

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: 251434      APN: 041-022-15**  
**SITUS: 410 Trout Gulch, Aptos CA 95003**

Proposal to convert an existing two-story commercial building (dental office) to a two-unit residential apartment building. Requires an Administrative Use Permit. Property located at the southeast corner of Trout Gulch Road and Valencia Street in Aptos. (410 Trout Gulch Road)

**OWNER: Russell Beggs**  
**APPLICANT: Guillermo Prado**  
**SUPERVISORIAL DISTRICT: 2**  
**PLANNER: Randall Adams, (831) 454 -3218**  
**EMAIL: [Randall.Adams@santacruzcountyca.gov](mailto:Randall.Adams@santacruzcountyca.gov)**

**Public comments must be received by 5:00 p.m. 02/09/2026. A decision will be made on or shortly after 02/10/2026.**

**Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.**

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

# CONVERSION OF COMMERICAL INTO RESIDENTIAL

## 410 TROUT GULCH RD. APTOS, CA 95003

THESE PLANS, WHICH INCORPORATES THE DESIGN CONCEPTS, DRAWINGS, SPECIFICATIONS AND WRITTEN MATERIAL CONTAINED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMERALD DESIGN GROUP, LLC AND CANNOT BE COPIED OR USED IN WHOLE OR IN PART FOR ANY OTHERS BUT ITS ORIGINAL PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION OF EMERALD DESIGN GROUP, LLC.

PROJECT NAME & ADDRESS:

410 TROUT GULCH RD.  
APTOS, CA 95003

APPLICABLE CODES:

2022	CALIFORNIA RESIDENTIAL CODE
2022	CALIFORNIA MECHANICAL CODE
2022	CALIFORNIA PLUMBING CODE
2022	CALIFORNIA ELECTRICAL CODE
2022	CALIFORNIA CALGREEN BUILDING CODE
2022	CALIFORNIA ENERGY CODE
2022	CALIFORNIA FIRE CODE

SPECIAL INSPECTIONS:

PROJECT INFORMATION:

APN:	041-022-15
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-B
ZONING:	CC
NUMBER OF STORIES:	2
FIRE SPRINKLERS:	NO

SCOPE OF WORK:

1) CONVERT EXISTING FIRST AND SECOND FLOOR DENTAL OFFICES INTO A RESIDENTIAL DUPLEX.

DRAWING INDEX:

A0	COVER SHEET
A1	SITE PLAN
A2	LOWER LEVEL FLOOR PLAN
A3	UPPER LEVEL FLOOR PLAN
A4	EXTERIOR ELEVATIONS

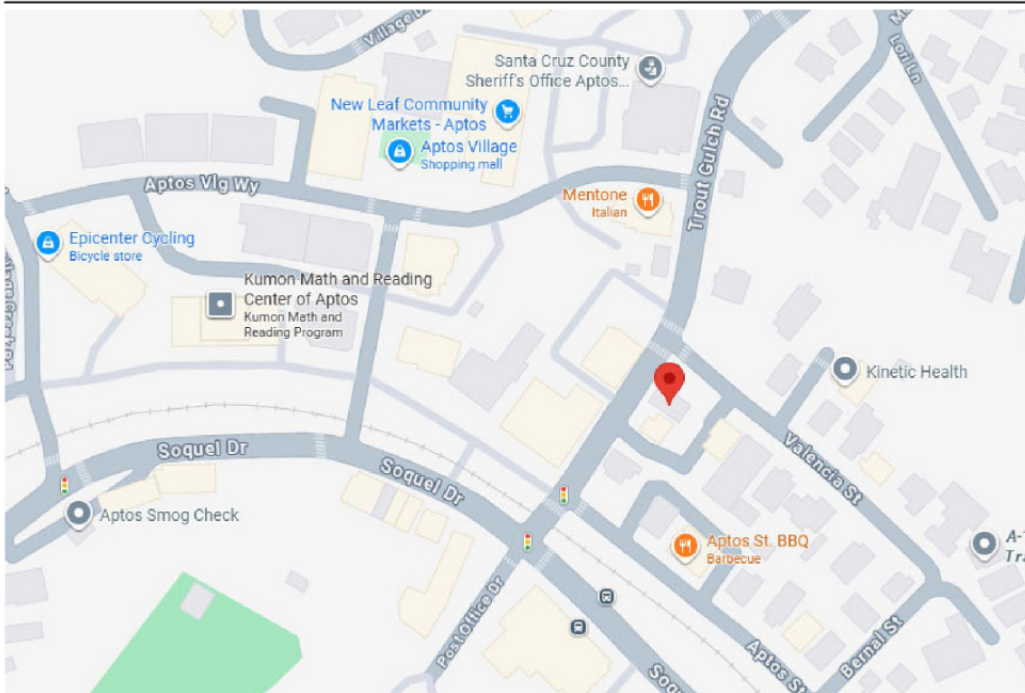
PROJECT TEAM:

DEFERRED SUBMITTALS:

SITE AREA:

- A) LOT SIZE..... 3,877 SQ. FT.
- B) EXISTING LOWER LEVEL ..... 1,103 SQ. FT.
- C) EXISTING UPPER LEVEL ..... 580 SQ. FT.

