

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: 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

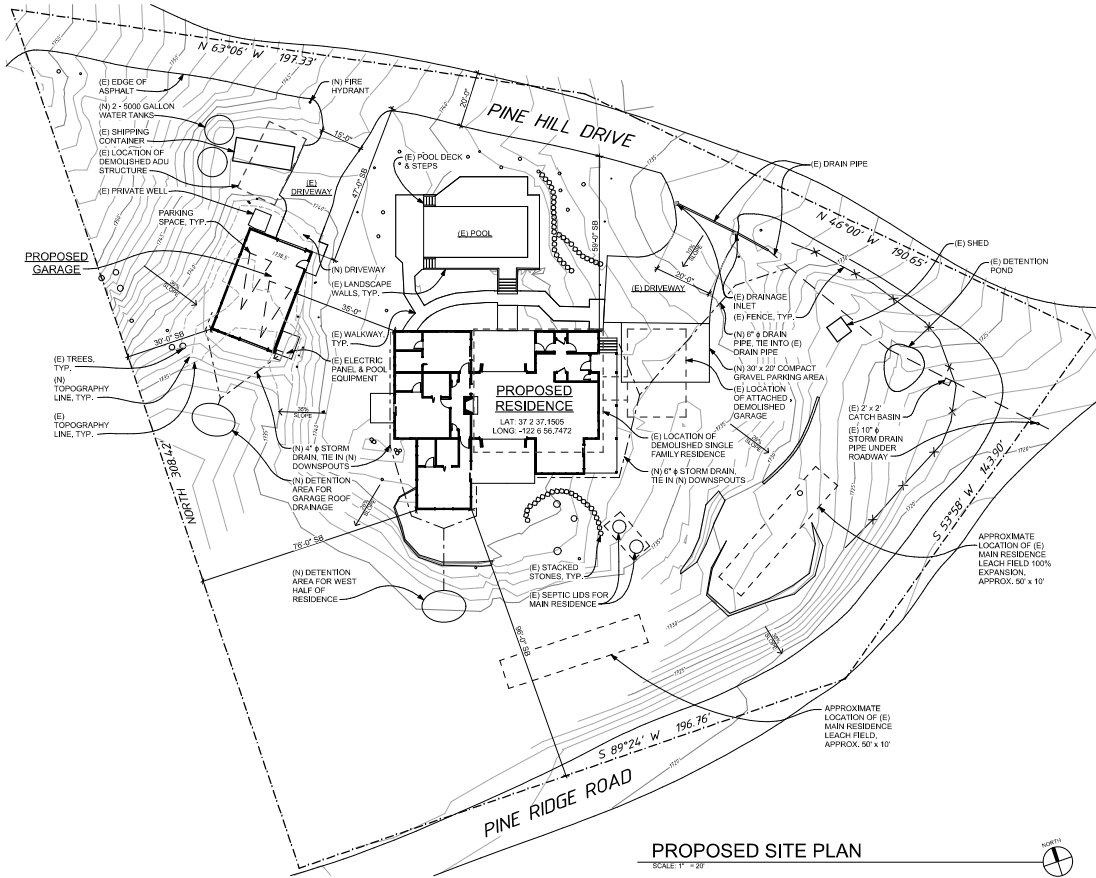
EMAIL: Sheila.McDaniel@santacruzcounty.us

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'

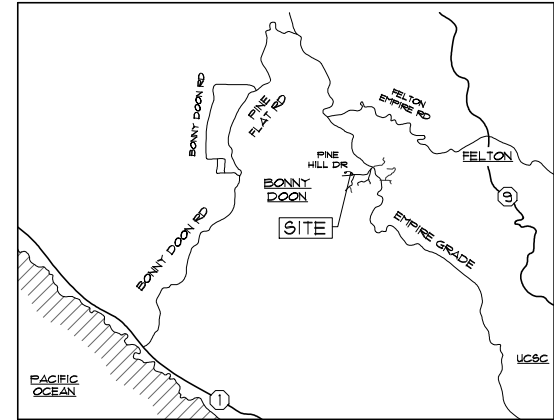
SITE PLAN NOTES:

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)
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 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, DECK, DRIVEWAYS: 1,876 SF
 DRIVEWAYS: 2,198 SF
 TOTAL IMPERVIOUS AREA: 8,019 SF
 TOTAL PERVIOUS AREA: 55,231 SF

PROJECT DESCRIPTION:

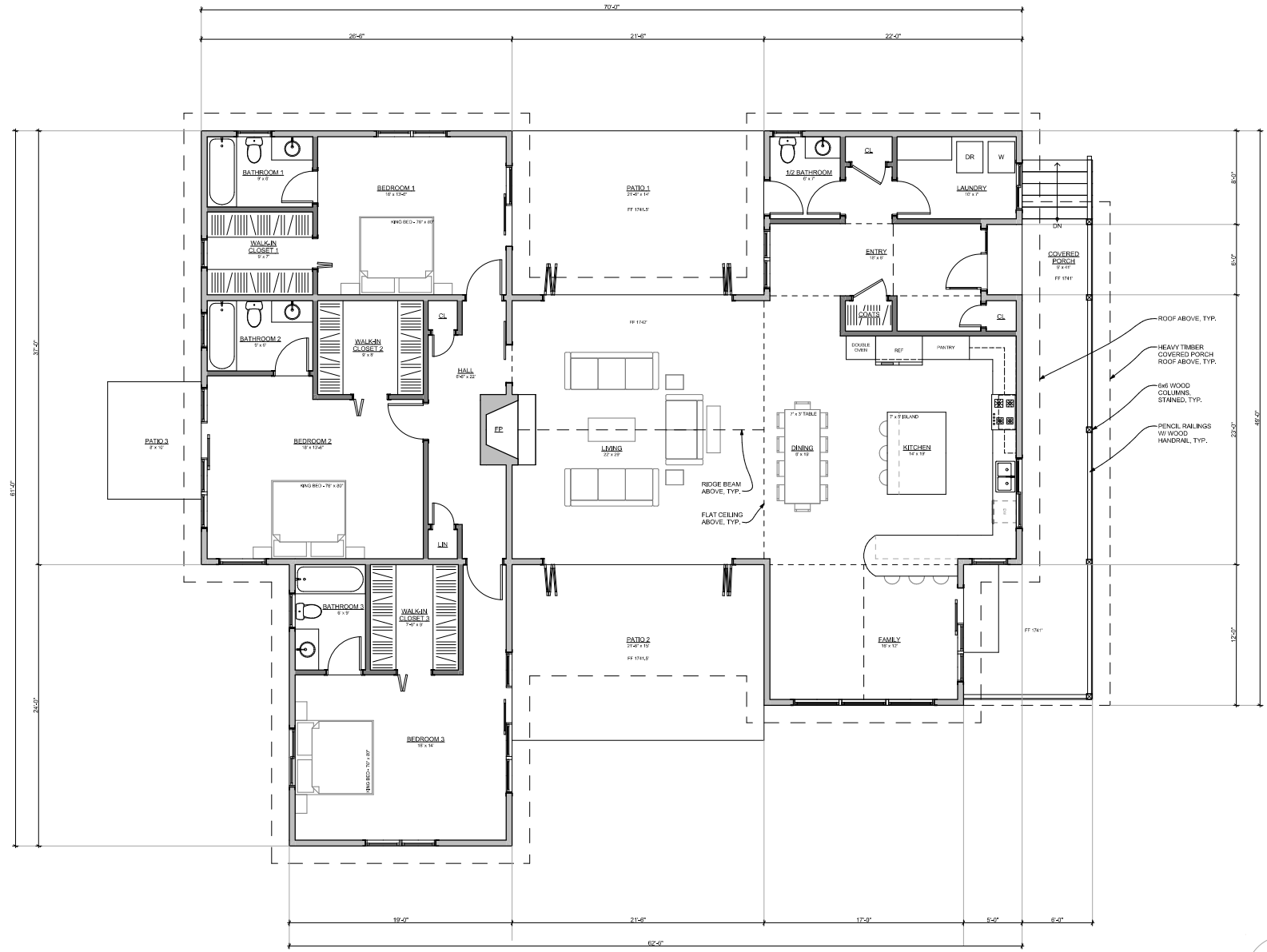
PROPOSED 2,772 SF, 3 BED, 3.5 BATH SINGLE-STORY MAIN RESIDENCE & DETACHED 851 SF GARAGE.

