



County of Santa Cruz
Planning Department
701 Ocean Street, 4th Floor

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>)

(<http://www.sccoplanning.com/PlanningHome/ZoningDevelopment/ViewLevelPlans.aspx>). The webpage may also be used to track the project decision date, which initiates an appeal period.

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

SUPERVISOR DISTRICT 5

COUNTY OF SANTA CRUZ PLANNING DEPARTMENT

NOTICE OF PENDING ACTION

APPL. #: 241059

APN: 078-191-69

Proposal to operate a new one-bedroom vacation rental at an existing single-family dwelling for periods less than 30 days at a time. Requires a vacation rental permit. Property is located on Greenbank drive approximately 460 feet northwest of where Greenbank Drive intersects with Lamb Ave (1235 Greenbank Drive).

OWNER: Michael Yohay, Brittany Yohay

APPLICANT: Michael Yohay

SUPERVISORIAL DISTRICT: 5

PLANNER: Nicholas Brown, (831) 454-5317

EMAIL: Nicholas.Brown@santacruzcountyca.gov

Comments must be received by 03/29/2024. 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 **04/02/2024**. 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: Kimberly Ward

Telephone #: 831-238-7981

Address: 1108 Mission St. Santa Cruz, CA 95060

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.

YOHAY VACATION RENTAL PERMIT APPLICATION
1235 GREENBANK DR BEN LOMOND CA. APN#078-19-169

ABBREVIATIONS

A	ABOVE	MECH	MECHANICAL
A.B.	ANCHOR BOLT	MIN.	MINIMUM
A.F.F.	ABOVE FINISHED FLOOR	M.C.	MEDICINE CABINET
ARCH	ARCHITECTURAL	MEMB.	MEMBRANE
BD	BOARD	MFR.	MANUFACTURER(S)
BLDG.	BUILDING	MICRO.	MICROWAVE
BLK	BLOCK	MTL.	METAL
BLKG.	BLOCKING		
BT	BEAT	N.I.C.	NOT IN CONTACT
BOTT	BOTTOM	(N)	NEW
CABT./CAB.	CABINET	N.S.	NEAR SIDE
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
CLG.	CEILING	O/	OVER
CSMT.	CASEMENT	O.A.	OVERALL
CL	CENTER LINE	O.C.	ON CENTER
CLR	CLEAR	OPP.	OPPOSITE
COL.	COLUMN	PERF.	PERFORATED
CONC	CONCRETE	P. LAM	PLASTIC LAMINATE
CONT.	CONTINUOUS	PLYUD	PLYWOOD
DBL	DOUBLE	PL	PLATE
DIA	DIAMETER	RED.	REDASTAL
DRAWGS	DRAWINGS	REINF.	REINFORCEMENT
D8	DOWNSPOUTS	REQ.	REQUIREMENTS
DET.	DETAIL	RF	ROOF
DIM.	DIMENSION	RM	ROOM
DN.	DOWN	RDWD	REDWOOD
DR.	DOOR	R./RAD.	RADIUS
DRAWR.	DRAWER	REFR.	REFRIDGERATOR
D.W.	DISHWASHER	RO	ROUGH OPENING
(E)	EXISTING	R.S.	ROUGH SAUN
EA	EACH	R.W/L	RAIN WATER LEADER
E.J.	EXPANSION JOINT	S.B.	SOLID BLOCKING
EQ.	EQUAL	SIM	SIMILAR
E.W.	EACH WAY	SQ	SQUARE
FIN	FINISH	STD	STANDARD
FLR	FLOOR	STL	STEEL
FLUOR.	FLUORESCENT	SYM	SYMMETRICAL
F.O.C.	FACE OF CONCRETE	S.C.	SOLID CORE
FOF	FACE OF FINISH	S.A.D.	SEE ARCHITECTURAL DRAWINGS
F.O.S.	FACE OF STUDS	S.C.D.	SEE CIVIL DRAWINGS
F.O.STL.	FACE OF STEEL	S.S.D.	SEE STRUCTURAL DRAWINGS
F.O.M.	FACE OF MASONRY	S.D.	SMOKE DETECTOR
FRMG	FRAMING	S.S.	STAINLESS STEEL
F8	FAR SIDE	STOR.	STORAGE
FT	FOOT, FEET	T.E.N.	TYPICAL EDGE NAIL
FTNG	FOOTING	T&G	TONGUE AND GROOVE
FP	FIREPLACE	T8	STRUCTURAL STEEL TUBE
GA	GAGE	TYP	TYPICAL
GALV	GALVANIZED	T.	TREAD
GLBM	GLBM	T&B	TOP AND BOTTOM
G.I.	GLVANIZED GLASS	T.C.	TRASH COMPACTOR
GL	GLASS	T.K.	TOE KICK
G.W.B.	GYPSUM WALL BOARD	T.O.P.	TOP OF PLATE
HORIZ.	HORIZONTAL	T.P.D.	TOILET PAPER DISPENSER
H.B.	HOSE BIB	T8	TUBE STEEL
HDR.	HEADER	UBC	UNIFORM BUILDING CODE
HWUD.	HARD WOOD	U.O.N./U.N.O.	UNLESS OTHERWISE NOTED
HT	HEIGHT	VTR	VENT THROUGH ROOF
JST	JOIST	V.I.F.	VERIFY IN FIELD
KIT.	KITCHEN	VERT.	VERTICAL
LIV	LIVING	W	WIDE FLANGE STL BEAM
LT.	LIGHT	WP	WATERPROOF
LWR.	LOWER	WD.	WOOD
MSTR.	MASTER	W/	WITH
MAX	MAXIMUM	W/I	WITHIN
M.B.	MACHINE BOLT		

