

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: 241254
SITUS ADDRESS:

APN: 032-212-09

Proposal to amend Coastal Development Permit, Minor Exception, and Variances, 201318 (Proposal to convert an existing second floor into a 480 square-foot Accessory Dwelling Unit, and to construct an approximately 561 square foot two-story addition to an existing, non-conforming single-family dwelling) to recognize the surveyed location of the existing structure. Requires a Minor Variation, to delete Variances for increased FAR and for parking that occupies more than 50% of the front yard, and to add a Variance to recognize the existing nonconforming 4-foot front yard setback and to allow a second-floor addition above.

Property located at 141 34th Ave, Santa Cruz, CA 95062

OWNER: David Gilmer

APPLICANT: Frank Phantom

SUPERVISORIAL DISTRICT: 1

PLANNER: John Hunter, (831) 454-3170

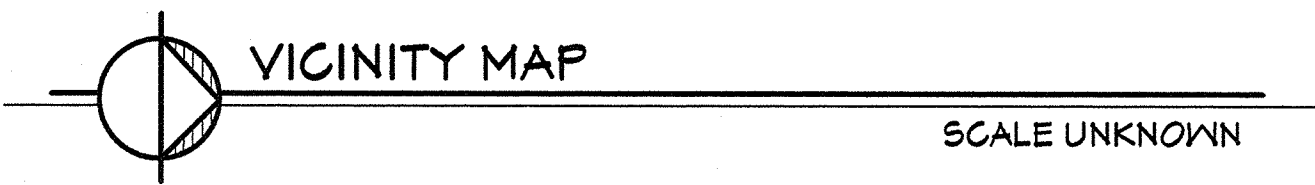
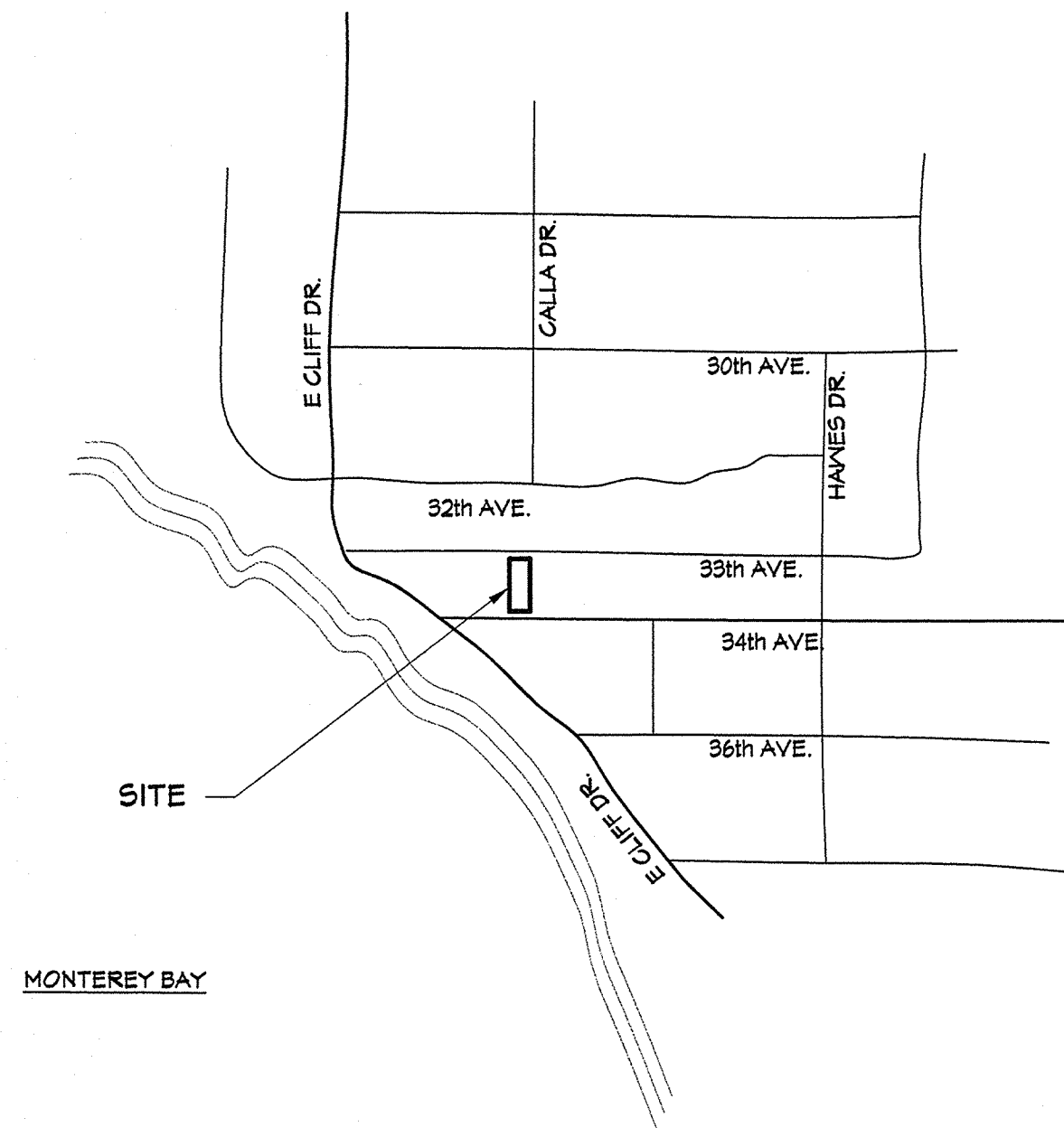
EMAIL: John.Hunter@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. September 5, 2024.
A decision will be made on or shortly after September 6, 2024.

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.



PROJECT DATA

DEV. PERMIT # 201318

ZONE DISTRICT:
OCCUPANCY CLASS:
TYPE OF CONST.:
PARCEL AREA:

R-1-4-PP
R-3
VB (NON-SPRINKLED)
2,500 SQ.FT.

FOR FAR & LOT COVERAGE DIAGRAMS
SEE SHT. A1.05

PARKING
3 OR 4 BDRM. = 3-8 1/2' x 18'
PARKING SPACES

THERE IS A BUS STOP W/ IN 1/2 MILE FROM PROJECT
MAKING ADU EXEMPT FROM PARKING

SCOPE OF WORK:
PROPOSAL TO ALLOW CONVERSION OF THE
EXISTING SECOND STORY TO ADU AND
ADDITION OF 627 SQ.FT. TO THE SECOND FLOOR OF
AN EXISTING 2 STORY SINGLE FAMILY HOME IN
PLEASURE POINT COMBINING DISTRICT.

REQUIRES A COASTAL DEVELOPMENT PERMIT AND
MINOR EXCEPTION (EXCEEDING LOT COVERAGE) AND
VARIANCE (FAR AND PARKING AREA EXCEEDS 50% OF
THE FRONT YARD AREA).

LOT COVERAGE
COMPLIES

INDICATES EXISTING
ASPHALT PAVING TYP.

INDICATES
3-8 1/2' x 18'
PARKING SP.
TYP.

REMOVE THIS
FENCE

STAIRS INTO REAR
SETBACK 6' MAX.

REMOVE PORTION OF
EXISTING GARAGE FOR
PROPOSED
60 SQ.FT.
COVERED
AREA

NON-COMBUSTIBLE
CONC. & STEEL
STAIR & LNDG.

EAVE SHOWN
DOTTED

EXISTING =
780 SQ.FT. COND.
+ 360 SQ.FT. GARAGE
1,140 SQ.FT.
FOOTPRINT
SEE SHT. A2

LEGEND

EXIST. / PROPOSED
EXISTING/ PROPOSED ELEVATION

EXISTING OR PROPOSED
SPOT ELEVATION AS VERIFIED
FM. EXISTING FIN.
FLOOR HT.

SITE PLAN

THIS IS NOT A SURVEY
APN 028-21-106

INDEX OF SHEETS

- A1 SITE PLAN, VICINITY MAP, & NOTES
- C1 SURVEYOR'S MAP OF EXISTING CONDITIONS
- A1.05 FAR & LOT COVERAGE DIAGRAMS
- A1.06 MODIFICATIONS WORKSHEET
- A1.1 IMPERVIOUS AREA STUDY
- A1.2 GRADING, DRAINAGE, EROSION CONTROL
- A2 EXISTING FLOOR/ SITE PLAN & ELEVATIONS
- A3 PROPOSED PROJECT, AN OVERVIEW
- A4 PROPOSED FLOOR PLANS
- A5 PROPOSED ELEVATIONS/COLORS
- A5.1 FINISH MATERIAL & COLOR
- A6 PROPOSED SECTIONS
- A7 PROPOSED SECTIONS
- L1 PRELIMINARY LANDSCAPE PLAN

DIFFERS FM.
201318

HATCHING LEGEND

CROSS HATCH
INDICATES EXISTING
UPPER LEVEL

SHADING
INDICATES PROPOSED
UPPER LEVEL
627 SQ.FT.