VICINITY MAP:



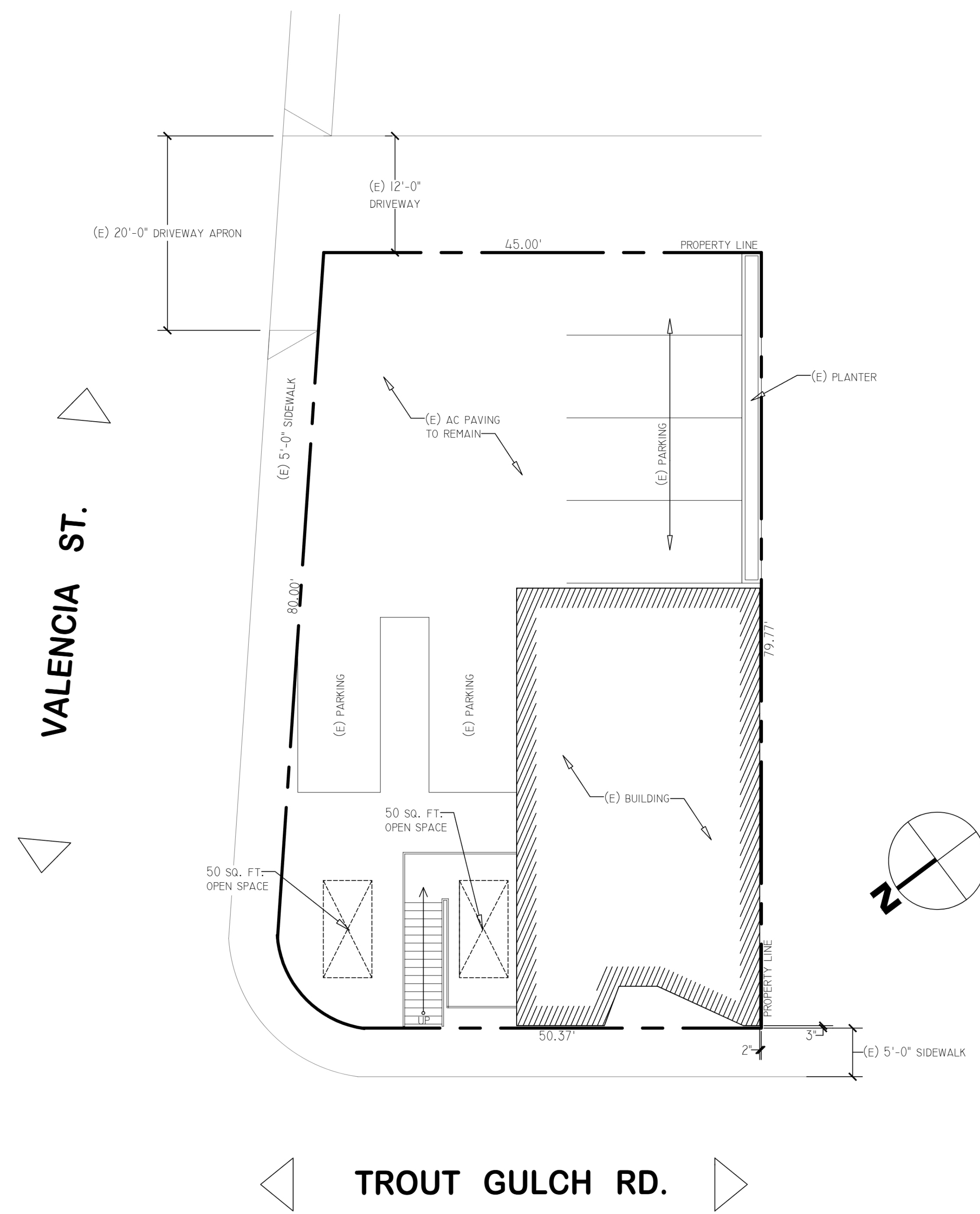
REVISION

NO.	DESCRIPTION
	DATE

COVER SHEET

JOB NO.	24-0100
DATE:	6/01/25
DRAWN BY:	GPRADO
SCALE:	AS NOTED

A0