JOB DATA

JOB DATA	
APN *	078-19-169
OWNER	MIKE & BRITTNEY YOHAY 1235 GREENBANK DR BEN LOMOND CA.. 95005 510-717-2300
SITE ADDRESS	1235 GREENBANK DR. BEN LOMOND CA. 95005
ZONED	R-1-20
PROJECT DESCRIPTION	APPLICATION FOR A VACATION RENTAL PERMIT
STATE RESPONSE AREA	8RA MODERATE
WATER SOURCE	SAN LORENZO VALLEY WATER DIST.
SEWAGE DISPOSAL	SEPTIC
ELECTRIC SERVICE	PG&E
TELEPHONE SERVICE	PACIFIC BELL
PARCEL SIZE	27,834 SQ. FT.
GROSS BUILDING AREA	EXISTING 9FD -----1296 SF
LOT COVERAGE	TOTAL BUILDING FOOT PRINT-----183 SF 183/27,834 SF = 2.8%

JOB LIST

OWNER
MIKE & BRITTNEY YOHAY
1235 GREENBANK DR
BEN LOMOND CA.. 95005
510-717-2300
mike@mikeyohay.com
brittany@paxanu.com
BUILDING DESIGNER
DEVLIN JONES
DEVLIN'S DESIGN & DRAFTING
P.O. BOX 2128
SANTA CRUZ, CA. 95063
(831) 476-5829
devlinjones@comcast.net

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VOC TABLE

FIRE PROTECTION NOTES

VICINITY MAP

FIRE PROTECTION NOTES

NOTE:
THESE PLANS ARE IN COMPLIANCE WITH
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE BUILDING CODE
AND DISTRICT AMENDMENT. SCMC TITLE 18