INDICATES CONCRETE
PAVING

UPPER &
LOWER EAVE
SHOWN DOTTED

SINGLE HATCH INDICATES
EXIST. LOWER LEVEL

UPPER LEVEL
UNCOVERED
CANTILEVERED
BALCONY

EXISTING CONC. WALK
TO BE REMOVED

PROVIDE NEW ASPH. PAVING PER
COUNTY SPEC. TO CREATE
8' WIDE PARKING FM. EXISTING
WHITE LINE. OBTAIN
COASTAL ENCROACHMENT PERMIT

EXISTING PAINTED
WHITE LINE

MINOR AMENDMENT TO:
DEVELOPMENT PERMIT N2 201318

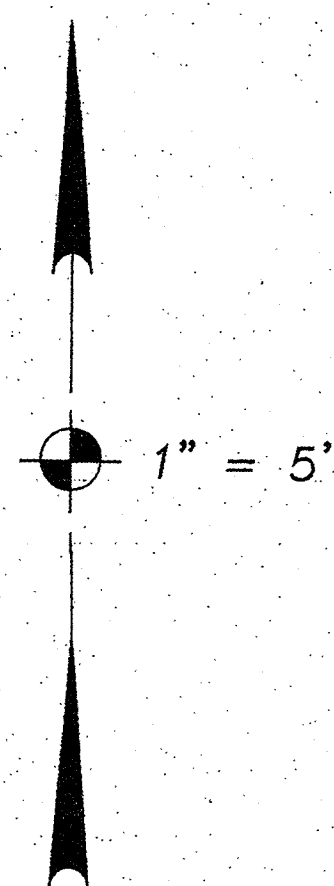
Revisions	By
12/29/20	BD
03/07/21	BD
05/15/21	BD
06/22/21	BD
07/21/21	BD
02/22/24	BD

Prepared by:	The Envirotechs
Frank Phanton, Architect C 24515	
40524 Jean Road East, Oakhurst, CA 93644 475-5841	Envirotechs.com

PROPOSED 2nd STORY ADDITION FOR:	APN 032-212-09
THE GILMER FAMILY	
141 34th AVE.	
SANTA CRUZ, CA 95062	

Date	08/24/20
Scale	AS NOTED
Drawn	duMont
Job	34th Ave.
Sheet	A1

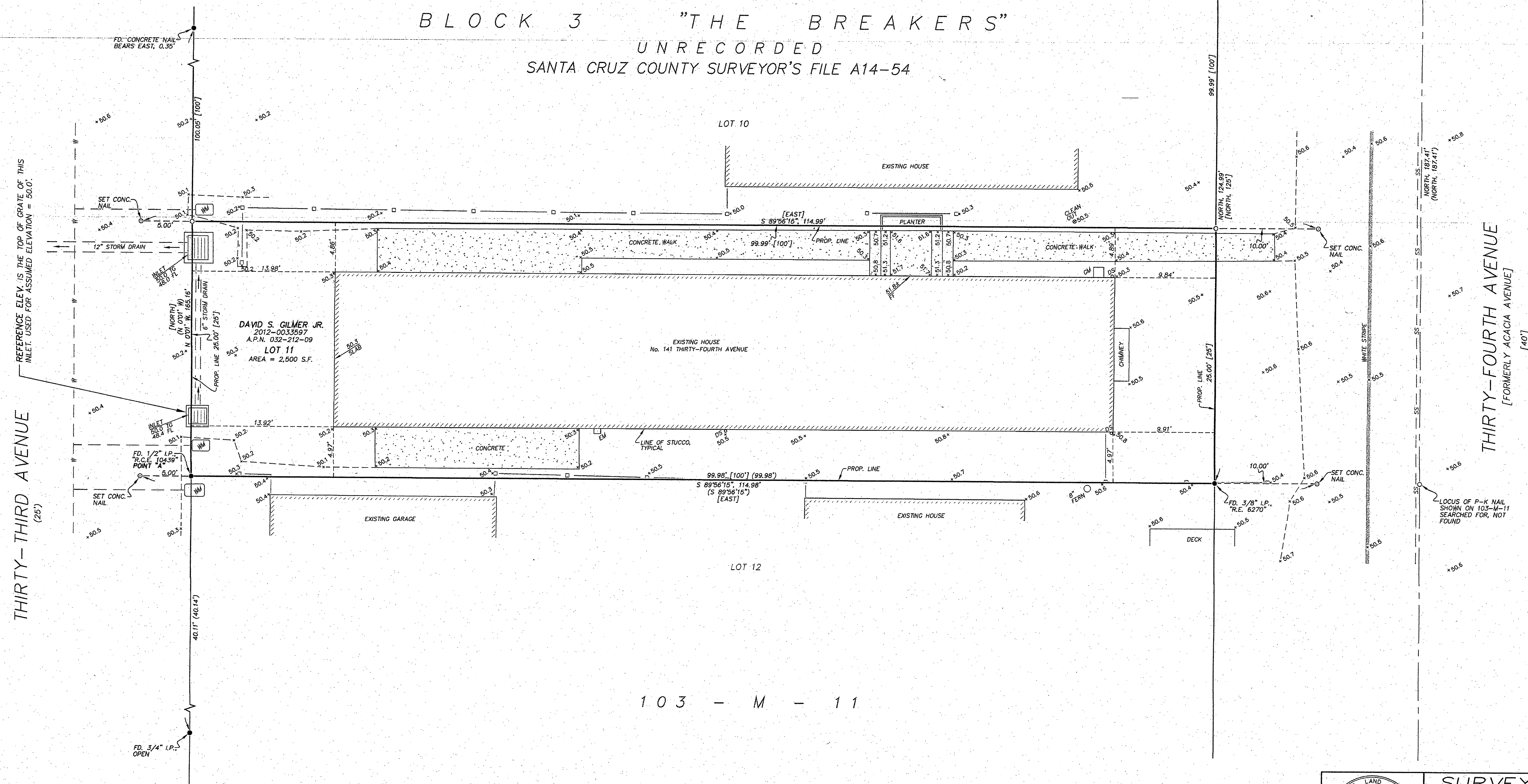
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BASIS OF BEARINGS: N 32°38'33" E
ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS
"A" AND "B" AND AS CALCULATED BASED ON 103-M-11.
N 32°38'33" E, 222.43' CALCULATED PER 103-M-11.
N 32°38'33" E, 222.43' MEASURED

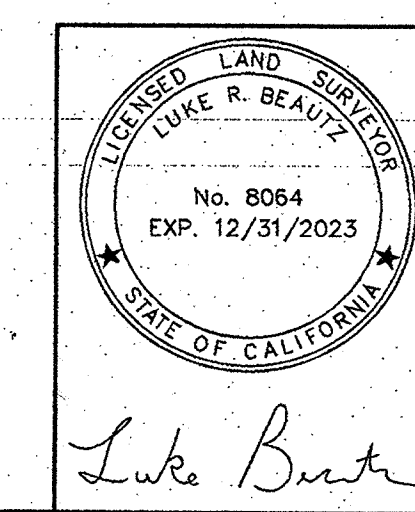
- LEGEND
- Indicates survey monument found as noted hereon.
 - Indicates survey point set as noted hereon.
 - Indicates nothing found or set.
 - x Indicates spot elevation of existing ground or surface.
 - () Indicates record data based on 103-M-11.
 - [] Indicates record data based on the unrecorded map of "The Breakers".

BLOCK 3 "THE BREAKERS"
UNRECORDED
SANTA CRUZ COUNTY SURVEYOR'S FILE A14-54



103 - M - 11

ABBREVIATIONS			
CONC	CONCRETE	GM	GAS METER
DS	DOWNSPOUT	IP	IRON PIPE
EM	ELECTRIC METER	PROP	PROPERTY
ELEV	ELEVATION	SS	SANITARY SEWER
FD	FOUND	TG	TOP OF GRATE
FF	FINISHED FLOOR	W	WATER
FL	FLOWLINE	WM	WATER METER



SURVEYOR'S MAP
SHOWING BOUNDARY, TOPOGRAPHIC, & SITE DATA ON
LOT 11 BLOCK 3
"THE BREAKERS" UNRECORDED
SANTA CRUZ COUNTY SURVEYOR'S FILE A14-54
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 5' MARCH 2022
BY: LUKE R. BEAUTZ, C.E., L.S.
A.P.N. 032-212-09 SHEET 1 OF 1

Revisions	By
12/29/20	BD
03/07/21	BD
05/15/21	BD
06/22/21	BD
07/21/21	BD
02/22/24	BD

Prepared by:

The

Enviro

tect

Frank Phanton, Architect C 24515

40524 Jean Road East, Oakhurst, CA 95644 475-5841 EnviroTECTS.COM

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THE GILMER FAMILY

141 34th AVE.

SANTA CRUZ, CA 95062

APN 032-212-09

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12/29/20

Scale

AS NOTED

Drawn

duMont

Job

34th Ave.

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AREA CALCULATIONS

PARCEL AREA: 2,500 SQ.FT.

LOT COVERAGE:
ALLOWED 45% PPO = .45(2,500) = 1,125 SQ.FT.

FOOTPRINT:
EXISTING: 1,140 SQ.FT.
PROPOSED: 1,107 SQ.FT.