**SITE PLAN**  
SCALE: 1/8"= 1'-0"

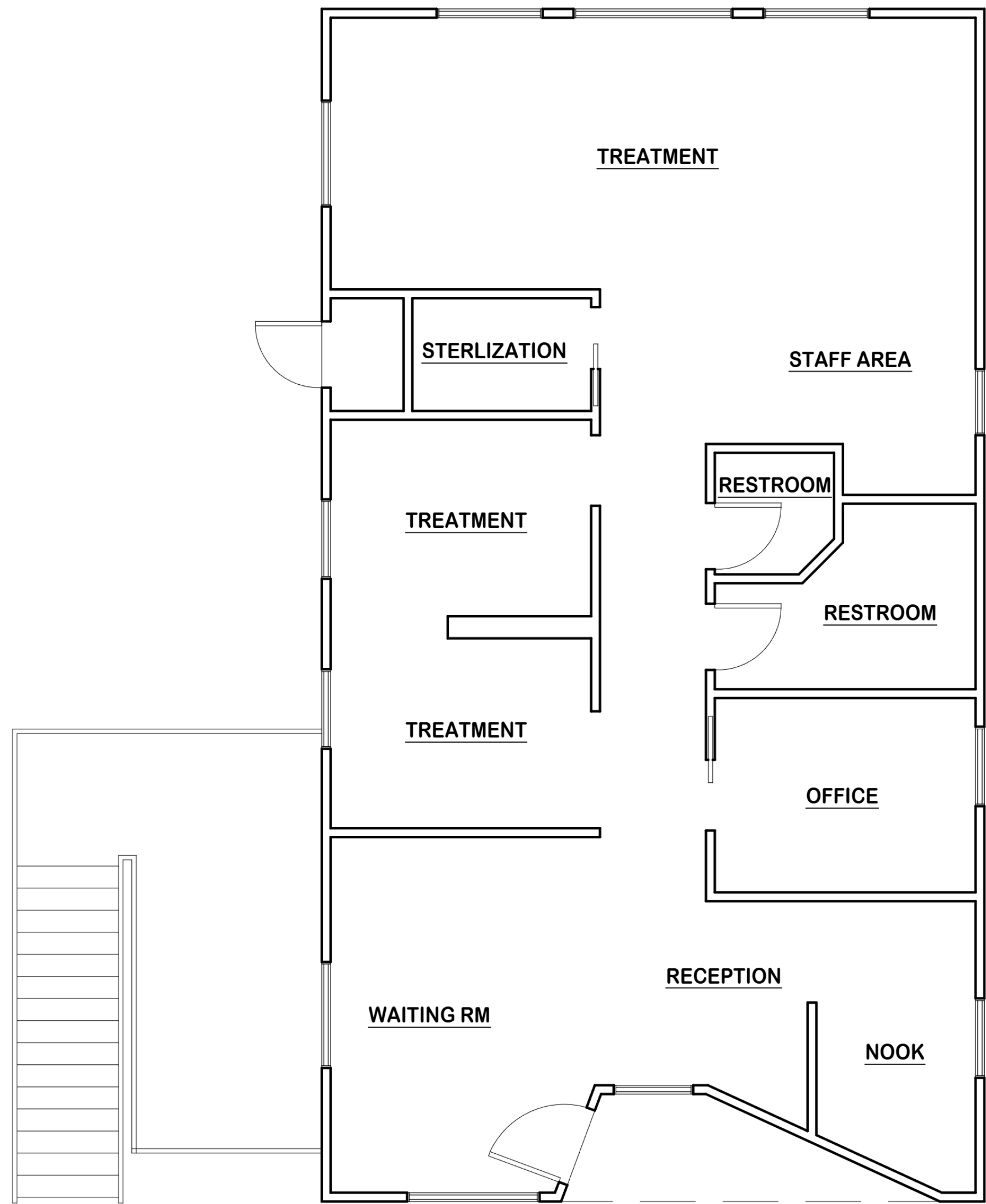
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PROJECT NAME & ADDRESS:  
**410 TROUT GULCH RD.  
APTOS, CA 95003**

