

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.

**APPLICATON NUMBER: 221028**

**APN: 063-211-29**

**SITUS ADDRESS: 15 Pinehill Dr., Bonny Doon 95060**

Proposal to replace a single family dwelling lost in the CZU fire with a 2,772 SF, 3 bed, 3.5 bath single-story single family dwelling with a detached 851 SF garage. Requires a Coastal Development Permit and a determination that the proposal is exempt from further review under the California Environmental Quality Act (CEQA). The property is located on the south side of Pinehill Drive (15 Pinehill Drive), between Pinehill Drive and Pineridge Road, approximately 1/3 of a mile east of Empire Grade Road.

**OWNER: Thomas Kern**

**APPLICANT: Peter Bagnall**

**SUPERVISORIAL DISTRICT: 3**

**PLANNER: Sheila McDaniel, (831) 454-2255**

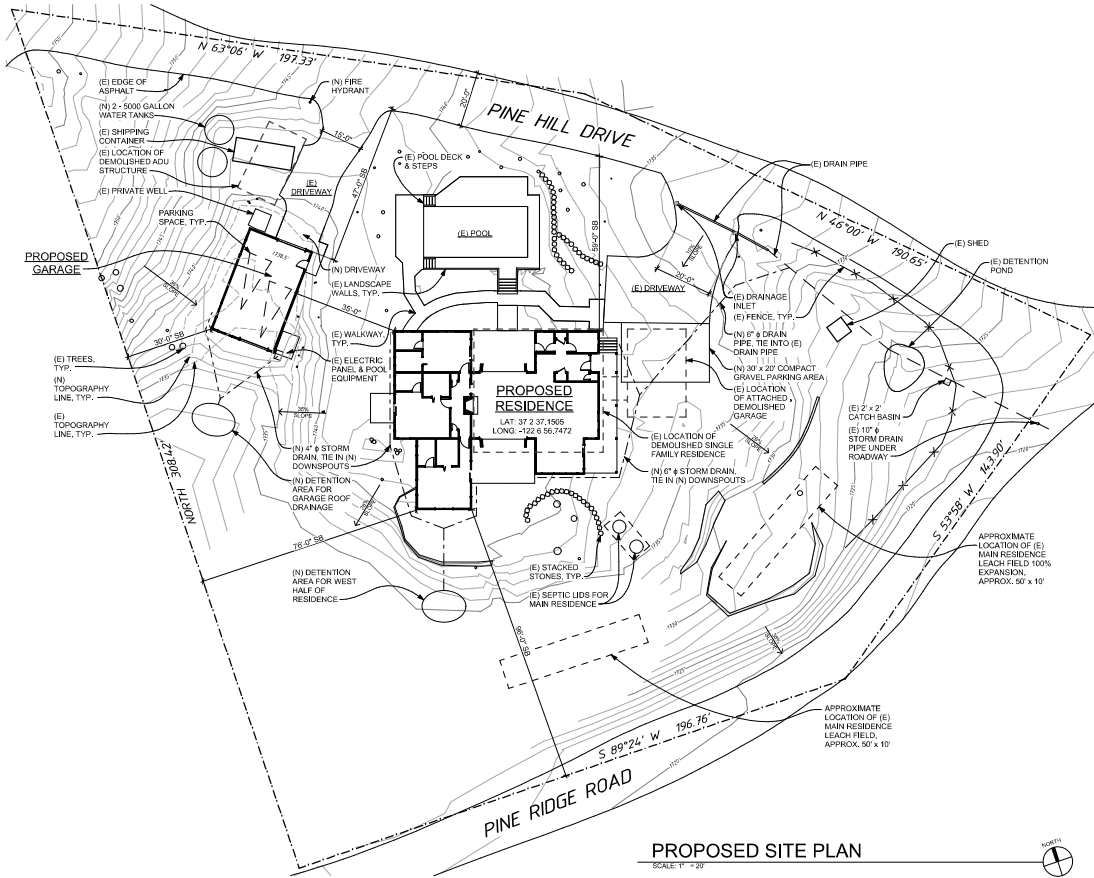
**EMAIL: Sheila.McDaniel@santacruzcounty.us**