COND.: 780 SQ.FT.
GARAGE: 267 SQ.FT.
COVERED: 60 SQ.FT.
LNDG.: 30 SQ.FT.
STAIRS: 39 SQ.FT.
BALCONY: 0 SQ.FT.
TOTAL: 1,176 SQ.FT. 47% PROPOSED

FLOOR AREA:

PROJECT W/ OUT ADU:
CONDITIONED:
LOWER EXISTING: 780 SQ.FT.
UPPER PROPOSED: 627 SQ.FT.
GARAGE-225: 42 SQ.FT.

COVERED AREA @ WEST
AREA > 3' FM. WALL
1(15) = 15 SQ.FT.
COVERED AREA @ EAST
3(10) = 30 SQ.FT.

1,444 SQ.FT. = 60%
EXISTING UPPER TO BECOME ADU
480 SQ.FT.
1,974 SQ.FT.

FM. COUNTY CODE
13.10.323 - FIRST 3' OF
PROJECTION DOESN'T
COUNT. PREVIOUS CALC.
BY PLNR. #1 BASED ON
UNKNOWN RUBRIK.

EXISTING
480 SQ.FT.
UPPER LEVEL TO
BECOME ADU

LANDING
30 SQ.FT.

ADU
480 SQ.FT.

AREA > 3' FM. WALL
1(15) = 15'

39 SQ.FT. COVERED
AREA

ADJACENT
RESIDENCE

LOWER
ROOF

PROPOSED
627 SQ.FT.
CONDITIONED
SPACE

PROPOSED
CONDITIONED
627 SQ.FT.

UNCOVERED
CANTILEVERED
BALCONY
60 SQ.FT.

LOWER
ROOF

ADJACENT
SHED

39 SQ.FT. COVERED
AREA

COVERED
60 SQ.FT.

GARAGE
REMOVED

GARAGE
267 SQ.FT.

LOWER
LEVEL
REMOVED

ROOF
OVERHANG

ADJACENT
RESIDENCE

EXISTING
WALL/ FLOOR
TO BE
REMOVED

TABULATION:
EXISTING:
780 SQ.FT. COND.
360 SQ.FT. GARAGE

PROPOSED:
783 SQ.FT. COND.
267 SQ.FT. GARAGE
60 SQ.FT. COVERED

ADJACENT
RESIDENCE

CONDITIONED:
783 SQ.FT.

60 SQ.FT. COVERED
AREA

PROPOSED UPPER FLOOR DIAGRAM

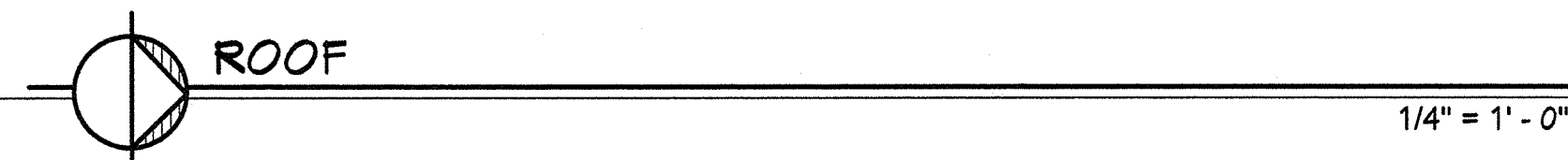
480 SQ.FT. EXISTING + 627 SQ.FT. PROPOSED COND.
60 SQ.FT. BALCONY, 36 SQ.FT. LNDG.

1/4" = 1' - 0"

PROPOSED LOWER FLOOR DIAGRAM

1/4" = 1' - 0"

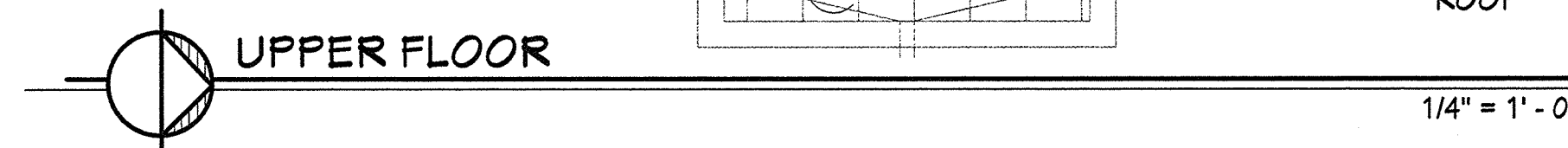
FAR & LOT COVERAGE



6 MODIFIED FLOOR AREA:
1,173 SQ.FT.

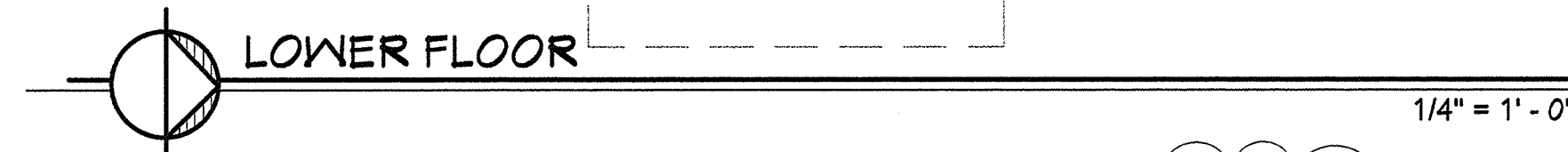
EXISTING FLOOR AREA:
1,620 SQ.FT.

% FLOOR MODIFIED:
72%



FROM MODIFICATION
WORKSHEET:

ROOF	55%(15%)	=	8%
WALL	51%(65%)	=	33%
FLOOR	72%(10%)	=	7%
FND.	100%(10%)	=	10%
TOTAL			58%



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Revisions	By
12/29/20	BD
03/07/21	BD
02/22/24	BD

Prepared by:

The

Envirotechs

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40524 Jean Road East, Oakhurst, CA 95644 475-5841 Envirotechs.com

PROPOSED 2nd STORY ADDITION FOR:

THE GILMER FAMILY

141 34th AVE.

SANTA CRUZ, CA 95062

APN 032-212-09

Date

08/24/20

Scale

AS NOTED

Drawn

duMont

Job

34th Ave.