OCCUPANCY CLASSIFICATION R3/U
BUILDING TYPE- VB

FIRE RATING-REQUIRED FLOW 1000 GPM.
NO F&P

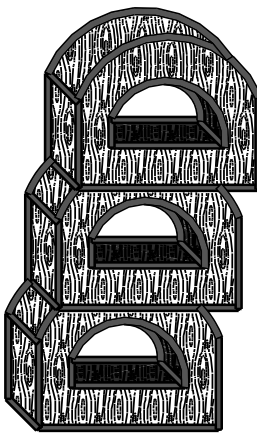


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Devlin Jones
1/9/2024

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510-717-2300
APN#078-19-169



COVER SHEET
& JOB DATA

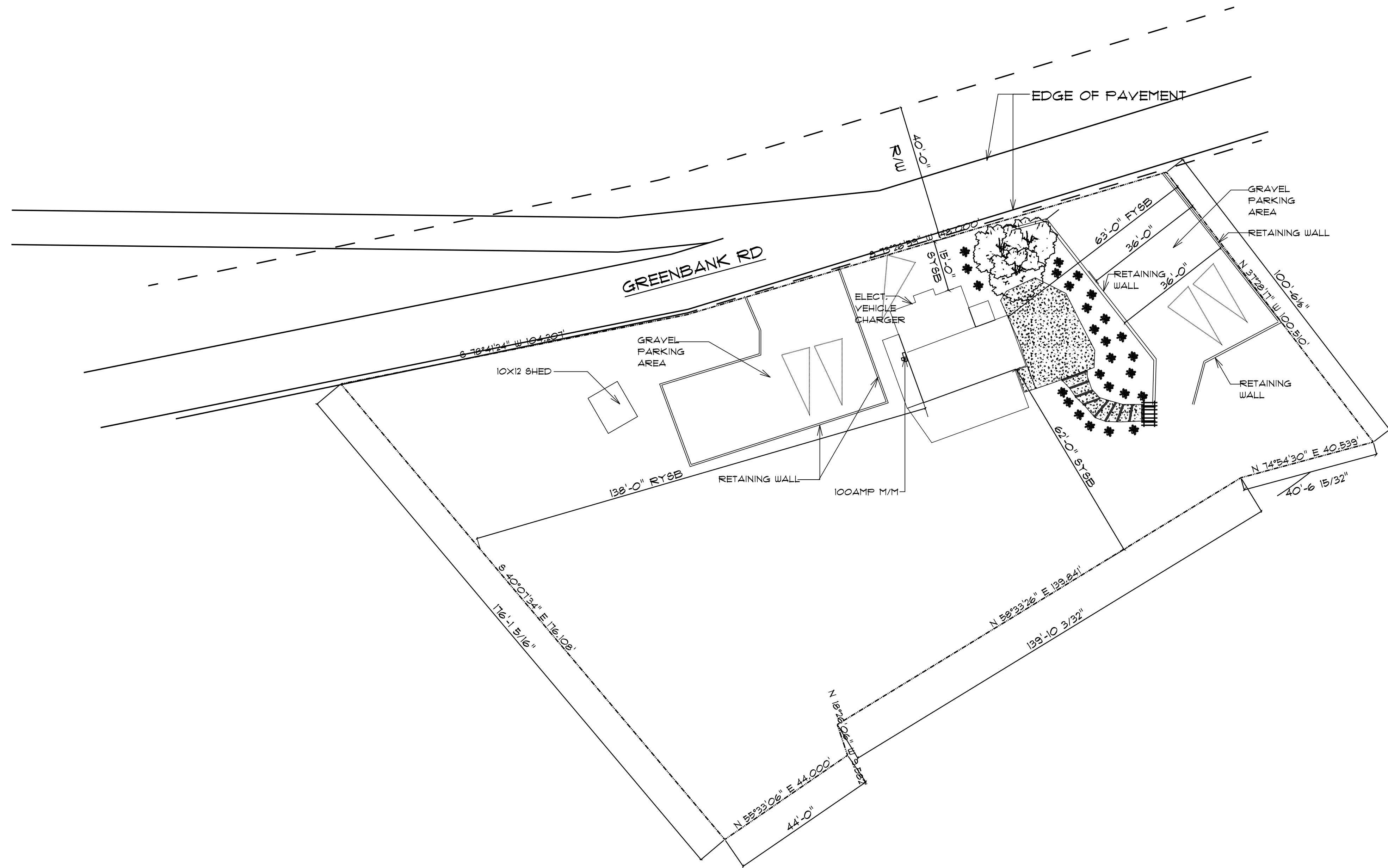
DATE 1/9/2023

SHEET NO.