**Public comments must be received by 5:00 p.m. March 25, 2022.**

**A decision will be made on or shortly after March 28, 2022.**

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.**



PROPOSED SITE PLAN

SCALE: 1" = 20'

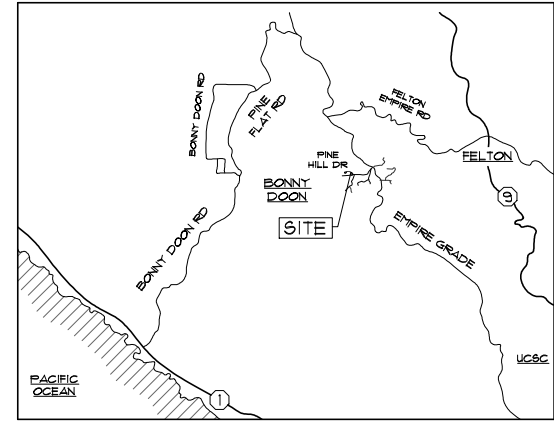
**SITE PLAN NOTES:**

TOPOGRAPHIC MAP PREPARED BY PAUL HANNAGAN, LICENSED SURVEYOR, DATED: 07/09/2021, LICENSE NUMBER: 7797.

**BUILDING CODE INFORMATION APPLICABLE CODES:**

2018 IRC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA RESIDENTIAL CODE (CRC)  
 2018 IBC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA BUILDING CODE (CBC)  
 2018 IFG, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA FIRE CODE (CFC)  
 2018 UPC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA PLUMBING CODE (CPC)  
 2018 UMC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA MECHANICAL CODE (CMC)  
 2017 NEC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA ELECTRICAL CODE (CEC)  
 2019 CALIFORNIA ENERGY CODE  
 (2019 CALIFORNIA BUILDING EFFICIENCY STANDARDS)  
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)  
 CALIFORNIA BUILDING AND FIRE CODES (2019) AND THE COUNTY FIRE DEPARTMENT AMENDMENTS TO THE CALIFORNIA BUILDING AND FIRE CODES.

ALL OTHER APPLICABLE STATE LAWS OR REGULATIONS, NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.



VICINITY MAP

NOT TO SCALE

**PROJECT DATA:**

APN: 063-211-29  
 ZONING: RR - RESIDENTIAL RURAL  
 OCCUPANCY: R3 - RESIDENTIAL  
 CONSTRUCTION TYPE: V-B FIRE SPRINKLERED  
 PROPERTY OWNERS: THOMAS & KIM KERN  
 201 SHERMAN AVE  
 SANTA CRUZ, CA

MAIN HOUSE  
 LATITUDE: 37.04367575  
 LONGITUDE: -122.11576716

GARAGE  
 LATITUDE: 37.04382820  
 LONGITUDE: -122.11599890

**BUILDING AREAS:**

PROPOSED RESIDENCE: 2,772 SF  
 (N) COVERED PORCH: 322 SF  
 (N) PATIOS: 703 SF  
 (N) GARAGE: 851 SF  
 BUILDING COVERAGE: (2,772 + 322 + 851) 3,945 SF  
 SITE AREA: 63,250 SF  
 LOT COVERAGE: 3,945 SF / 63,250 SF = 0.002 = 0.2%

PREVIOUS HOUSE AREA: 2,138 SF  
 PREVIOUS ATTACHED GARAGE AREA: 484 SF  
 PREVIOUS ADJ: 384 SF  
 EXISTING BUILDING COVERAGE: 2,986 SF  
 EXISTING LOT COVERAGE: 4.7%

**FAR CALCULATION:**

PROPOSED BUILDING COVERAGE: 3,945 SF  
 SITE AREA: 63,250 SF  
 PROPOSED FAR: 6.23%  
 FAR MAX: N/A  
 EXISTING BUILDING COVERAGE: 2,986 SF  
 EXISTING FAR: 4.72%