Sheet

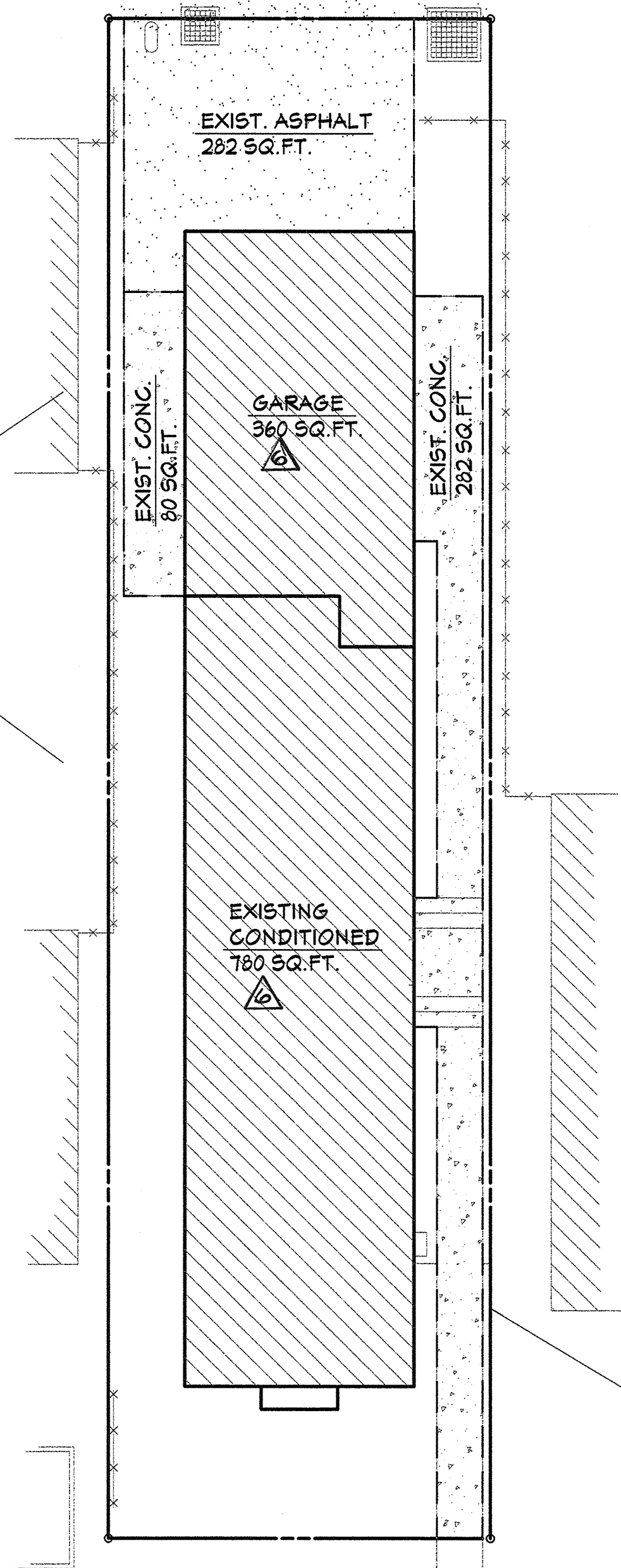
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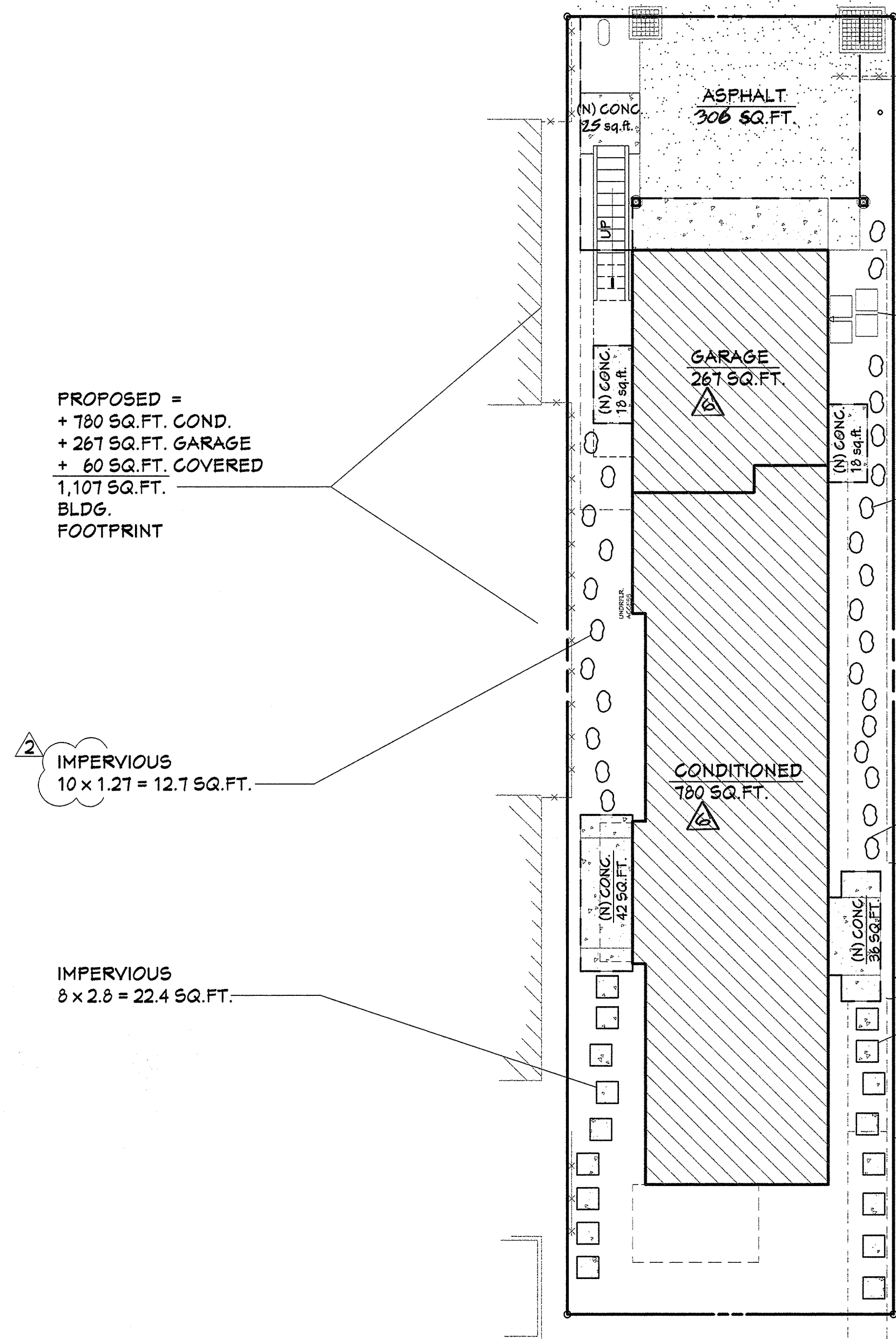
EXISTING =
+ 780 SQ.FT. COND.
+ 360 SQ.FT. GARAGE
1,140 SQ.FT.
BLDG.
FOOTPRINT



EXTENT OF SITE AREA FOR
THIS STUDY

EXISTING PLAN IMPERVIOUS AREA CALC.	
SITE AREA:	2,500 SQ.FT.
BLDG. AREA:	1,140 SQ.FT.
IMPERVIOUS PAVING:	644 SQ.FT.
TOTAL IMPERVIOUS:	1,784 SQ.FT.
PERVIOUS :	716 SQ.FT.

PROPOSED =
+ 780 SQ.FT. COND.
+ 267 SQ.FT. GARAGE
+ 60 SQ.FT. COVERED
1,107 SQ.FT.
BLDG.
FOOTPRINT



IMPERVIOUS
13 SQ.FT.

IMPERVIOUS
17 x 1.27 = 21.59 SQ.FT.

PROPOSED CONC.
WALK & LNDG.

IMPERVIOUS
7 x 2.8 = 19.6 SQ.FT.

EXTENT OF SITE AREA FOR
THIS STUDY

PROPOSED PLAN IMPERVIOUS AREA CALC.	
SITE AREA:	2,500 SQ.FT.
BLDG. AREA:	1,107 SQ.FT.
IMPERVIOUS PAVING:	541 SQ.FT.
TOTAL IMPERVIOUS:	1,648 SQ.FT.
PERVIOUS :	852 SQ.FT.

PROPOSED = 136 SQ.FT. INCREASE IN PERVIOUS SURFACE AREA

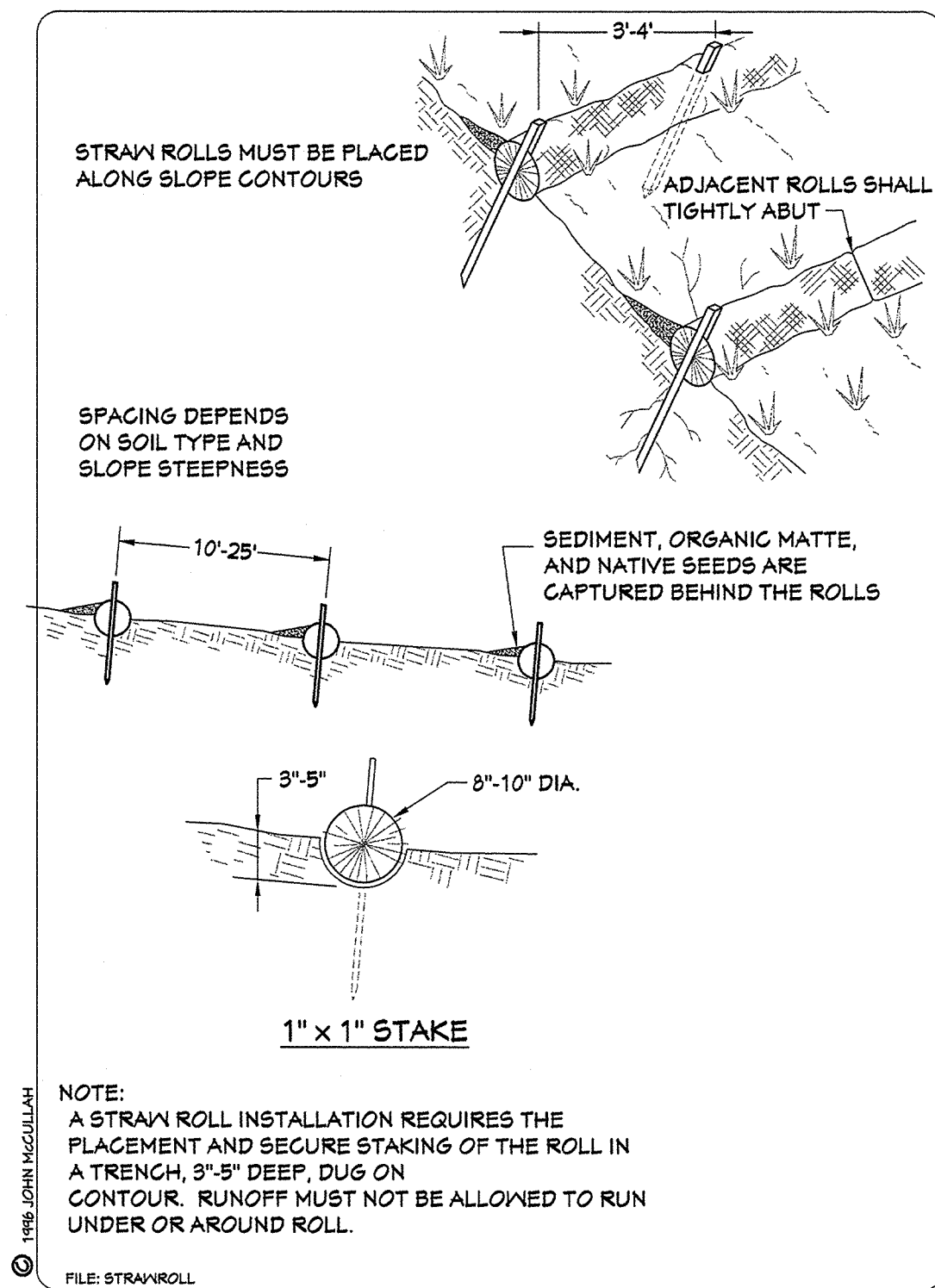
EXISTING IMPERVIOUS AREA DIAGRAM

1/8" = 1' - 0"

PROPOSED IMPERVIOUS AREA DIAGRAM

1/8" = 1' - 0"

IMPERVIOUS AREA



- EROSION CONTROL NOTES:**
1. STOCKPILE DISTURBED TOPSOIL AND REDISTRIBUTE AROUND THE FINISHED SITE ON CUT SLOPES AS SEED BASE.
 2. DISTURB ONLY THOSE AREAS UNDER CONSTRUCTION. DO NOT LEAVE SOIL UNPROTECTED DURING HEAVY RAIN.
 3. BETWEEN OCTOBER 15 AND APRIL 15 EXPOSED SOIL SHALL BE PROTECTED AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

NOTE:
RE-SEED ALL DISTURBED AREA WITH S.C. COUNTY EROSION CONTROL MIX OR SEED MIX AS FOLLOWS:
BLANDO BROME: 1/2 # PER 1000 S.F.
ROSE CLOVER: 1/3 # PER 1000 S.F.
ANNUAL BLUEGRASS: 1/4 # PER 1000 S.F.
FERTILIZE SEEDINGS WITH 16-20-0 AMMONIUM PHOSPHATE W/ SULPHUR

NOTES:
PRIOR TO FINAL BUILDING PERMIT SIGN-OFF, BIOSWALE (C/A1.2) WILL BE INCORPORATED INTO THE LANDSCAPE PLAN.