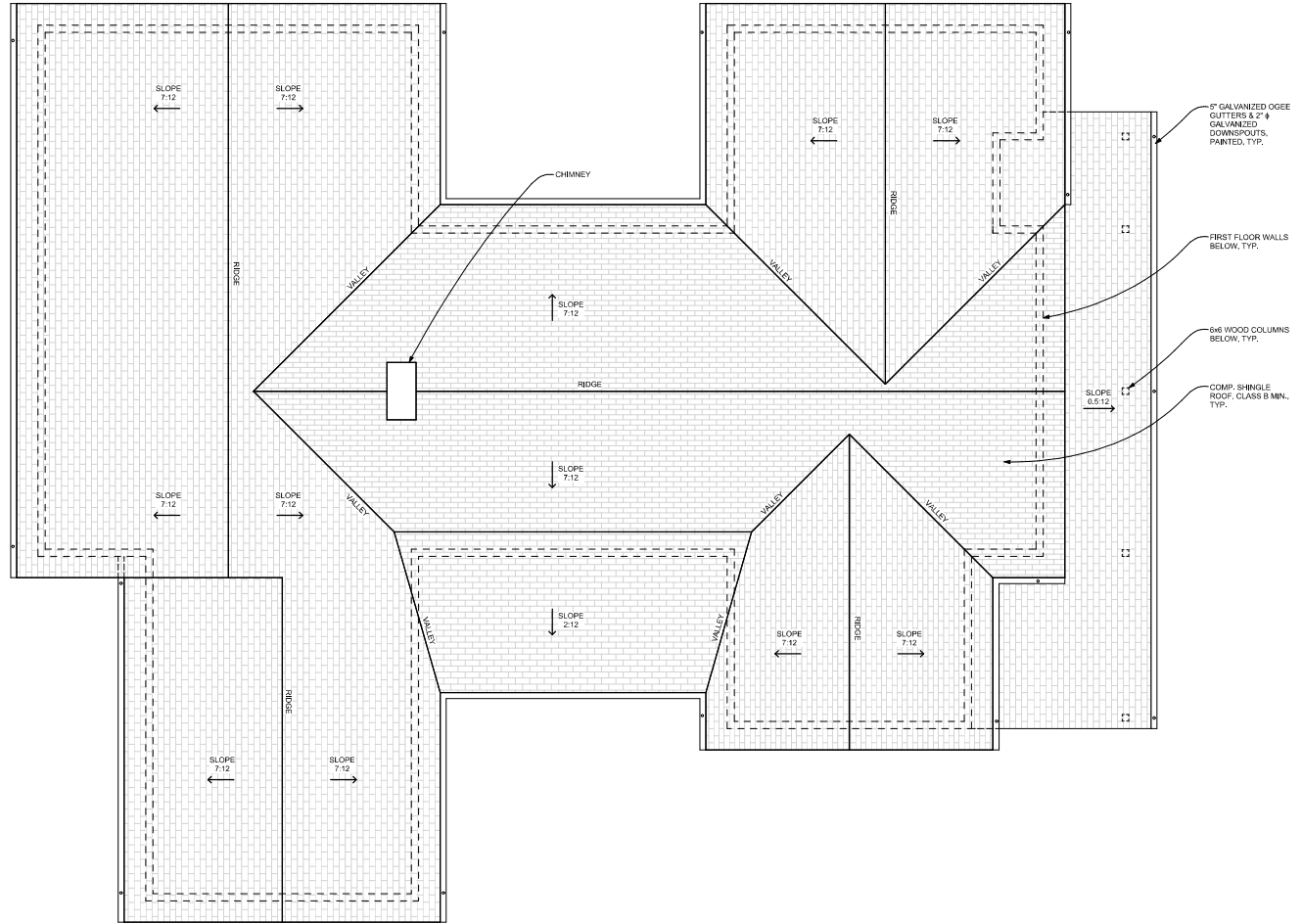
PRE-CLEARANCE SITE PLAN REQUIREMENT NOTES:

- 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.

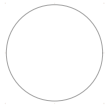
SHEET INDEX:

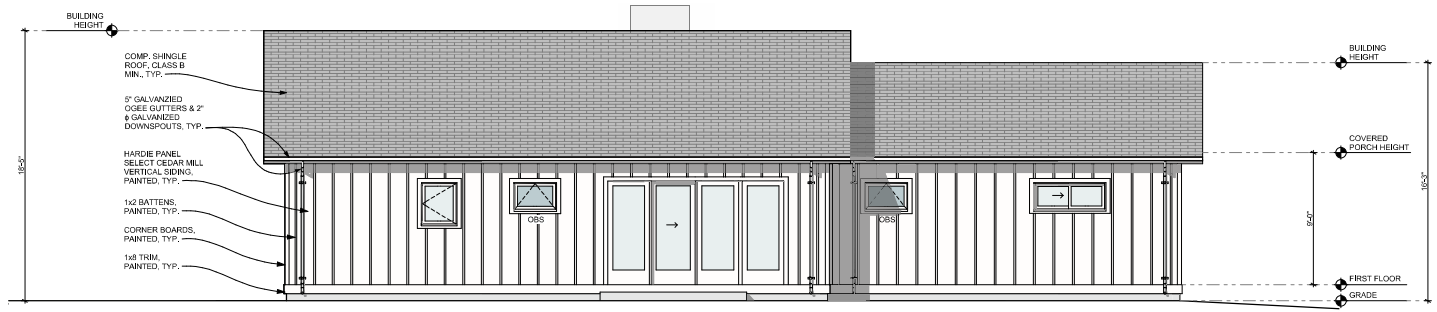
ARCHITECTURAL
 A0 - PROJECT DATA / GENERAL NOTES / SITE PLAN
 A1 - PROPOSED FIRST FLOOR PLAN
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 A3 - PROPOSED GARAGE PLANS & ELEVATIONS
 A4 - PROPOSED ELEVATIONS
 A5 - PROPOSED ELEVATIONS