T-1

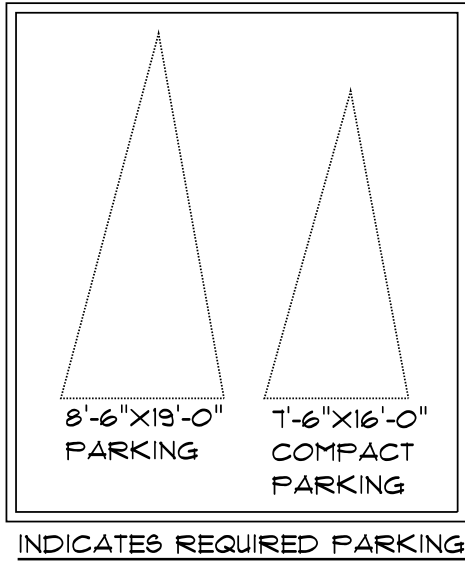
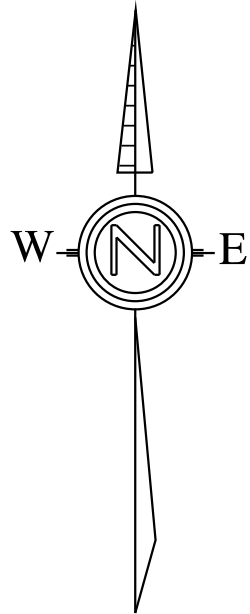
JOB NO. 02023-01

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SITE/ LANDSCAPE PLAN

SCALE 1" = 20'-0"



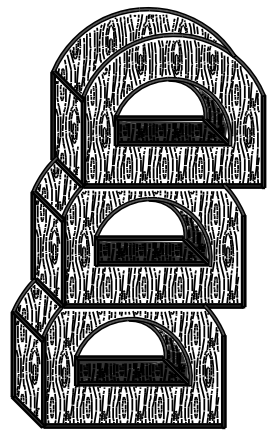
- WATER
- SEWER
- NATURAL GAS
- CONCRETE
- PROPERTY
- FENCE