OBTAIN AN ENCROACHMENT PERMIT FM. S.C. COUNTY PRIOR TO ANY WORK IN PUBLIC WAY

NOTE:
EACH DOWNSPOUT WILL TERMINATE @ CONC. SPLASH BLOCK & GRAVEL PATH/ SWALE @ EXISTING NATURAL DRAINAGE PATH

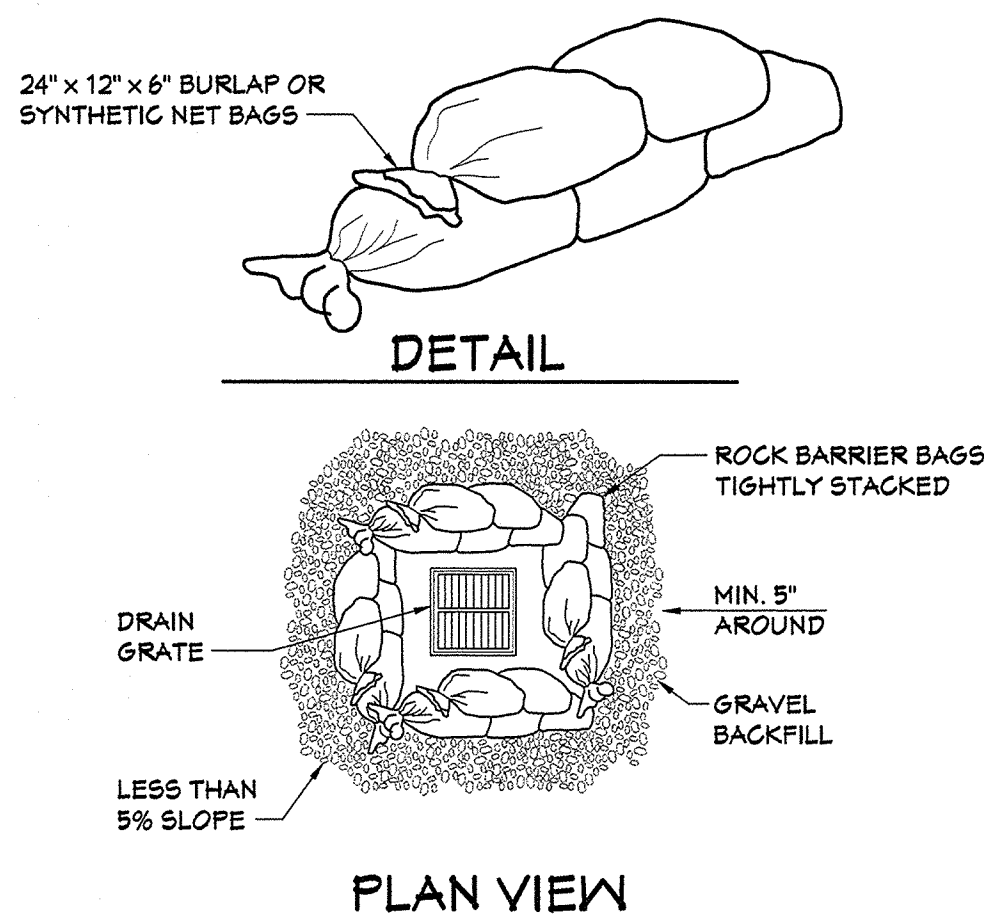
ALL DEMOLITION WASTE HAULED TO S.C. COUNTY RECYCLING FACILITY MIN. 65% CONST. WASTE TO BE RECYCLED

THERE ARE NO EXISTING DRAINAGE ISSUES IN VICINITY OF SITE & NONE ARE ANTICIPATED

A STRAW ROLL STAKING

UNKNOWN

Figure SC-4 Storm Drain Inlet Protection



- NOTES:**
1. FILL ROCK BARRIER BAGS 2/3 FULL OF 3/4" ROCK.
 2. PLACE BAGS SUCH THAT NO GAPS ARE EVIDENT IN A SINGLE OR DOUBLE LAYER. STAMP ENTIRE LAYER INTO PLACE PRIOR TO STARTING THE NEXT LAYER.
 3. ROCK BARRIER BAGS FOR CATCH BASIN SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).

B

UNKNOWN

C BIOSWALE

1" = 1' - 0"

D BIOSWALE @ STOOPS

1" = 1' - 0"

DRIED CREEK BED/ PATH/ SWALE

C/A1.2
D/A1.2
B/A1.2

EXISTING & PROPOSED ELEVATION

EXISTING OR PROPOSED SPOT ELEVATION AS VERIFIED

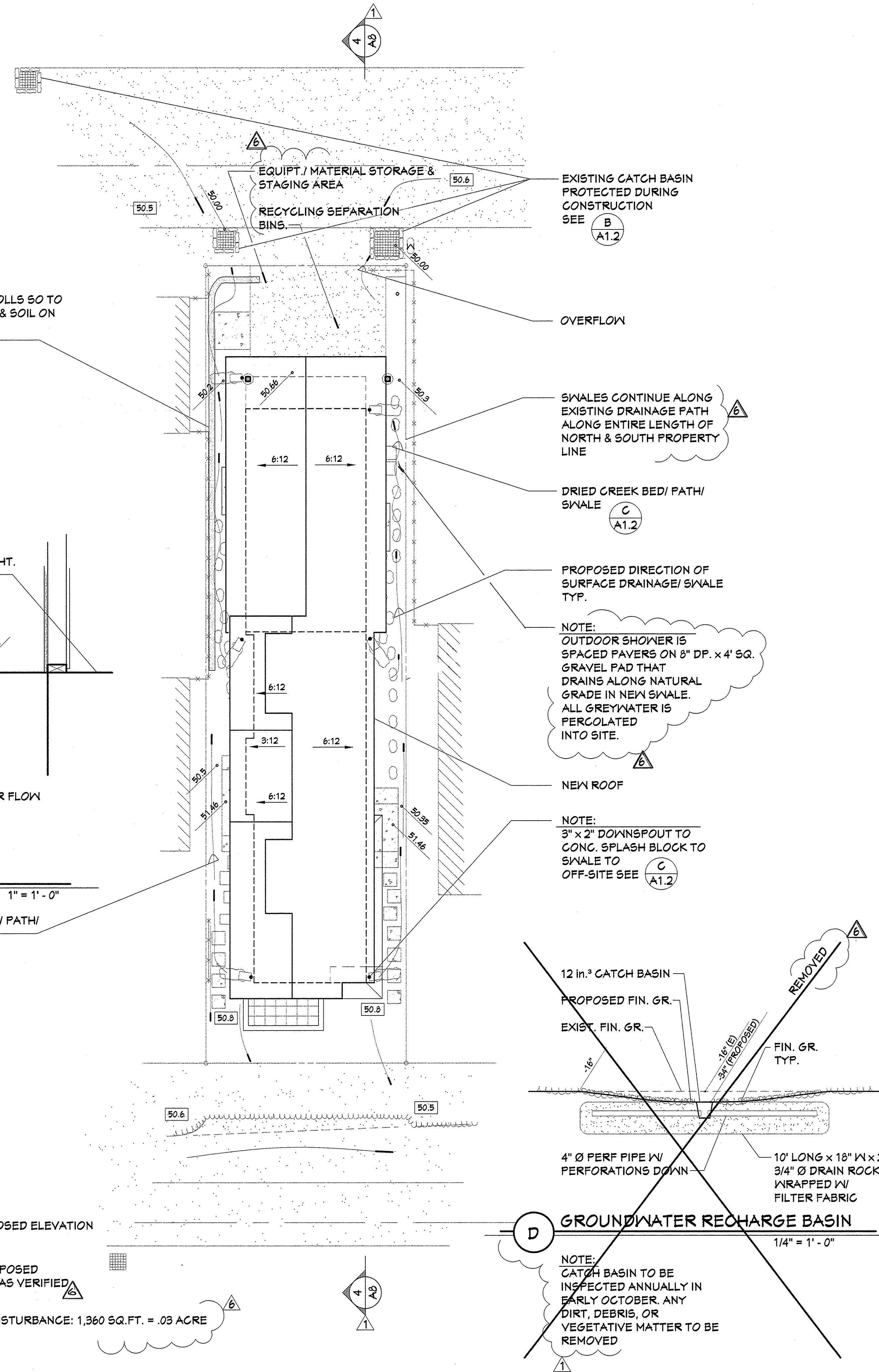
TOTAL AREA OF DISTURBANCE: 1,360 SQ.FT. = .03 ACRE

