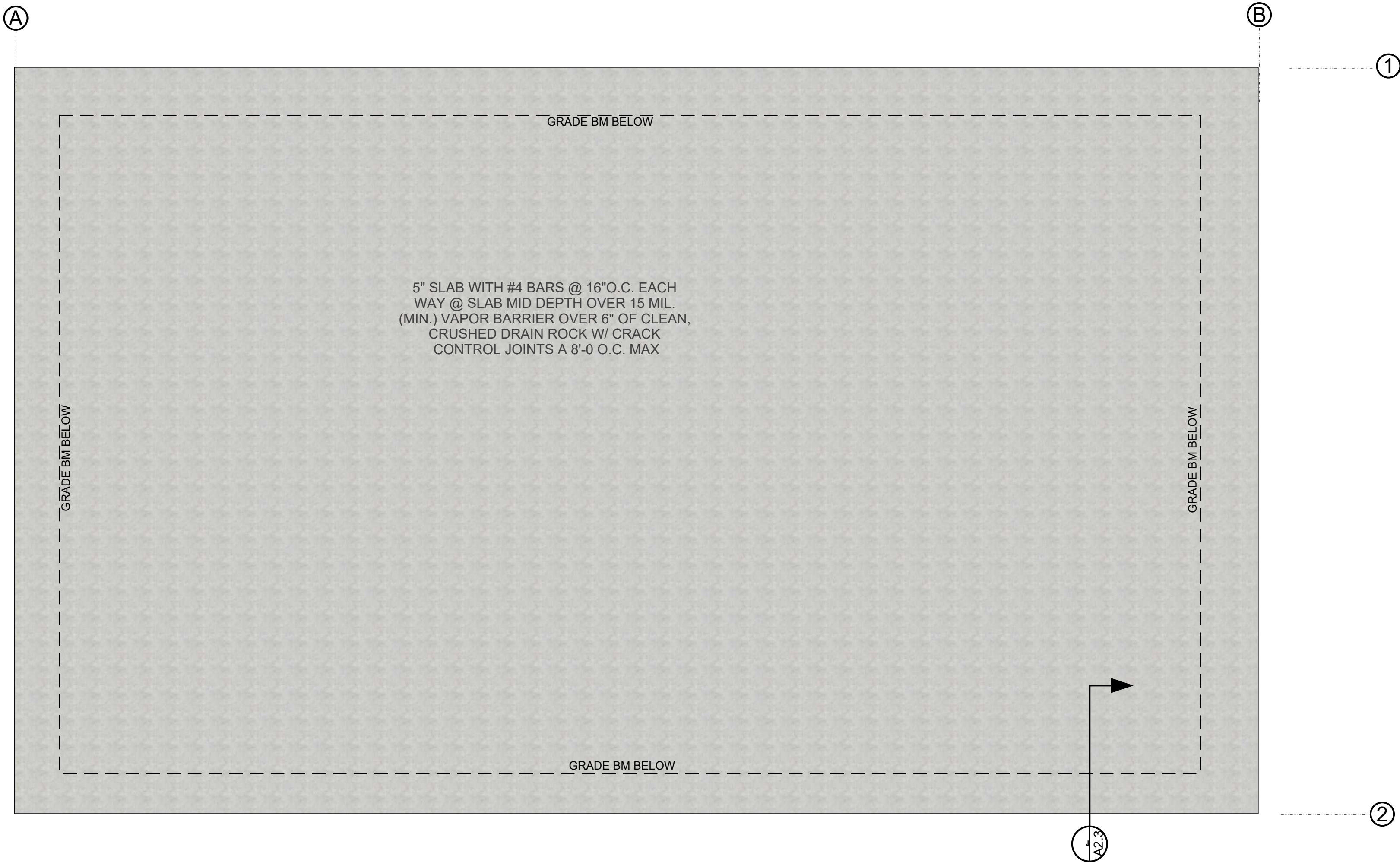
BRAD WILSON DESIGN

9987 Empire Grade  
Santa Cruz, CA 95060  
tel: (831) 295-3667  
bradwdesign@gmail.com  
BradWDesign.com



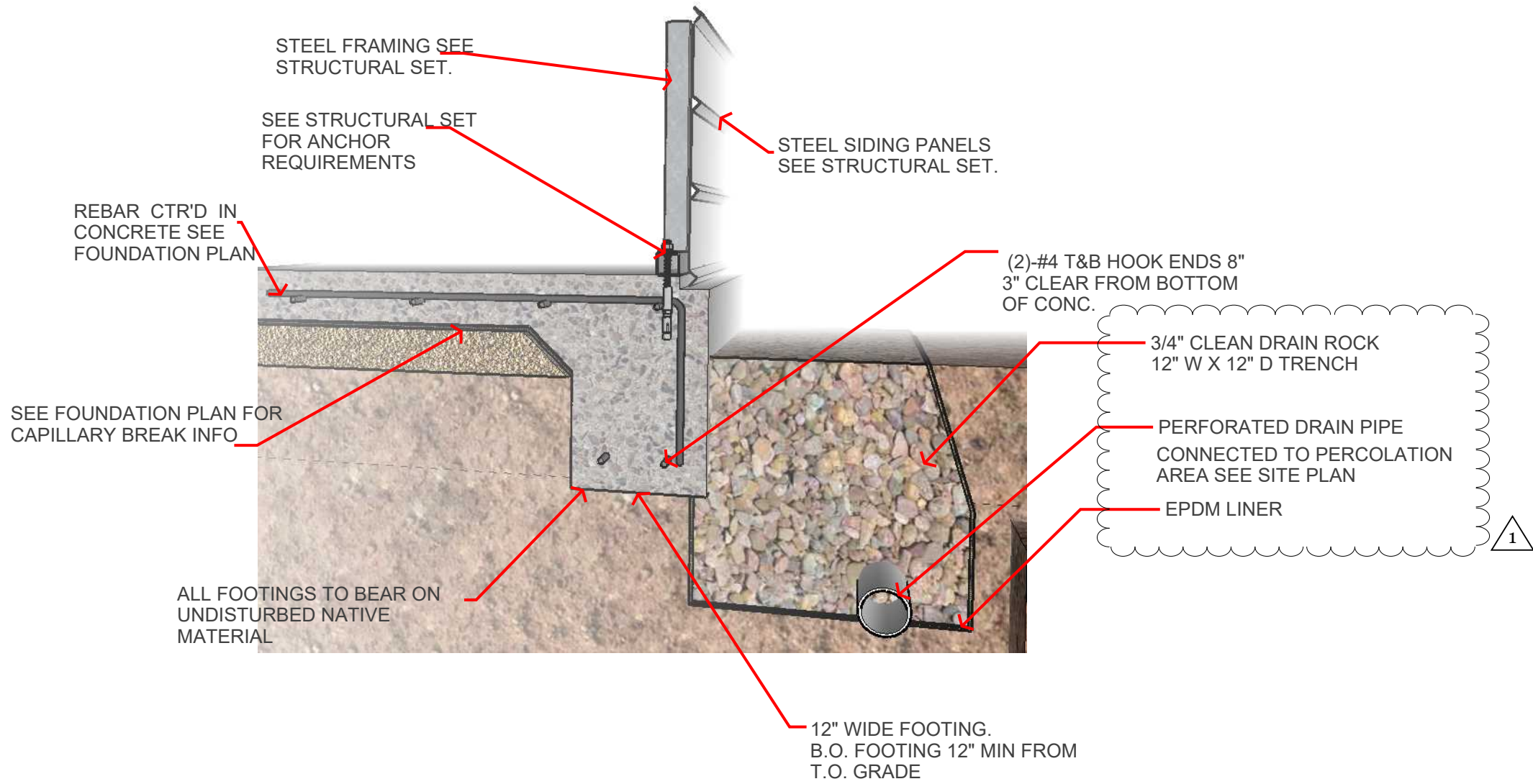
Storage Building @ 640 Thayer Rd

Doug Banks  
640 Thayer Rd  
Santa Cruz CA 95060  
APN# 063-011-33



Foundation:  
See Wall Bracing Plan for Holdown requirements and locations.  
  
Existing foundation to be reused. Please see attached report by Pacific Crest Engineering.

1 FOUNDATION PLAN  
A2.3 3/8" = 1'-0"



2 Slab on Grade  
A2.3 N.T.S.

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Foundation Plan

A2.3