REVISIONS	
DATE	#
5/25/2022	1
8/24/2022	2
11/4/2022	3

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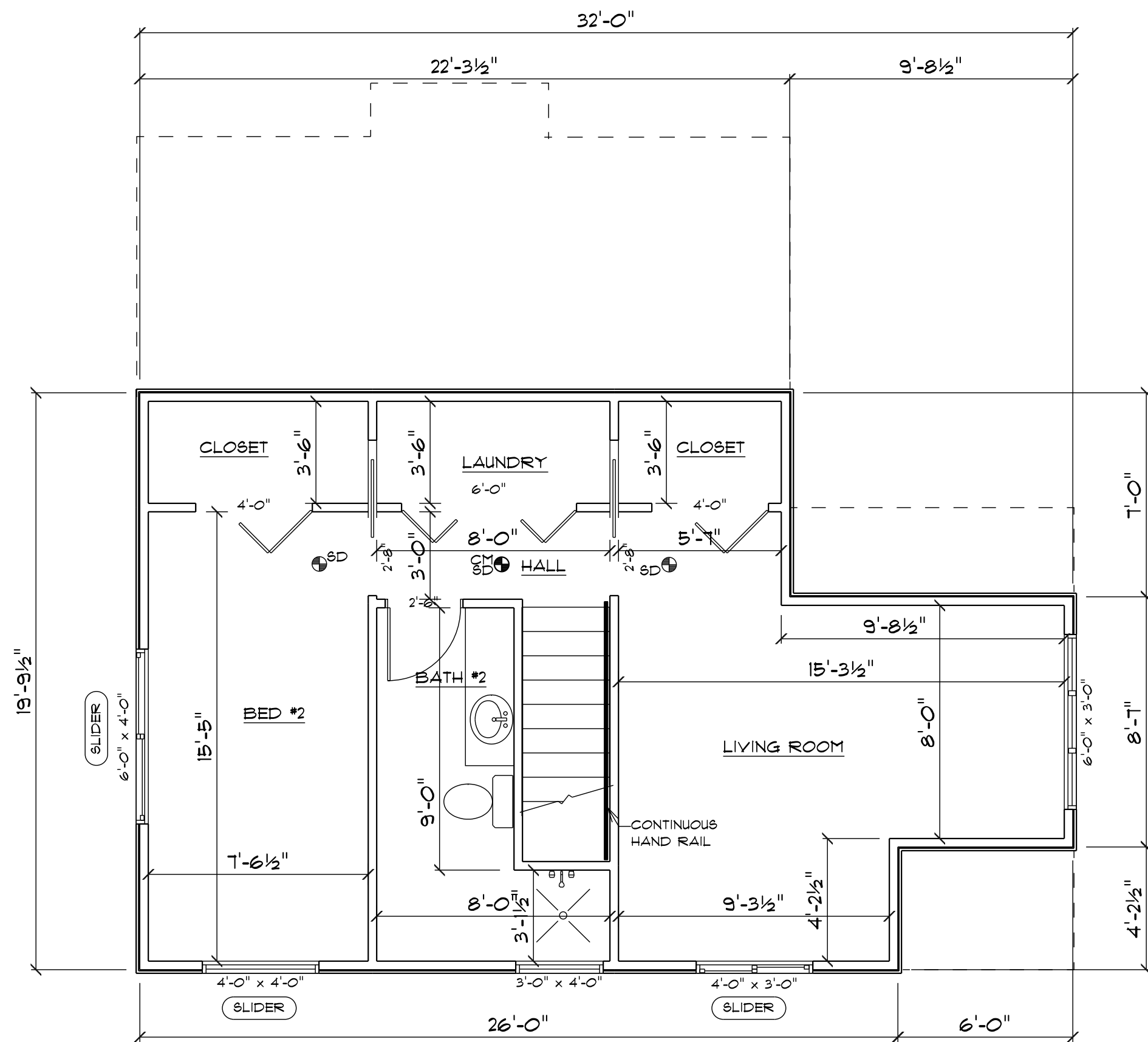
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SITE PLAN