EROSION/ STORMWATER POLUTION CONTROL PLAN

D GROUNDWATER RECHARGE BASIN

1/4" = 1' - 0"

NOTE:
CATCH BASIN TO BE INSPECTED ANNUALLY IN EARLY OCTOBER. ANY DIRT, DEBRIS, OR VEGETATIVE MATTER TO BE REMOVED



Revisions	By
12/29/20	BD
03/07/21	BD
05/15/21	BD
02/22/24	BD

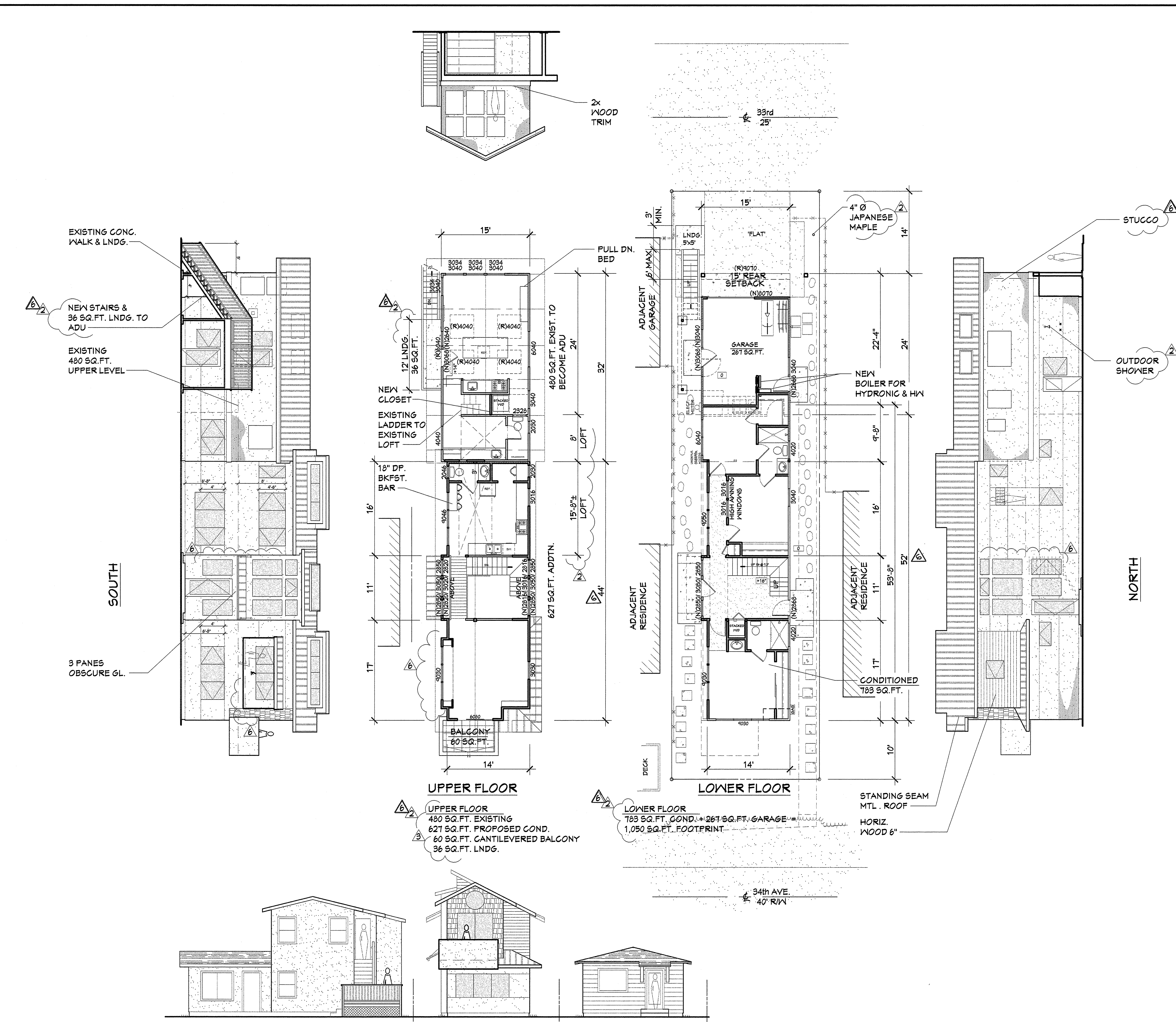
Prepared by:
The Envirotechs
Frank Phanton, Architect C24515
40524 Jean Road East, Olathe, KS 66047-5841 Envirotechs.com

PROPOSED 2ND STORY ADDITION FOR:
THE GILMER FAMILY
141 34th AVE.
SANTA CRUZ, CA 95062

Date	08/24/20
Scale	AS NOTED
Drawn	duMont
Job	34th Ave.

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A1.2
of 11 Sheets

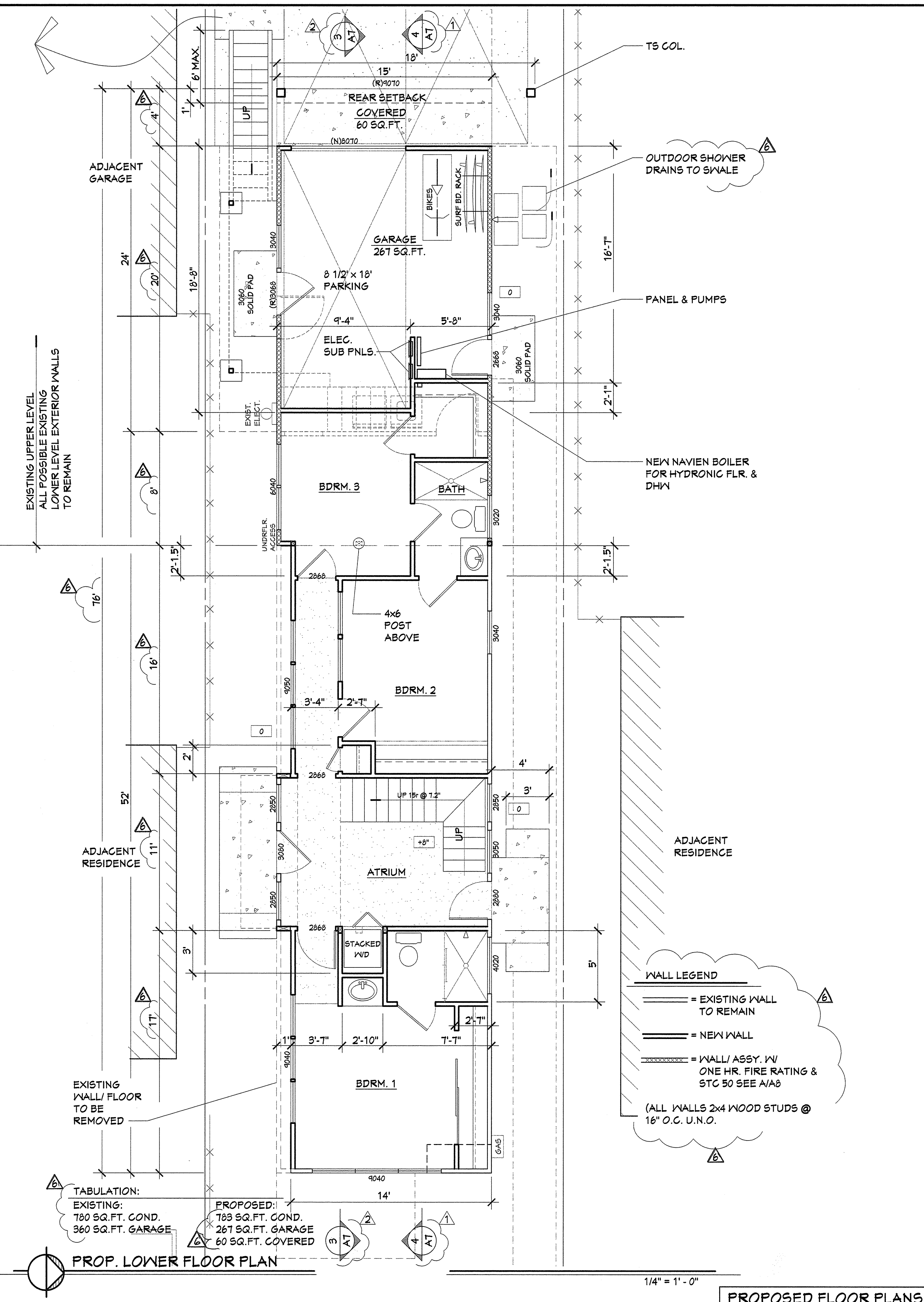
STORMWATER PLAN




Revisions	By
12/29/20	BD
03/07/21	BD
05/15/21	BD
02/22/24	BD

Prepared by:	The Envirotechs
Frank Planton, Architect C 24515	
40524 Team Road East, Oakhurst, CA 95644 475-5841	Envirotechs.com