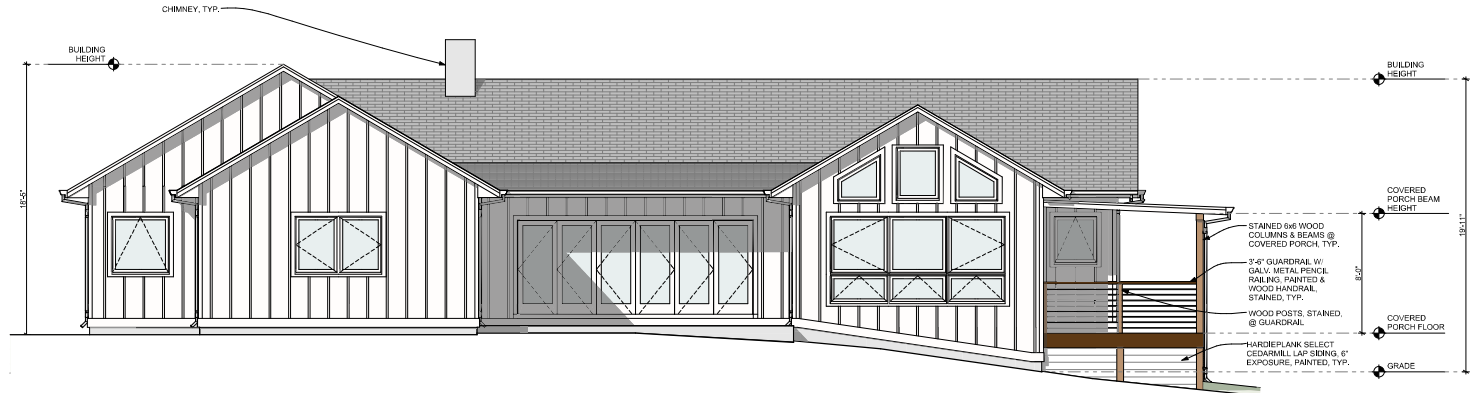


PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

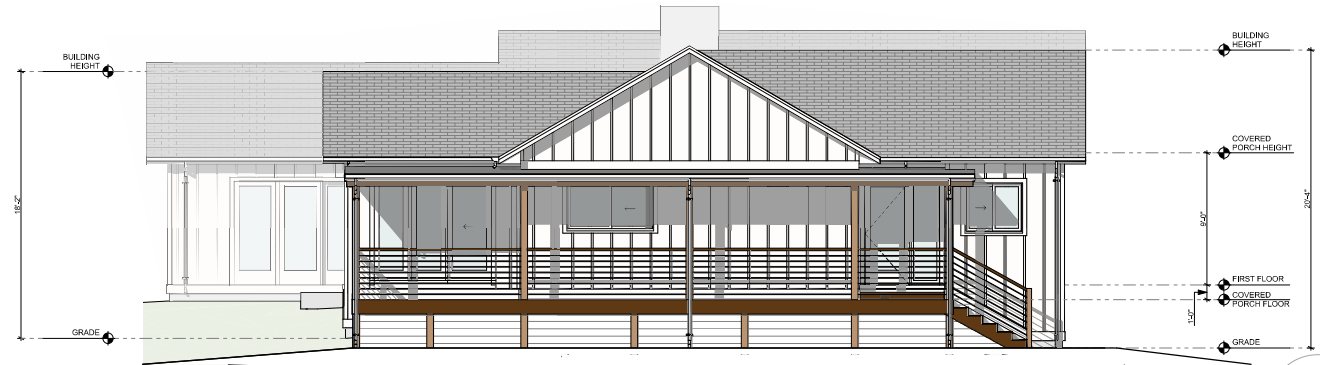




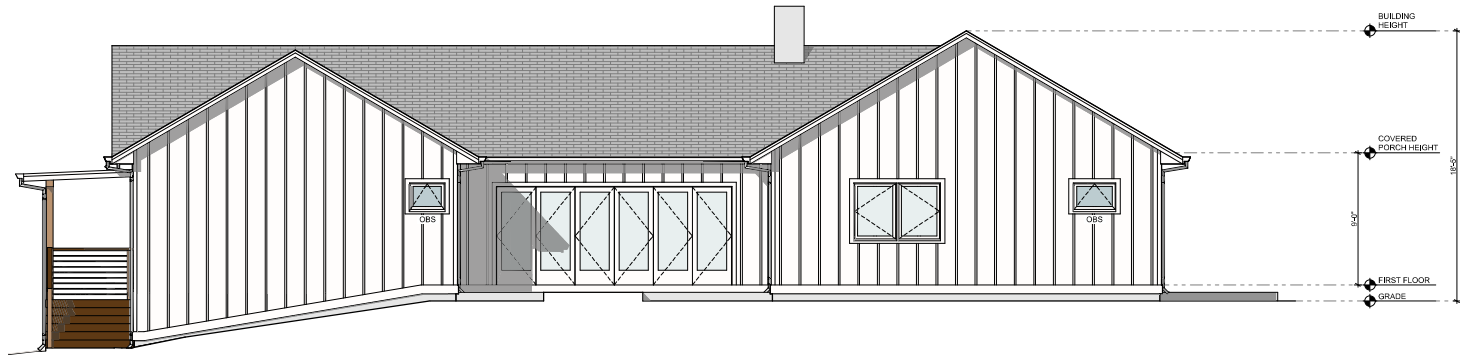
① WEST ELEVATION
SCALE: 1/4" = 1'-0"



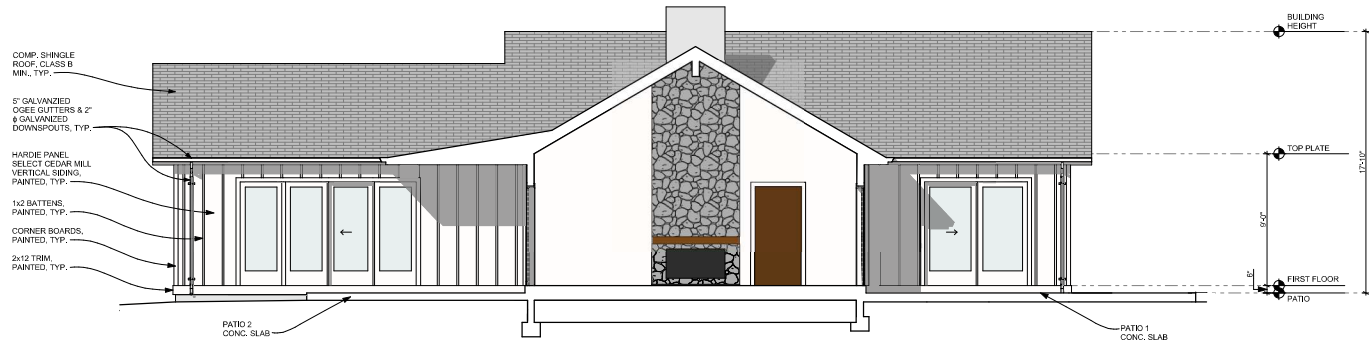
② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



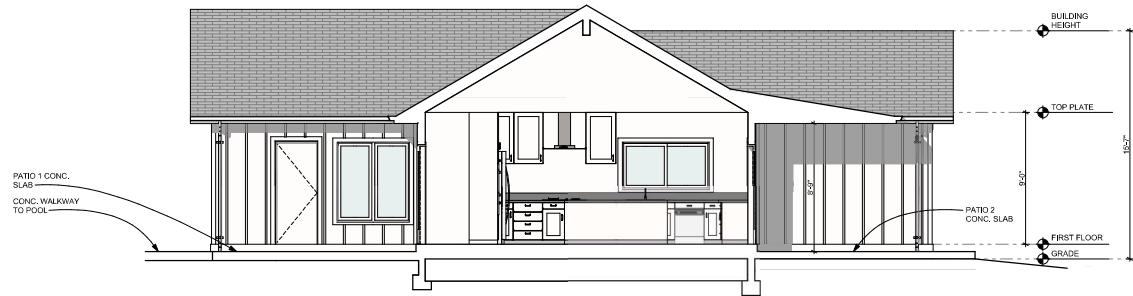
③ EAST ELEVATION
SCALE: 1/4" = 1'-0"