**PERVIOUS / IMPERVIOUS CALCULATION:**

BUILDING COVERAGE: 3,945 SF  
 POOL, POOL DECK & WALKWAYS: 1,978 SF  
 DRIVEWAYS: 2,198 SF  
 TOTAL IMPERVIOUS AREA: 8,121 SF  
 TOTAL PERVIOUS AREA: 55,231 SF

**PROJECT DESCRIPTION:**

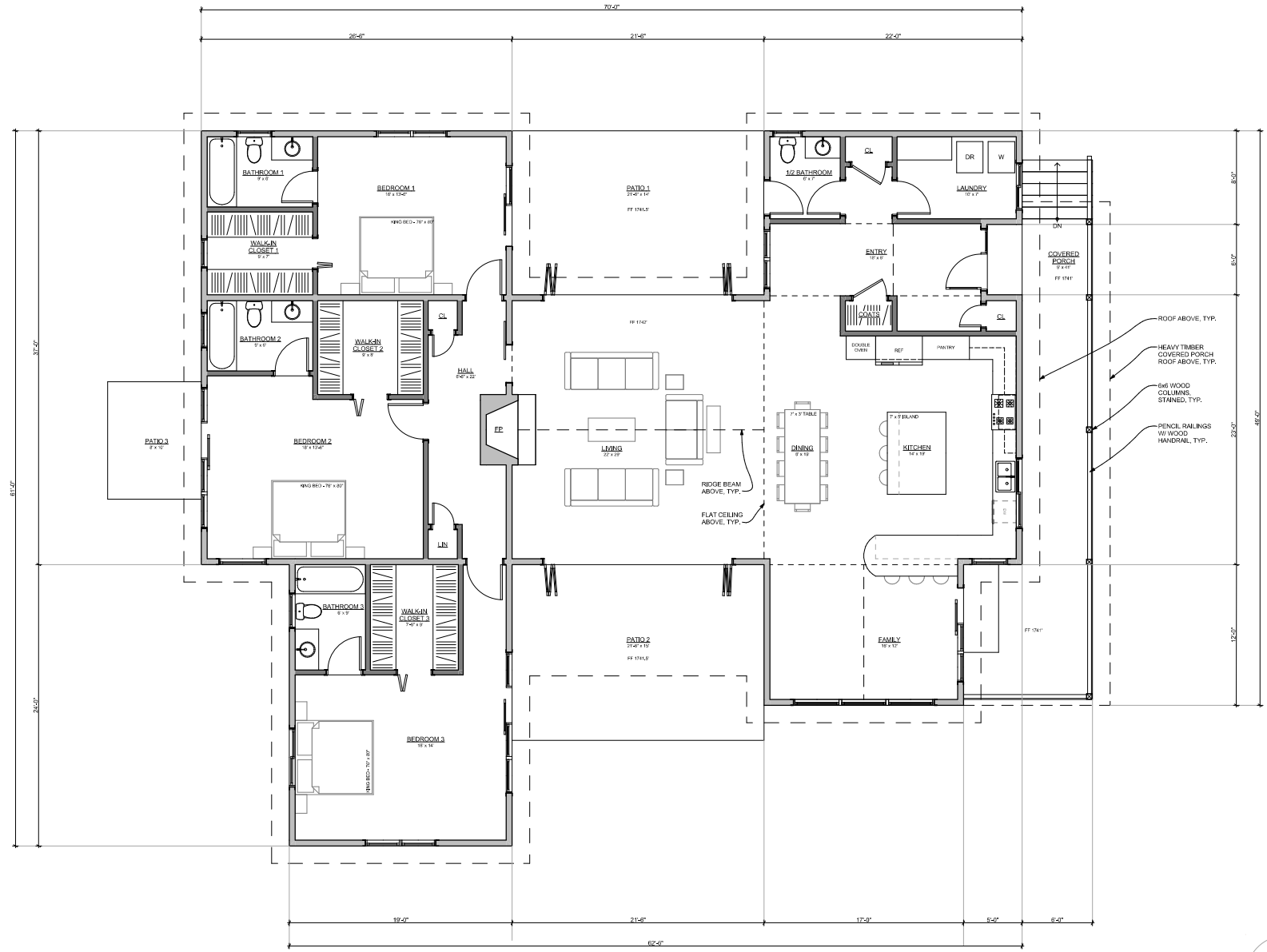
PROPOSED 2,772 SF, 3 BED, 3.5 BATH SINGLE-STORY MAIN RESIDENCE & DETACHED 851 SF GARAGE.