Date	08/24/20
Scale	AS NOTED
Drawn	duMont
Job	34th Ave.
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of 11	Sheets



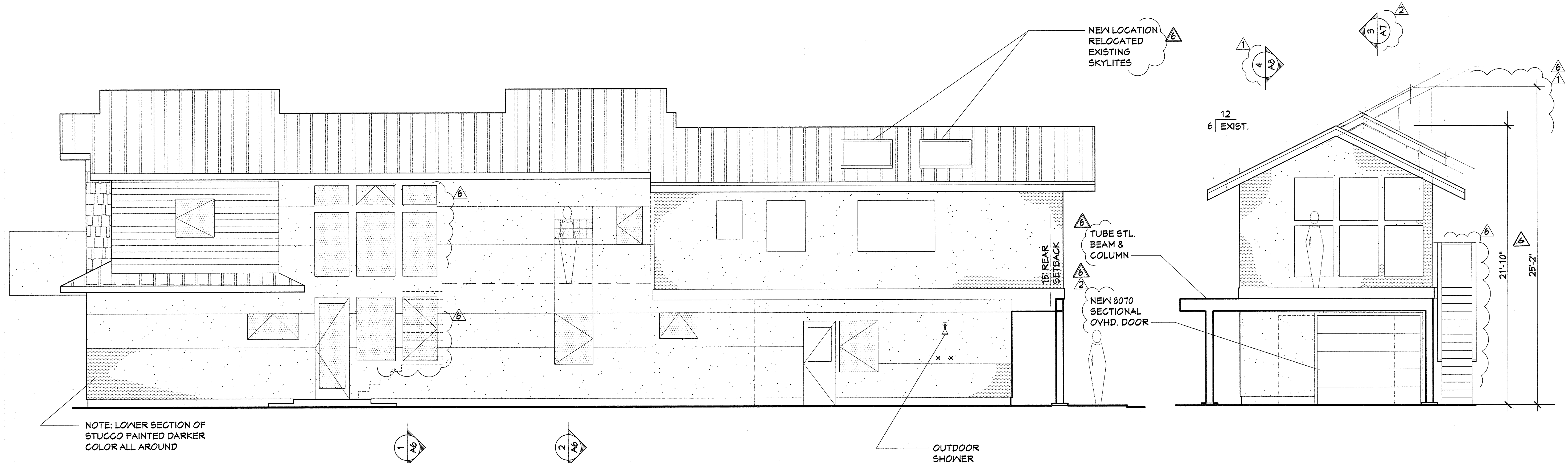
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① 12/29/20	BD
② 03/07/21	BD
③ 05/15/21	BD
④ 02/22/24	BD

	Prepared by:
	The Envirotests Frank Phanton, Architect C 24515 40524 Jean Road East, Oakhurst, CA 95644 475-5841 Envirotests.com

PROPOSED 2nd STORY ADDITION FOR: THE GILMER FAMILY 141 34th AVE. SANTA CRUZ, CA 95062	AFN 032-212-09
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Date	08/24/20
Scale	A5 NOTED
Drawn	duMont
Job	34th Ave.
Sheet	A4

Revisions	By
12/29/20	BD
03/07/21	BD
05/15/21	BD
02/22/24	BD
Prepared by: The Enviroctects Frank Phantom Architect C 24515 40524 Jean Road East, Oakhurst, CA 93644 475-5841 Enviroctects.com	
APN 032-212-09	
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Sheet	A5
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RIGHT/ NORTH ELEVATION

REAR/ WEST ELEVATION

COLORS: BY 'SHERWIN WILLIAMS' OR EQUAL
ROOF: STANDING SEAM MTL. ROOF
NATURAL RUST COMM. COLOR

FASCIA: FINE WINE SW6307
HORIZ. SIDING: YAM SW6643
MAIN BODY STUCCO: TONY TAUPE SW7038
LOWER 4' SECTION OF STUCCO:
ANONYMOUS SW7046

TYPICAL EXTERIOR MATERIALS:
STANDING SEAM MTL. ROOF
PAINTED WOOD FASCIA &
BARGE BD.

EXISTING STUCCO TO BE
PAINTED DARKER COLOR TO
MATCH LOWER 4' OF BLDG.
ANONYMOUS SW7046

4" COPPER FASCIA GUTTER

EXISTING UPPER LEVEL PROPOSED UPPER LEVEL

SKYLITES RELOCATED FOR
PV PANELS THIS ROOF

SEE SECTIONS
SHT. A6 FOR
SUN PATH TO
NEIGHBORS

COPPER
SHINGLES

28' HT. LIMIT

HORIZ. WD. SIDING

45°

1'-9"

22'

UPPER FLOOR

28'

FIN. FLR. TYP.

8'-1"

10'

25'-2"

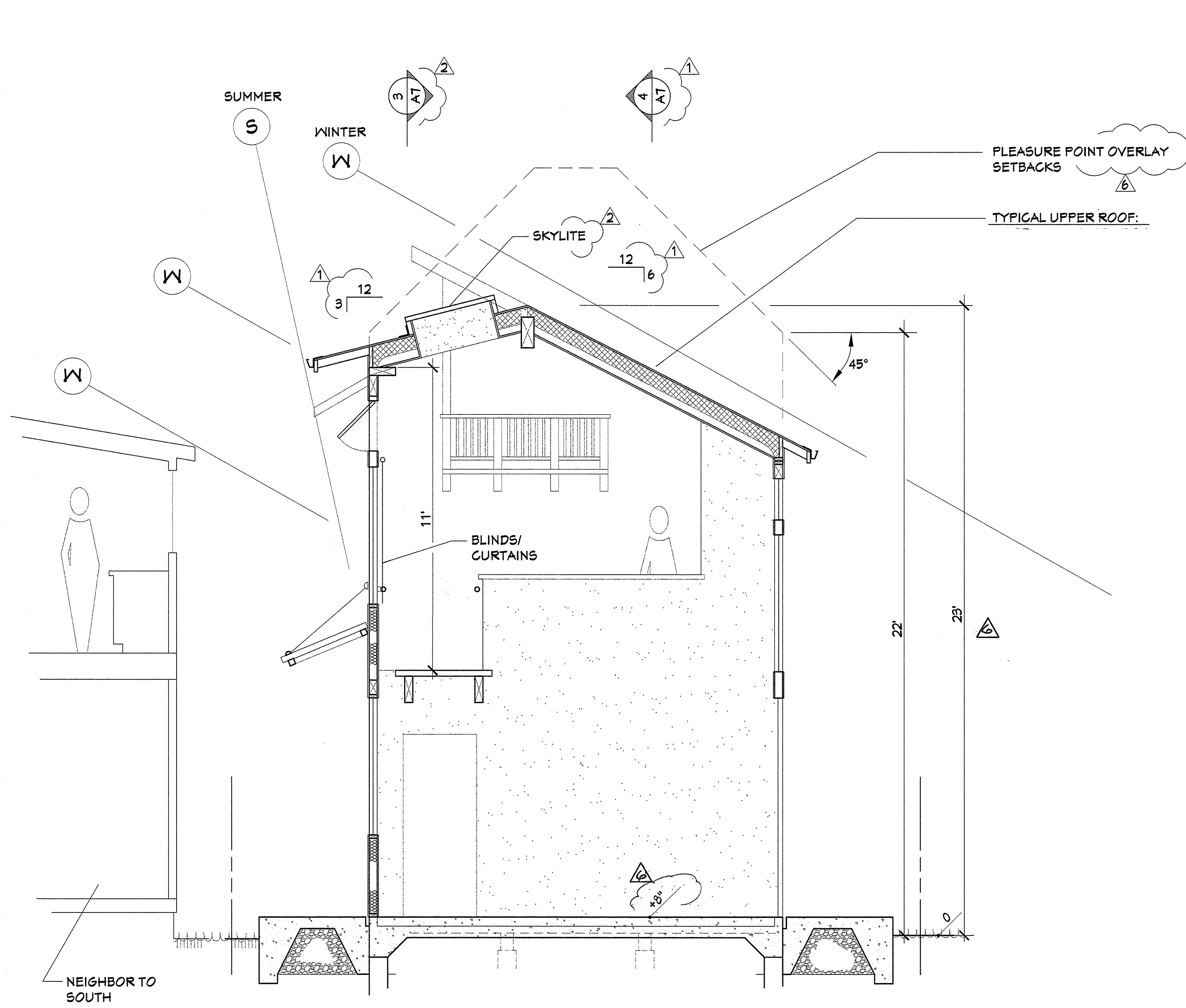
25'