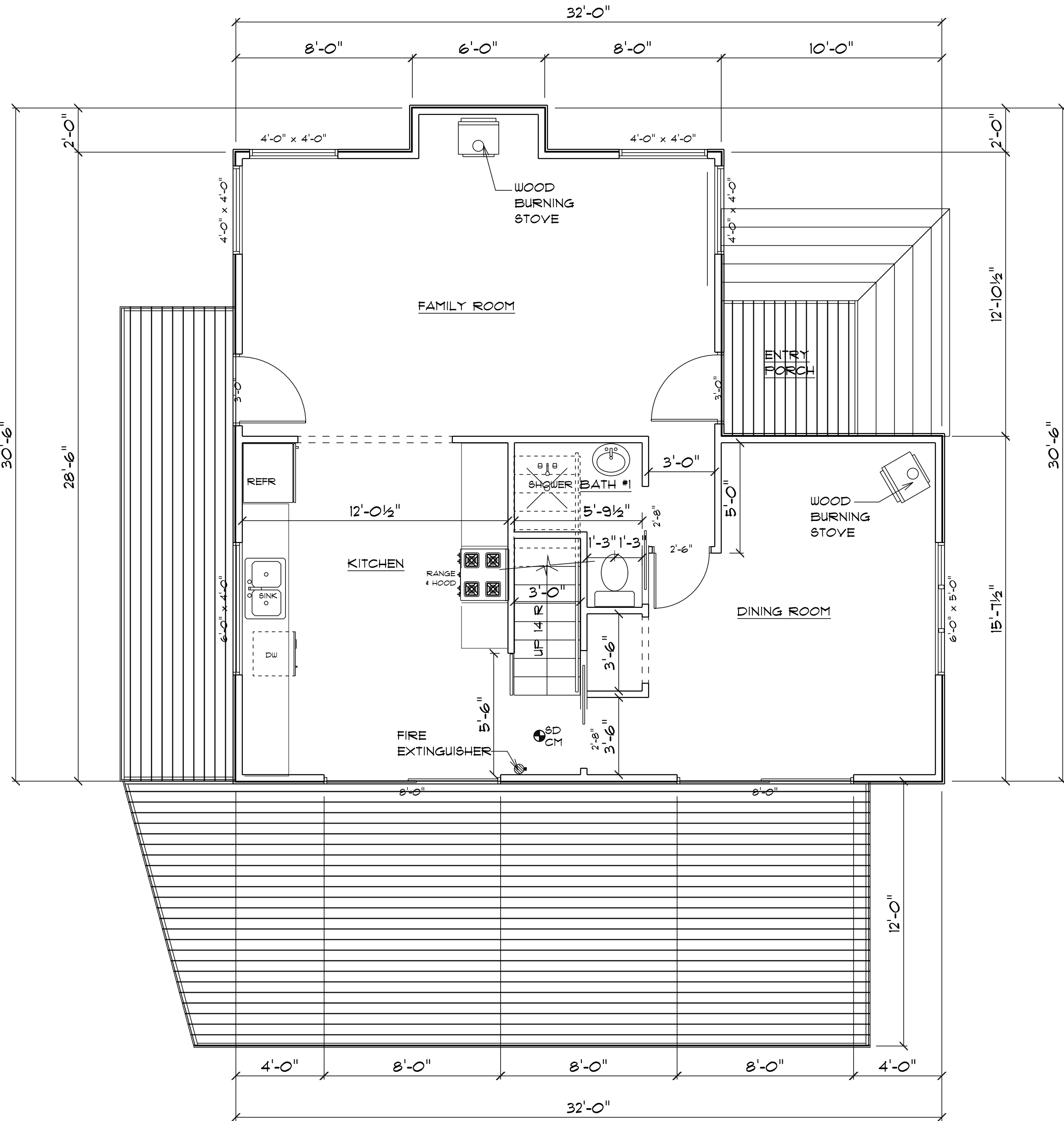
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SHEET NO.
SP-1
JOB # 02023-01



2ND FLOOR AREA
513 SQ. FT.

2ND FLOOR PLAN

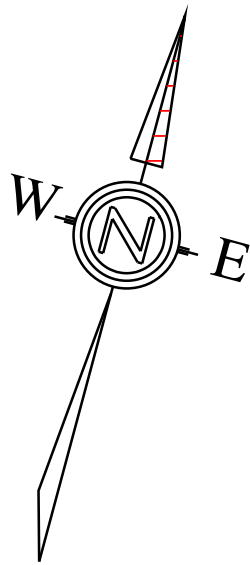
SCALE 1/4" = 1'-0"



1ST FLOOR AREA
183 SQ. FT.

MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

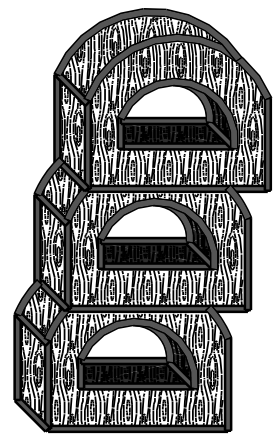


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12/14/2023

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1ST & 2ND
FLOOR PLANS

DATE 12/14/2023

SHEET NO.

A-1

JOB NO. 02023-01