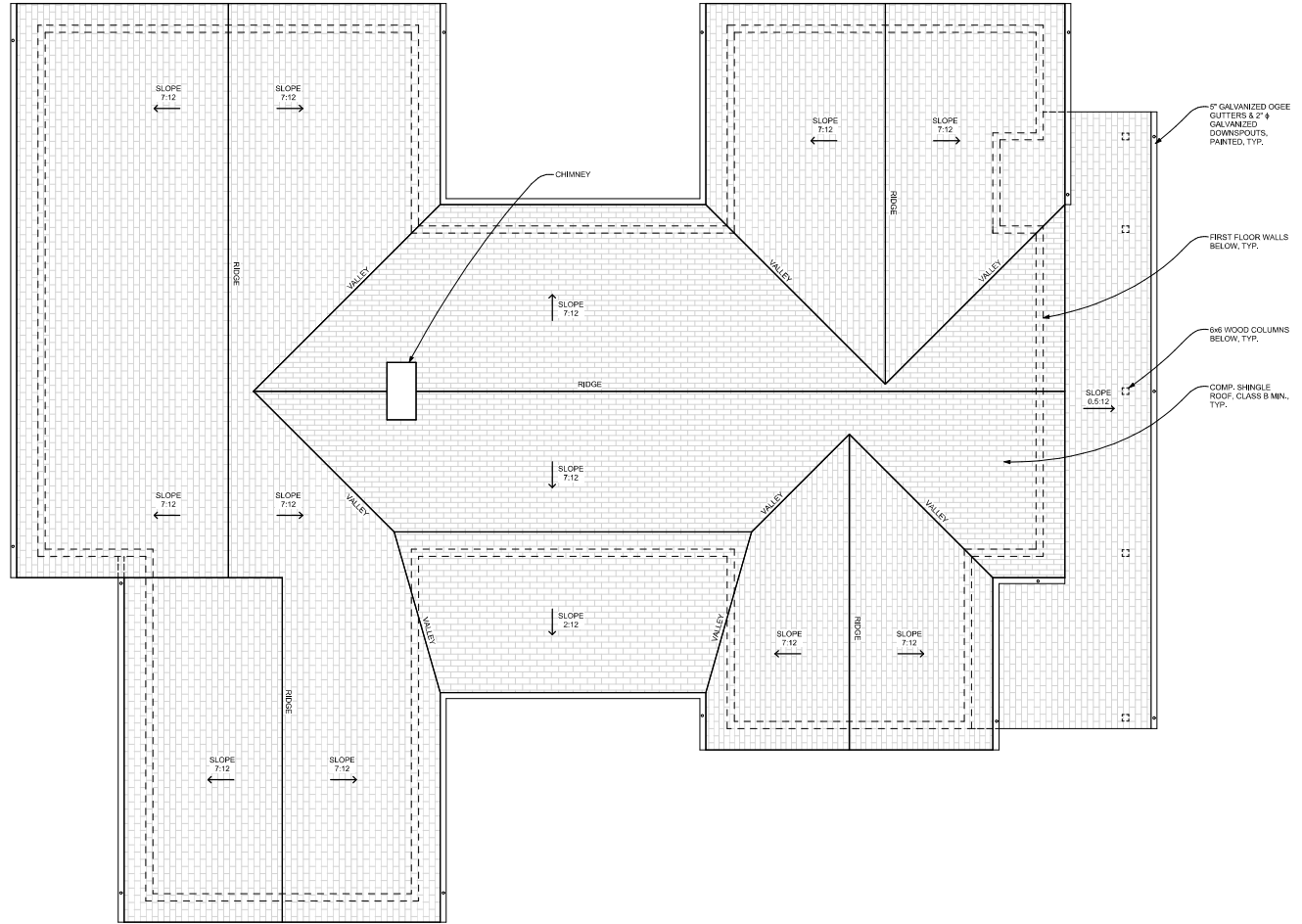
**PRE-CLEARANCE SITE PLAN REQUIREMENT NOTES:**