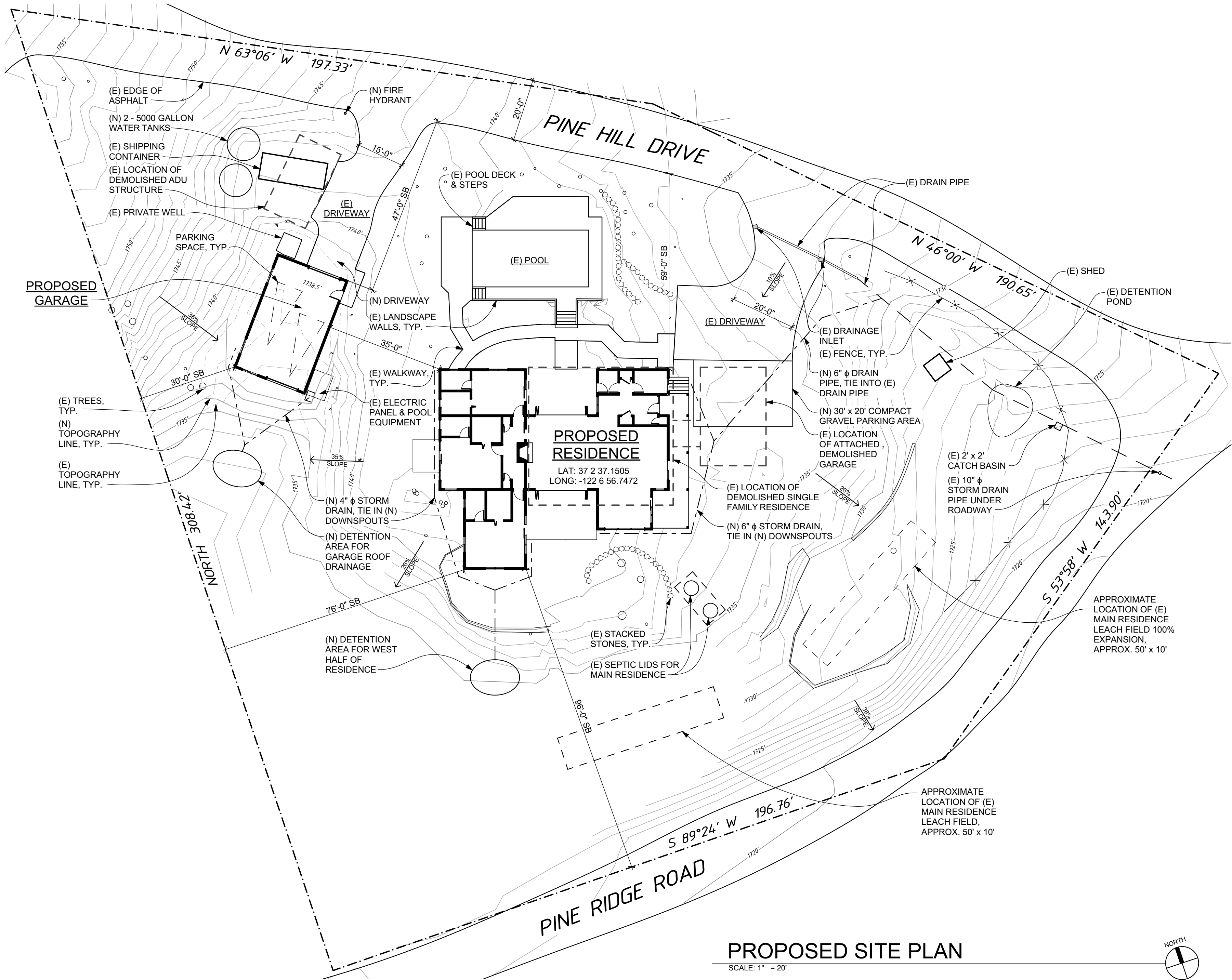
① NORTH ELEVATION
SCALE 1/4" = 1'-0"



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



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



PROPOSED SITE PLAN

SCALE: 1" = 20'

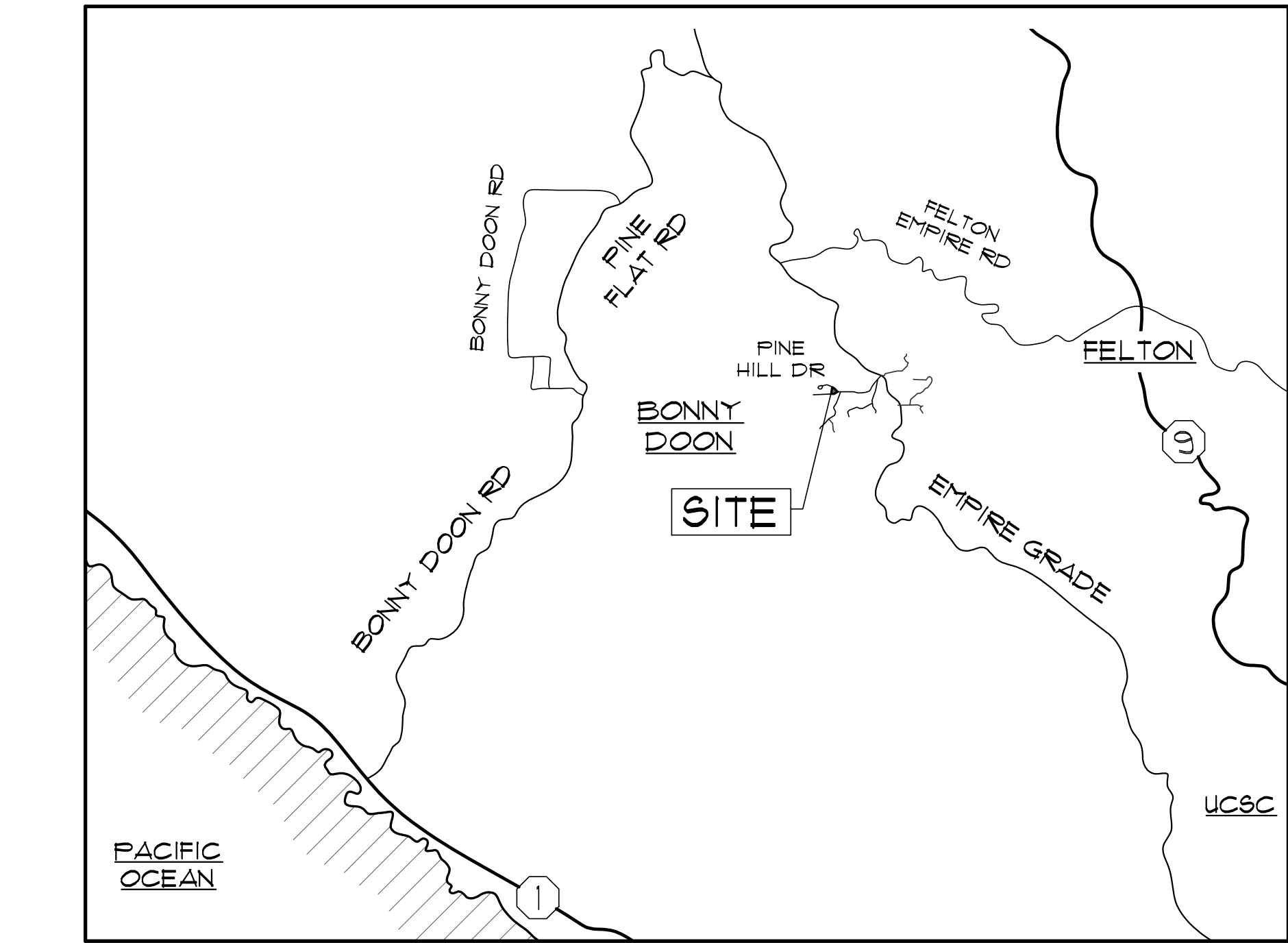
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V-B, FIRE SPRINKLERED
THOMAS & KIM KERN
201 SHERMAN AVE
SANTA CRUZ, CA

MAIN HOUSE

LATITUDE:
LONGITUDE:

37.04367575
-122.11576716

GARAGE

LATITUDE:
LONGITUDE:

37.04382820
-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 = 0.062 = 6%
PREVIOUS HOUSE AREA:	2,138 SF
PREVIOUS ATTACHED GARAGE AREA:	484 SF
PREVIOUS ADU:	364 SF
EXISTING BUILDING COVERAGE:	2,986 SF
EXISTING LOT COVERAGE:	4.7%

PROJECT DESCRIPTION:

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

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DATE

2/1/2022

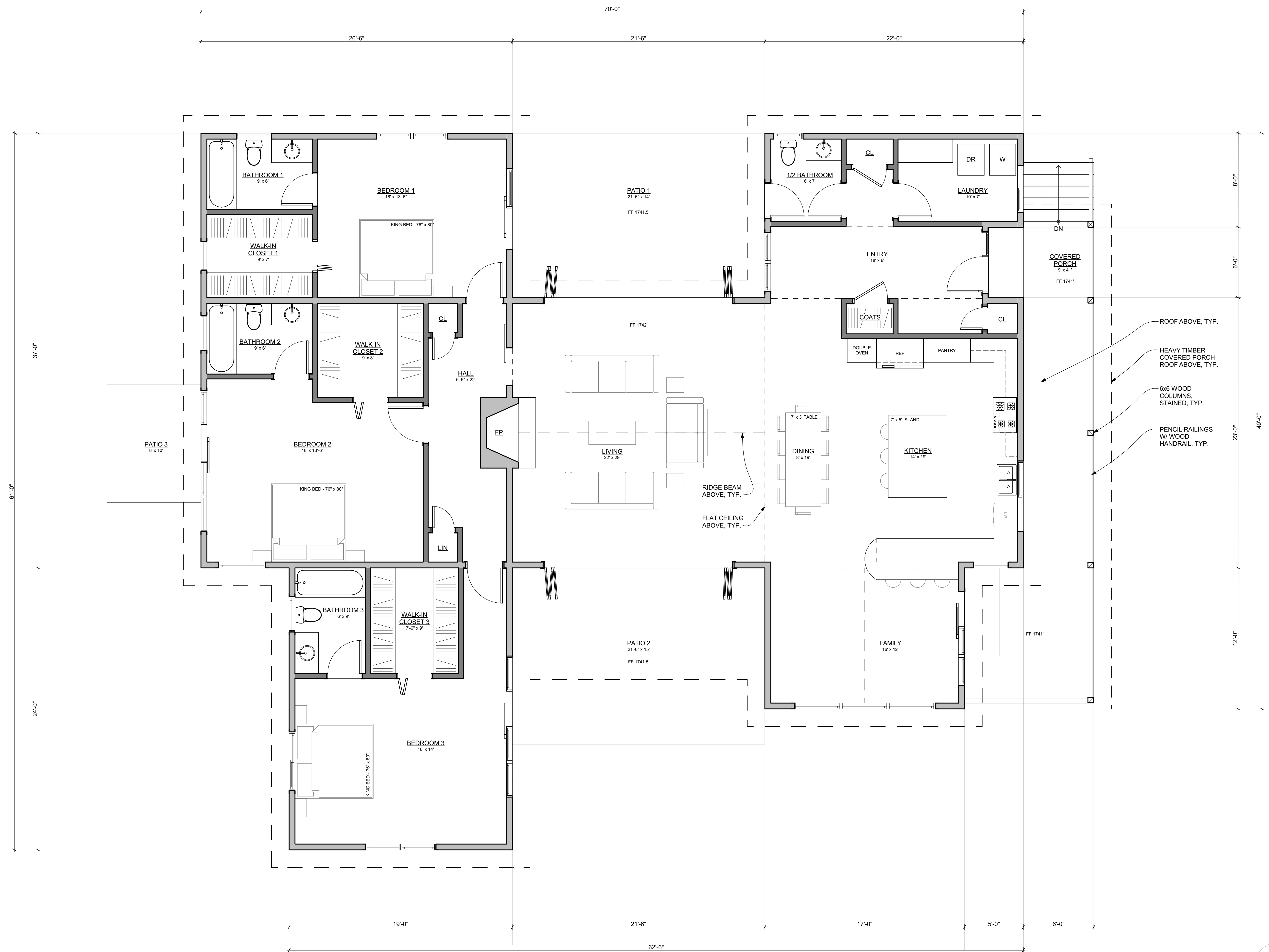
JOB

2119

REVISIONS

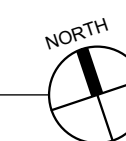
SHEET

A0



PROPOSED GARAGE PLAN

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



PLAN LEGEND

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

KERN RESIDENCE
15 PINE HILL DRIVE, BONNY DOON, CA
063-211-29

PROPOSED FIRST FLOOR PLAN

063-211-29

DATE
2/1/2022

JOB

2119

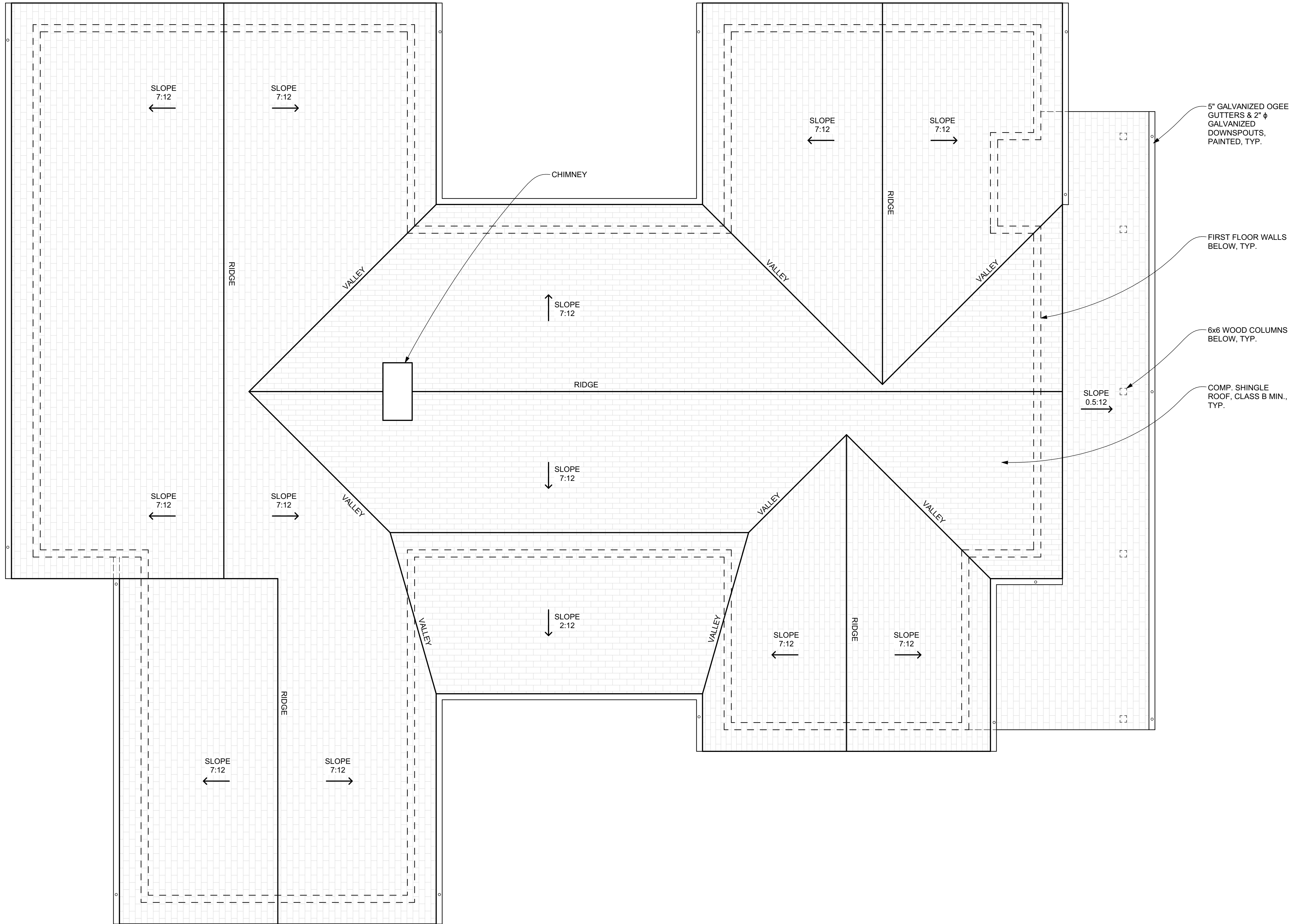
REVISIONS

SHEET

A1

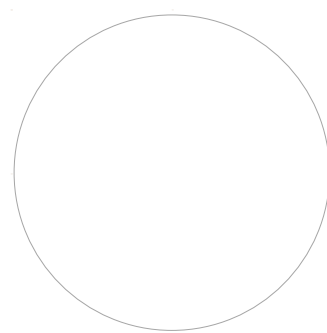
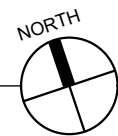
WILLIAM BAGNALL ARCHITECTS INC.
AMERICAN INSTITUTE OF ARCHITECTS
ARCHITECTURE & PLANNING
125 Mission Street, Suite 610 • San Francisco, CA 94102 • 415.398.4077