TOP

LEFT/ SOUTH ELEVATION

FRONT/ EAST ELEVATION

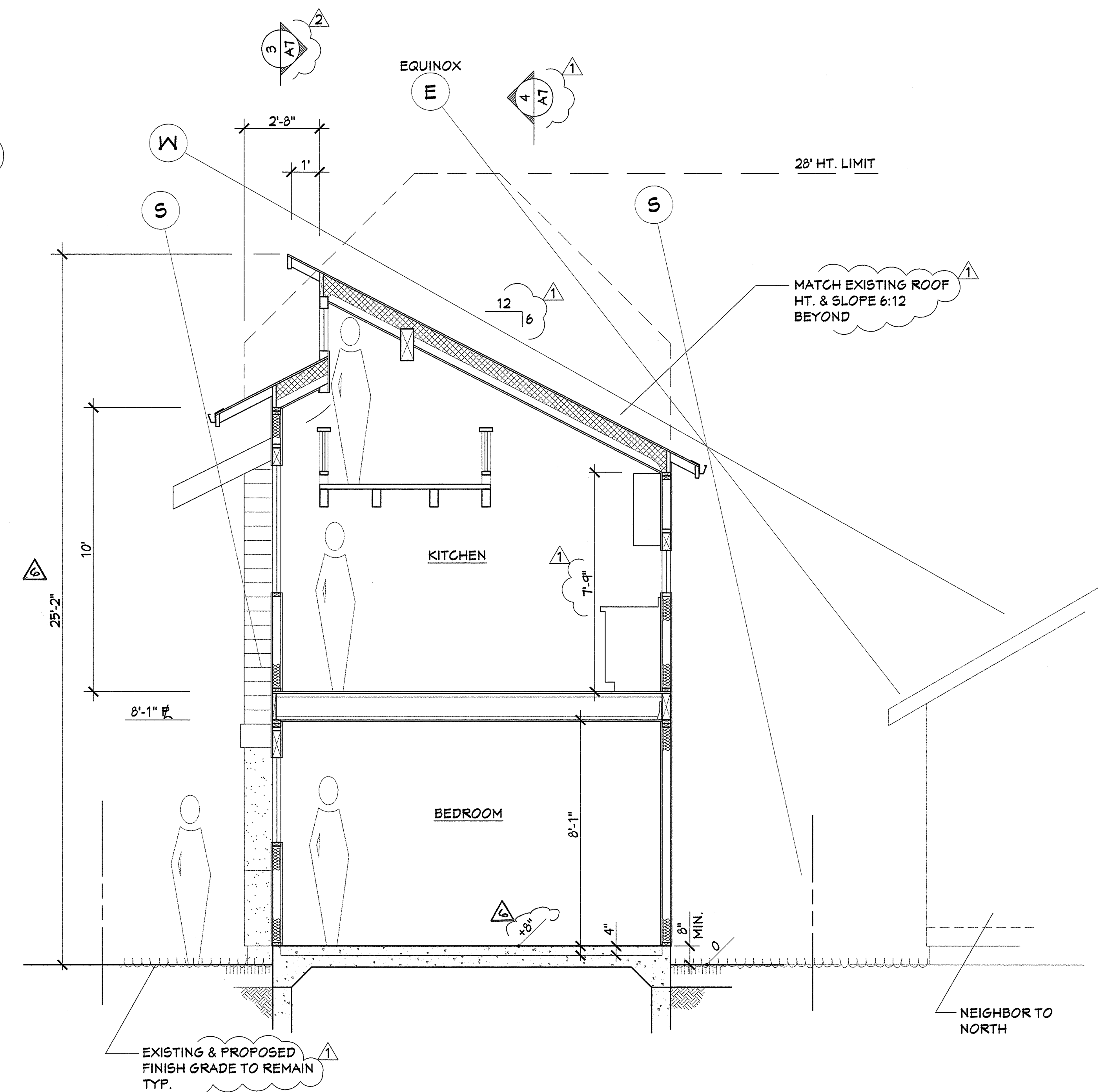
ELEVATIONS



1

SECTION @ ATRIUM

3/8" = 1' - 0"



2

SECTION @ KITCHEN

3/8" = 1' - 0"

SECTIONS

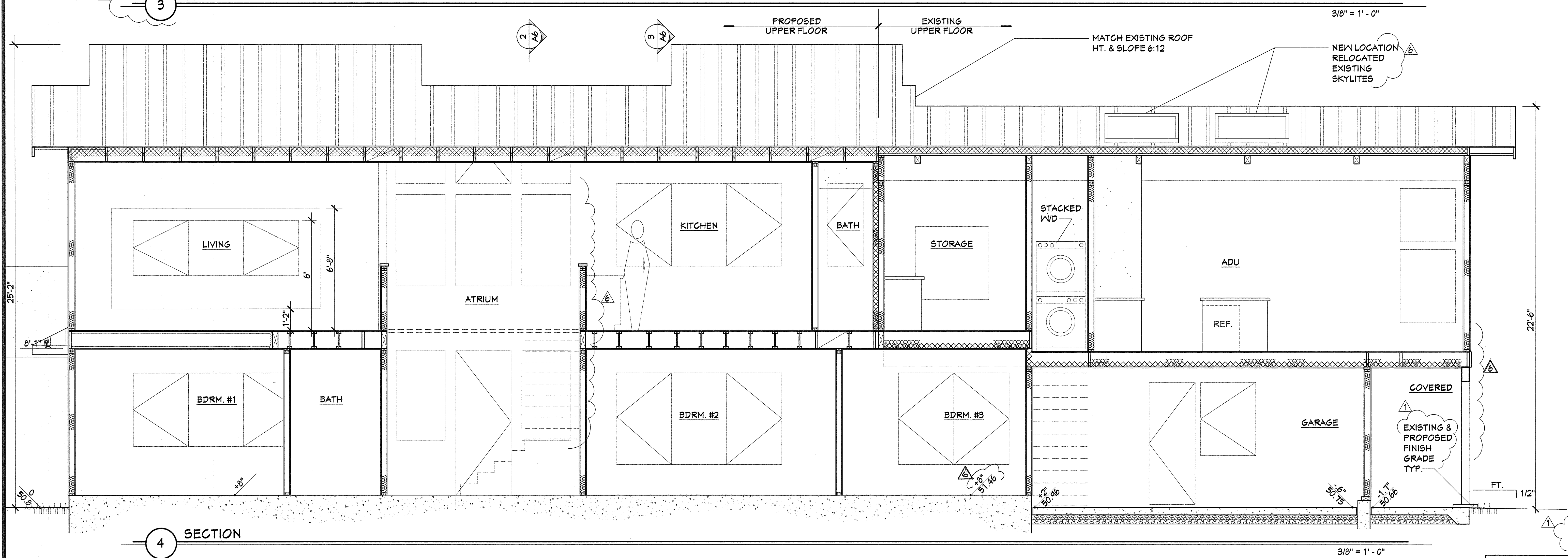
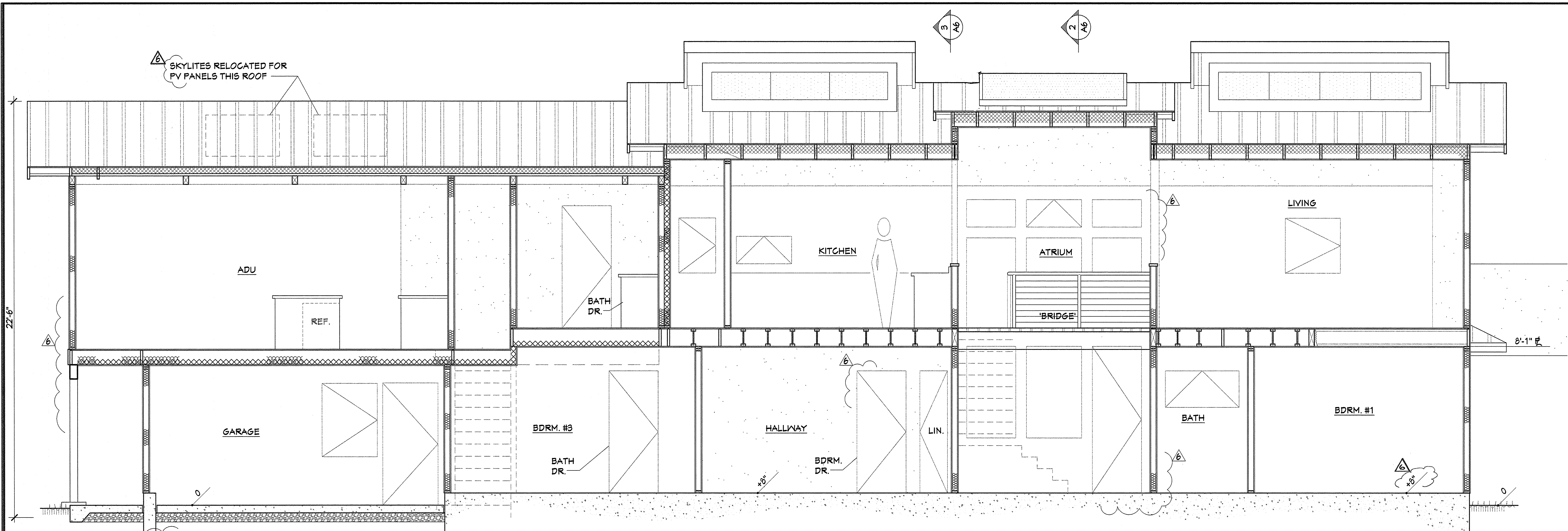
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Scale	AS NOTED
Drawn	duMont
Job	34th Ave.
Sheet	A7
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