- CUTS & EMBANKMENT NOT APPLICABLE WITHIN 50' OF SEPTIC.
- NOT IN 100 YEAR FLOOD PLAN.
- NO GRADING OR EARTHWORK OVER 100 CUBIC YARDS.
- NO (E) CURB, GUTTER, OR SIDEWALK.

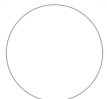
**SHEET INDEX:**

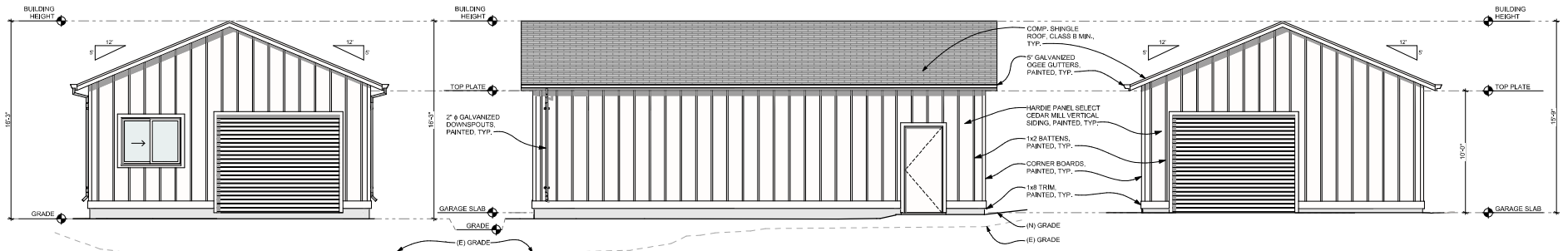
ARCHITECTURAL  
 A0 - PROJECT DATA / GENERAL NOTES / SITE PLAN  
 A1 - PROPOSED FIRST FLOOR PLAN  
 A2 - PROPOSED ROOF PLAN  
 A3 - PROPOSED GARAGE PLANS & ELEVATIONS  
 A4 - PROPOSED ELEVATIONS  
 A5 - PROPOSED ELEVATIONS





PROPOSED ROOF PLAN  
SCALE: 1/8" = 1'-0"