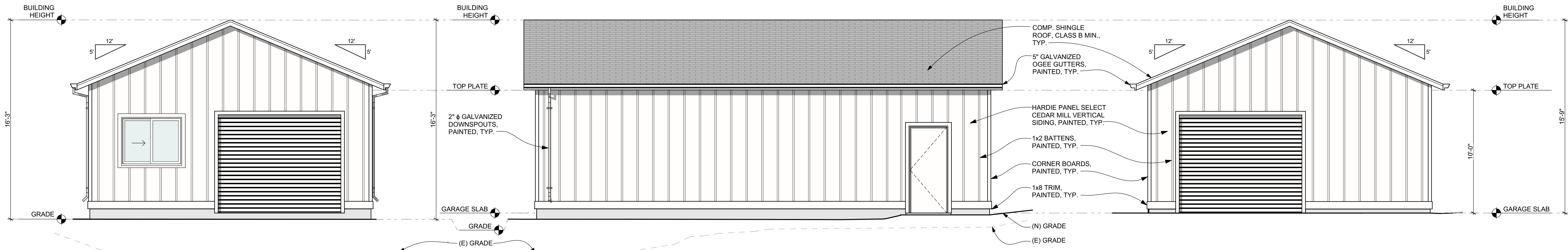
123 Mission Street, Santa Cruz, California (031) 428-4977



PROPOSED ROOF PLAN

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

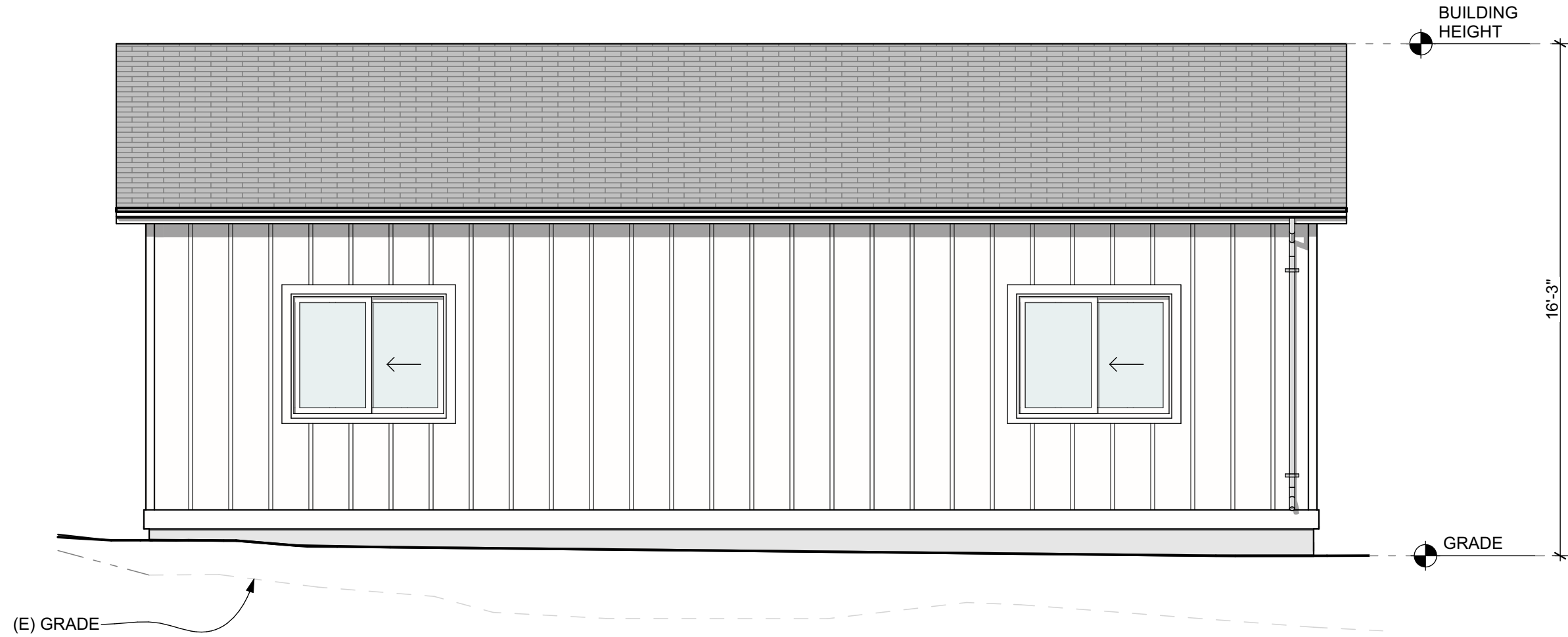




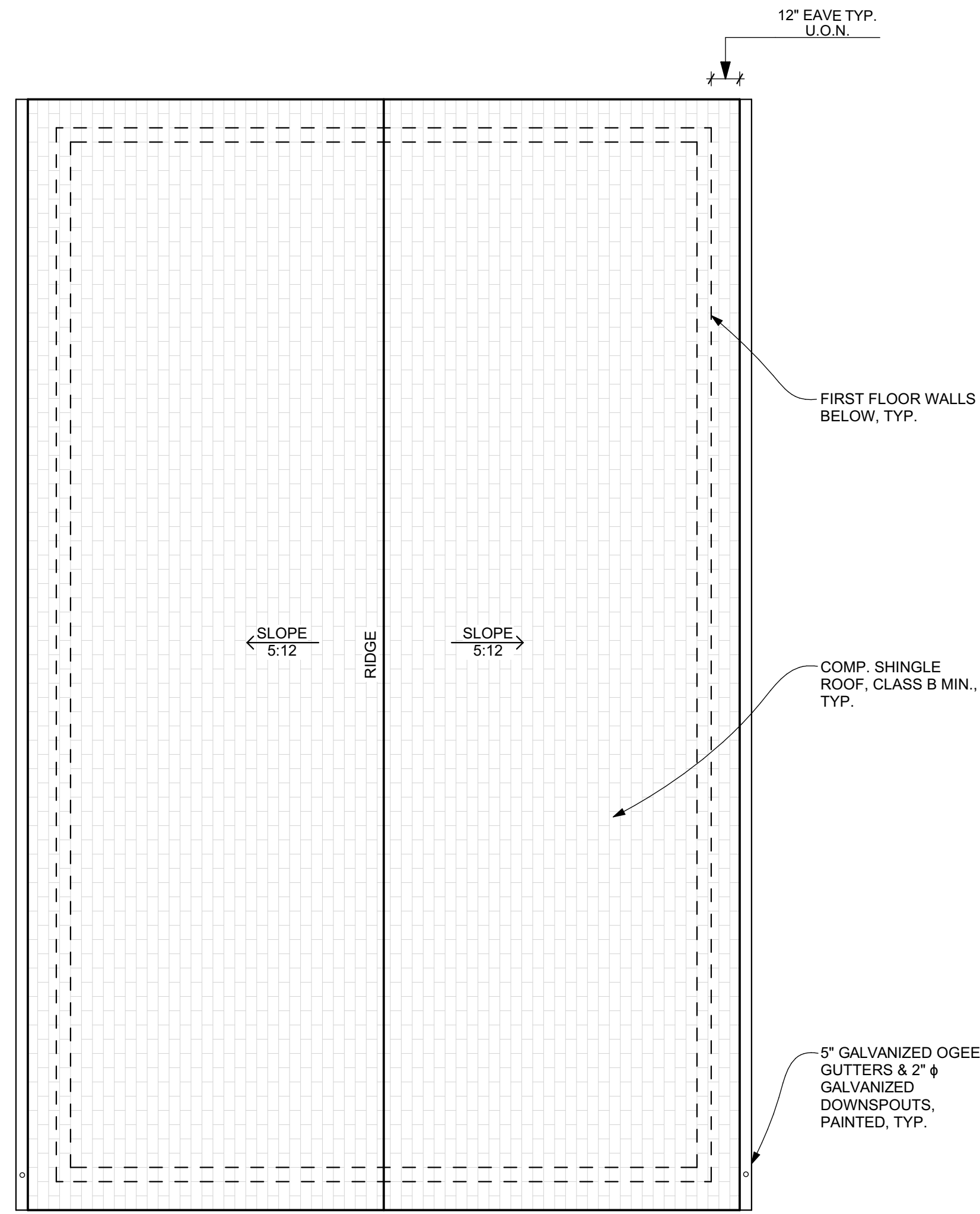
3 SOUTH GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