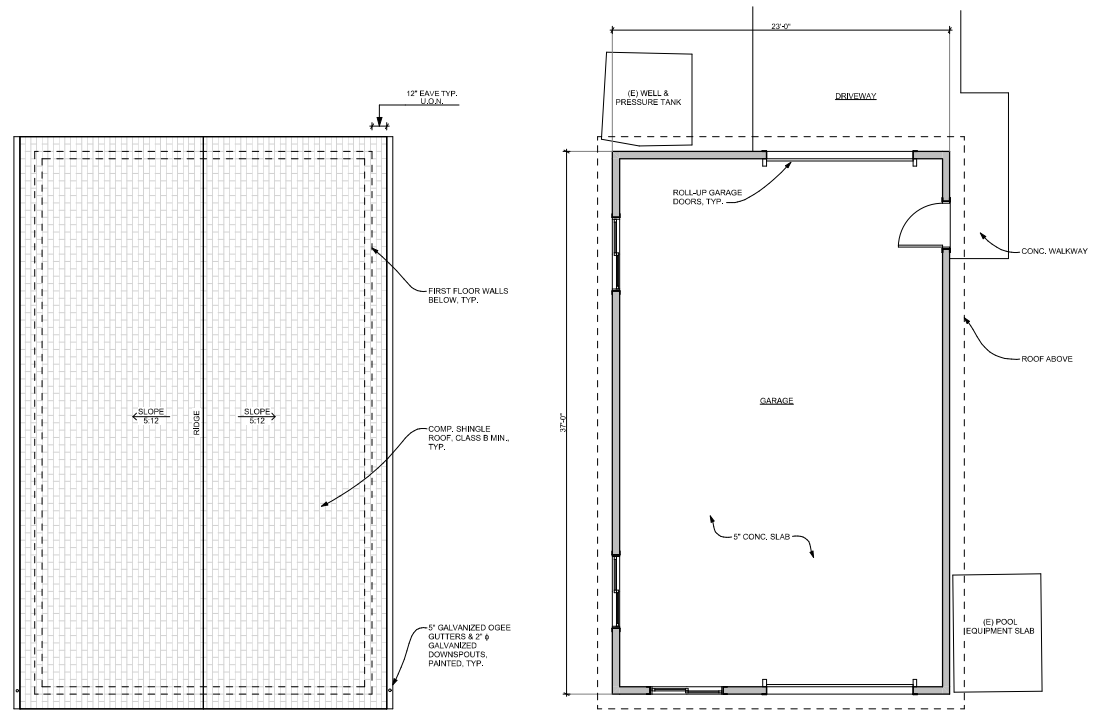


③ SOUTH GARAGE ELEVATION  
SCALE 1/4" = 1'-0"

④ EAST GARAGE ELEVATION  
SCALE 1/8" = 1'-0"

① NORTH GARAGE ELEVATION  
SCALE 1/8" = 1'-0"

② WEST GARAGE ELEVATION  
SCALE 1/4" = 1'-0"

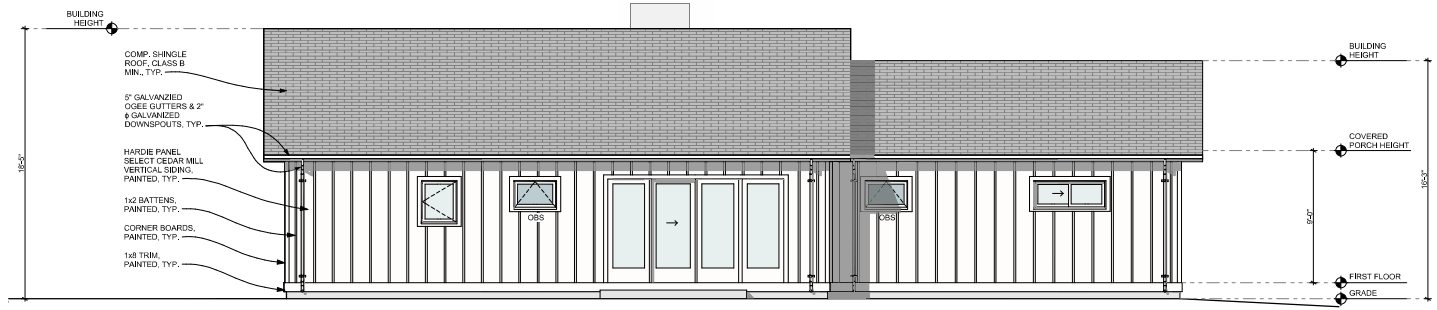


PROPOSED GARAGE ROOF PLAN  
SCALE 1/4" = 1'-0"

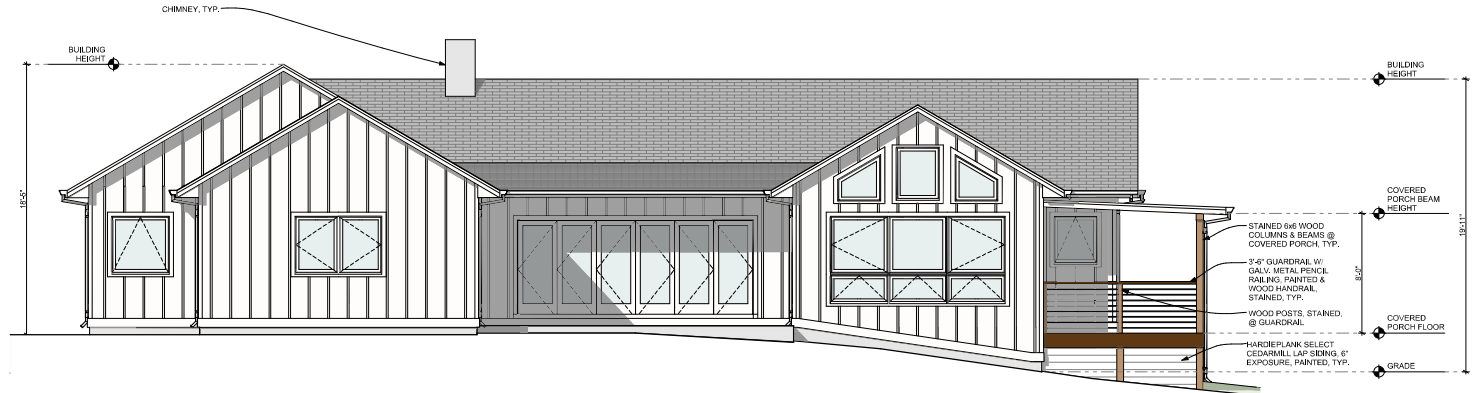
PROPOSED FIRST FLOOR GARAGE PLAN  
SCALE 1/4" = 1'-0"

PLAN LEGEND

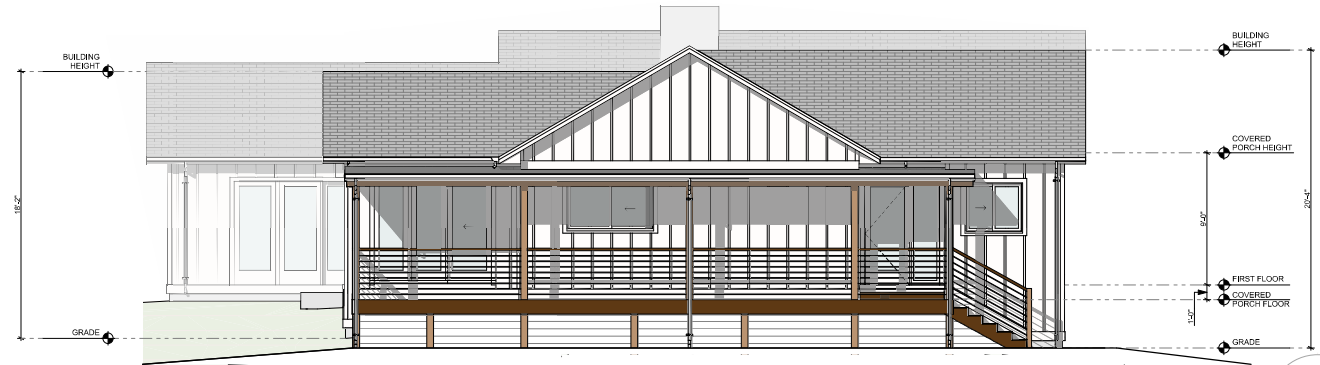
- INDICATES NEW 2x6 STUD WALL
- INDICATES NEW 2x4 STUD WALL