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

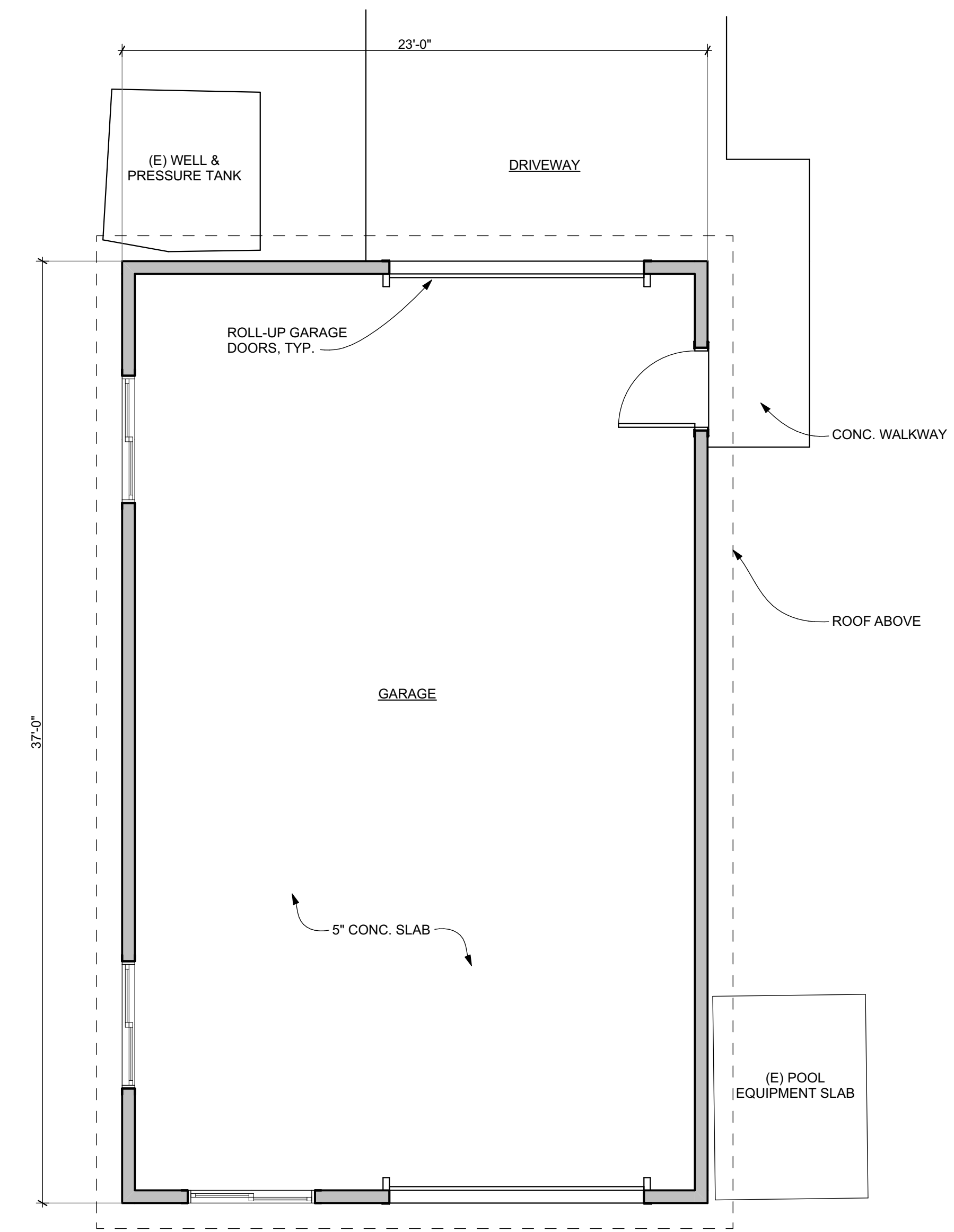
1 NORTH GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



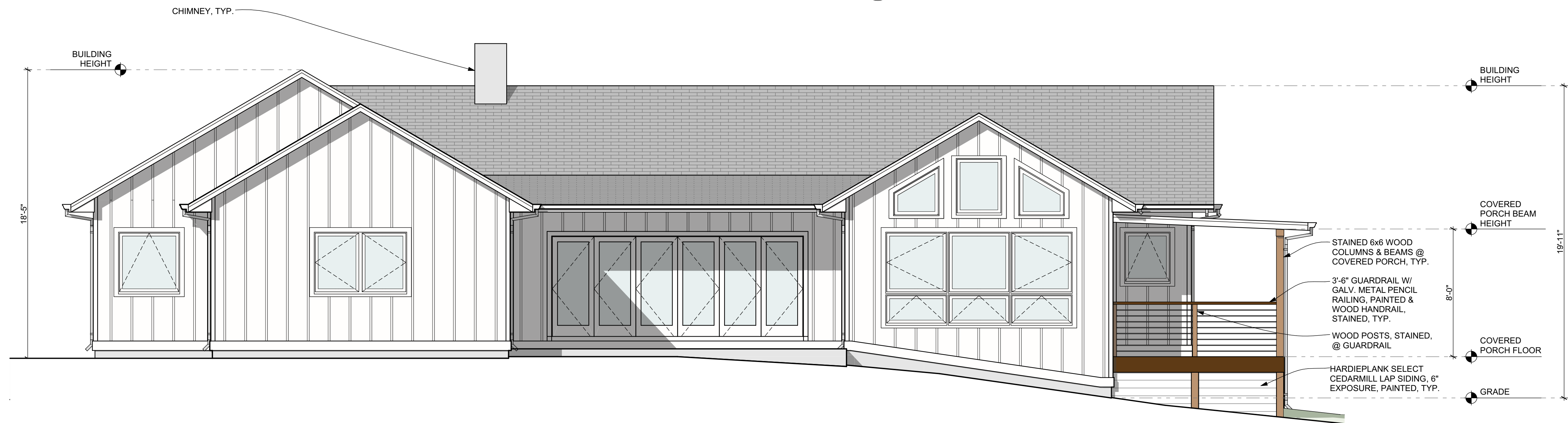
PROPOSED FIRST FLOOR GARAGE PLAN
SCALE: 1/4" = 1'-0"