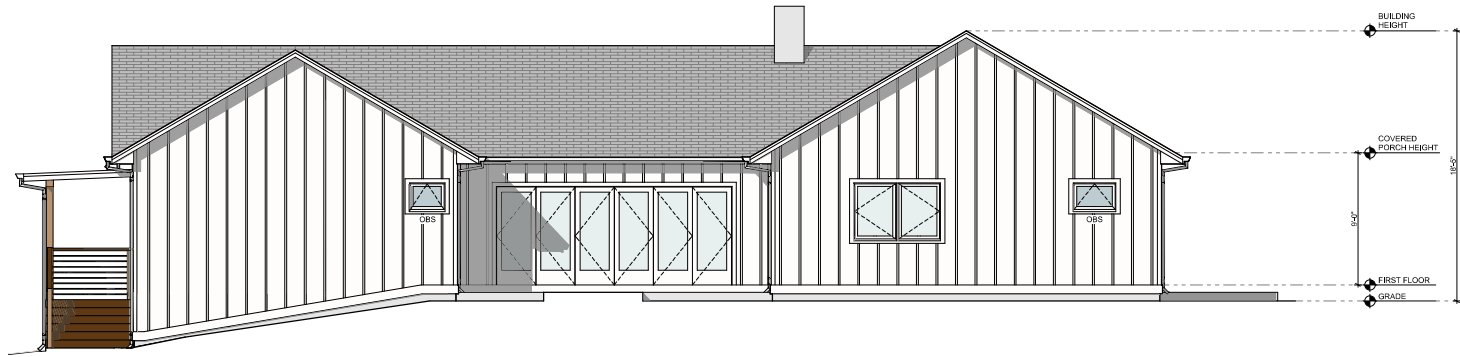
① WEST ELEVATION  
SCALE: 1/4" = 1'-0"



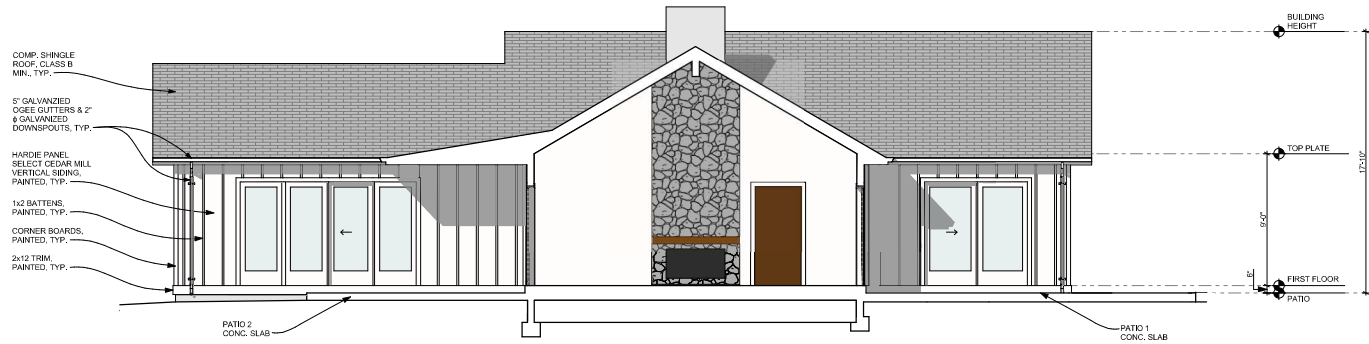
② SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



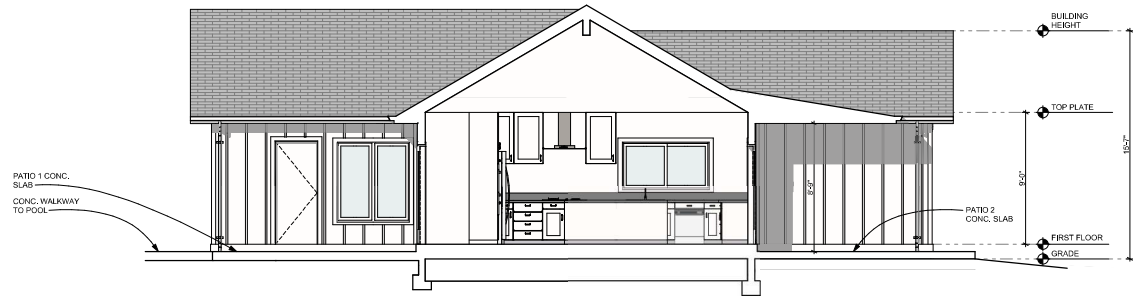
③ EAST ELEVATION  
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION  
SCALE 1/4" = 1'-0"



② EAST PATIO ELEVATION  
SCALE 1/4" = 1'-0"



③ WEST PATIO ELEVATION  
SCALE 1/4" = 1'-0"