PLAN LEGEND

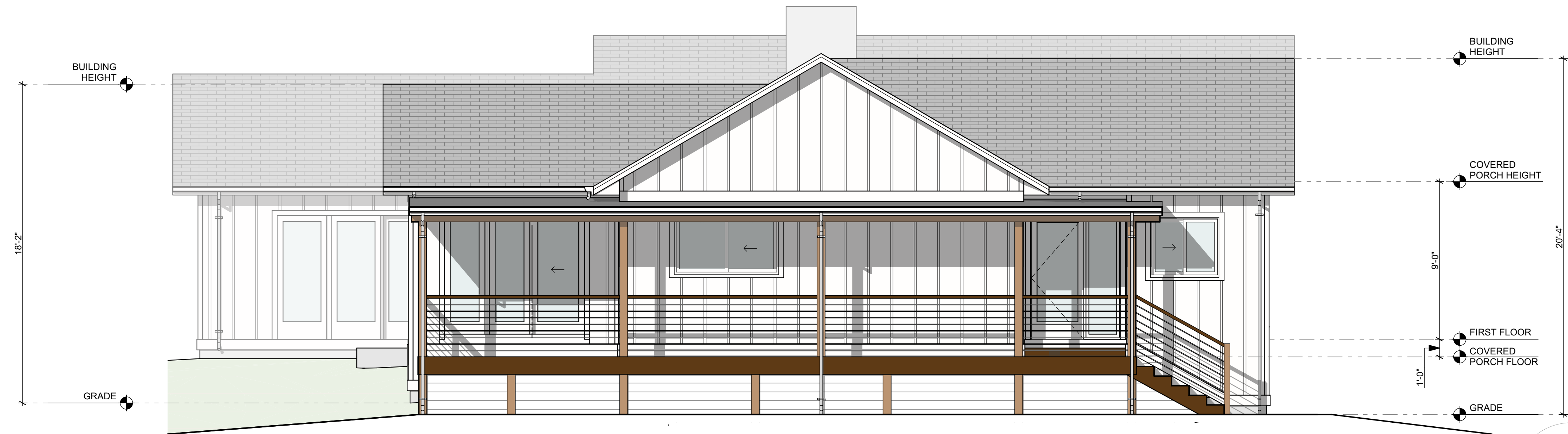
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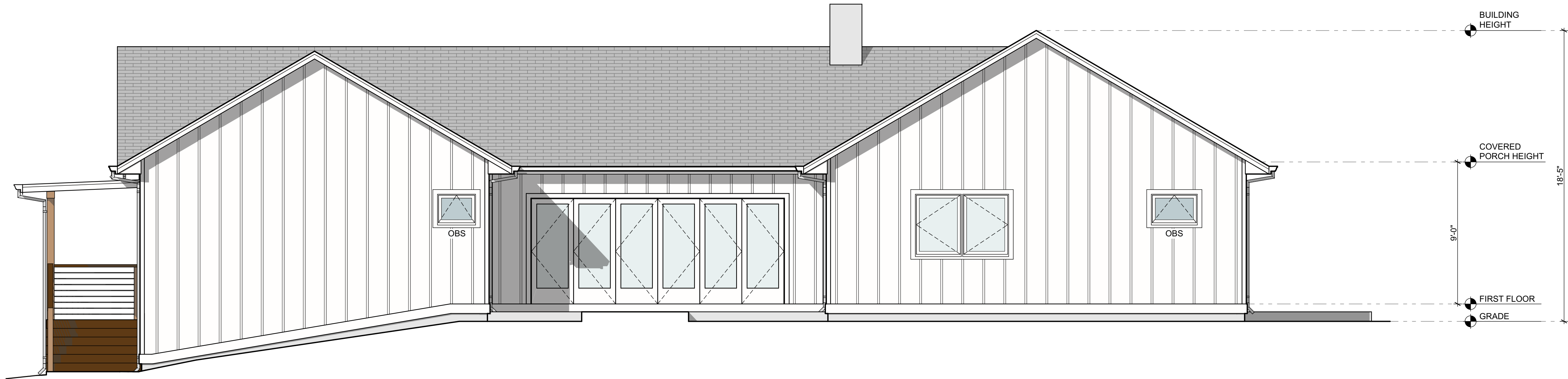
1 WEST ELEVATION
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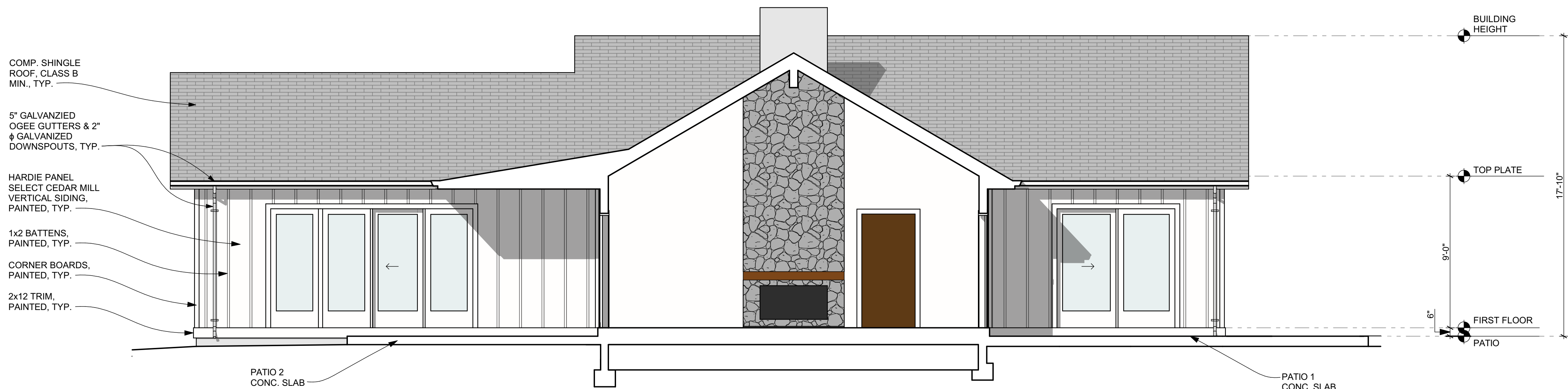
2 SOUTH ELEVATION
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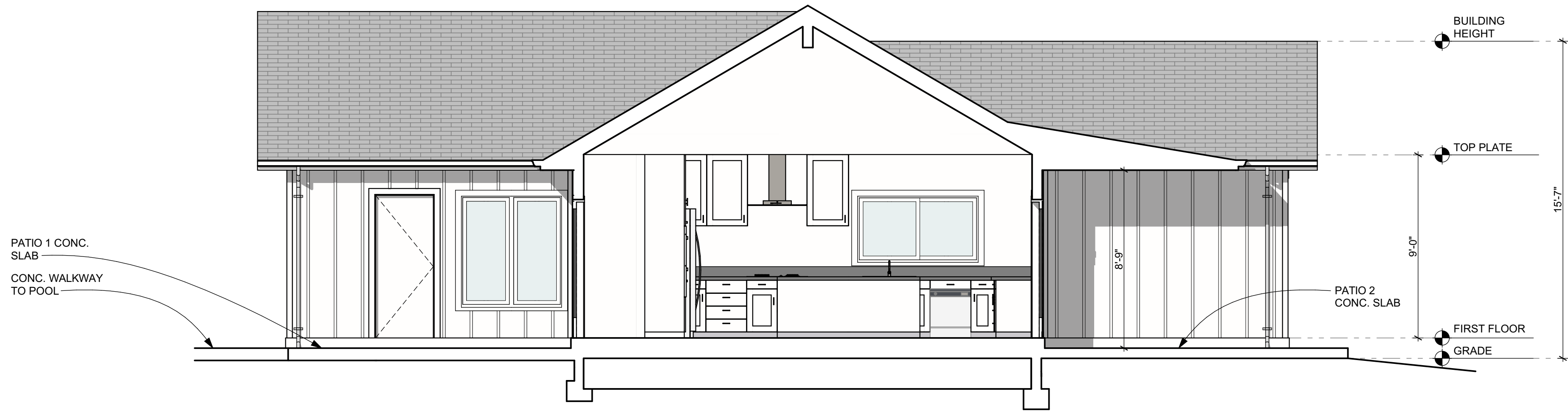
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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"