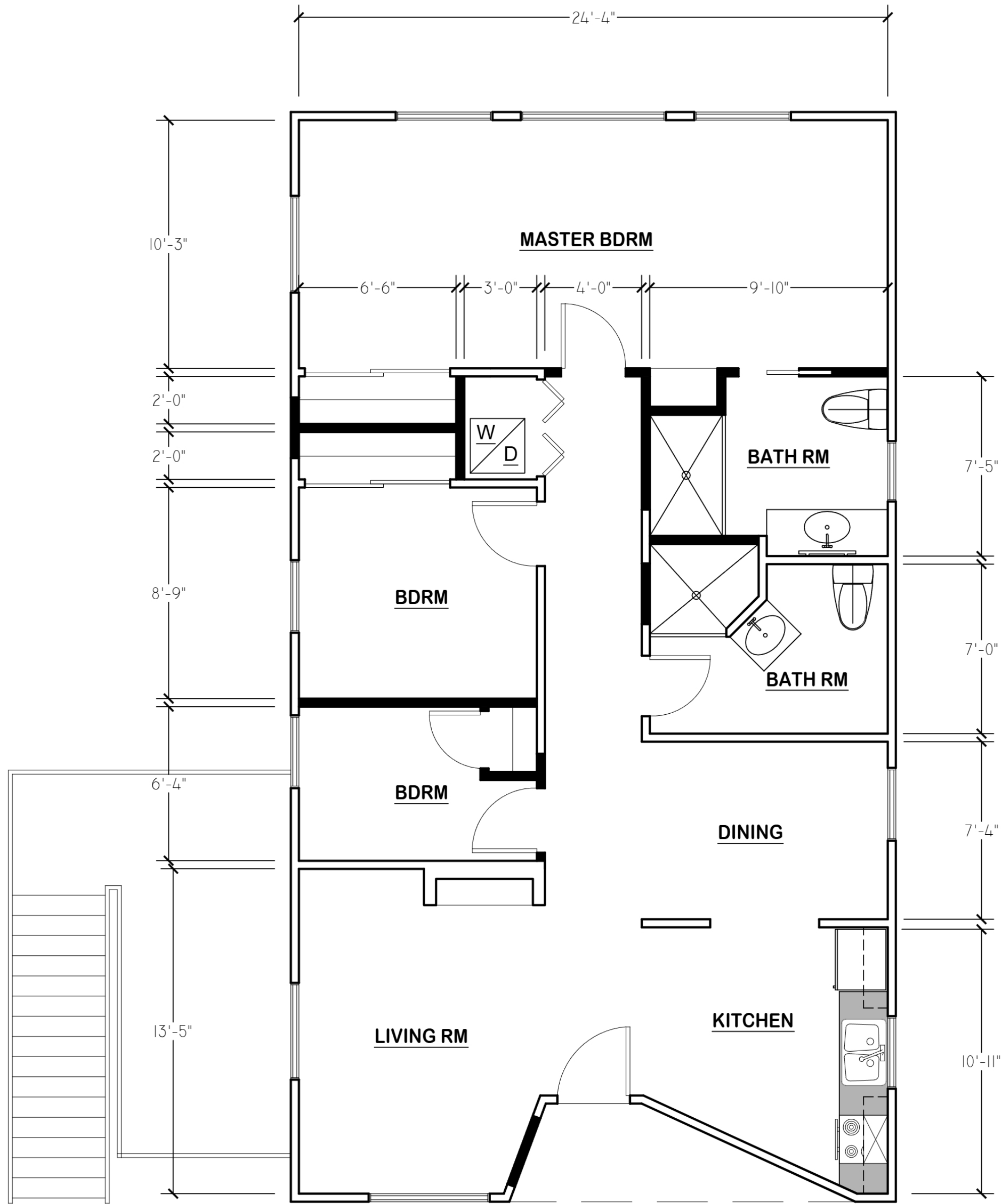
REVISION		
No.	DESCRIPTION	DATE

**SITE PLAN**

JOB NO.	24-0100
DATE:	6/01/25
DRAWN BY:	GPRADO
SCALE:	AS NOTED



**EXISTING LOWER LEVEL**  
SCALE: 1/4"= 1'-0"



**PROPOSED LOWER LEVEL**  
SCALE: 1/4"= 1'-0"

**WALL TYPE KEY:**

- EXISTING WALLS TO REMAIN
- NEW WALLS

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PROJECT NAME & ADDRESS:

410 TROUT GULCH RD.  
APTOS, CA 95003

REVISION

No.	DESCRIPTION	DATE

LOWER LEVEL FLOOR PLAN	
JOB NO.	24-0100
DATE:	6/01/25
DRAWN BY:	GPRADO
SCALE:	AS NOTED



WALL TYPE KEY:

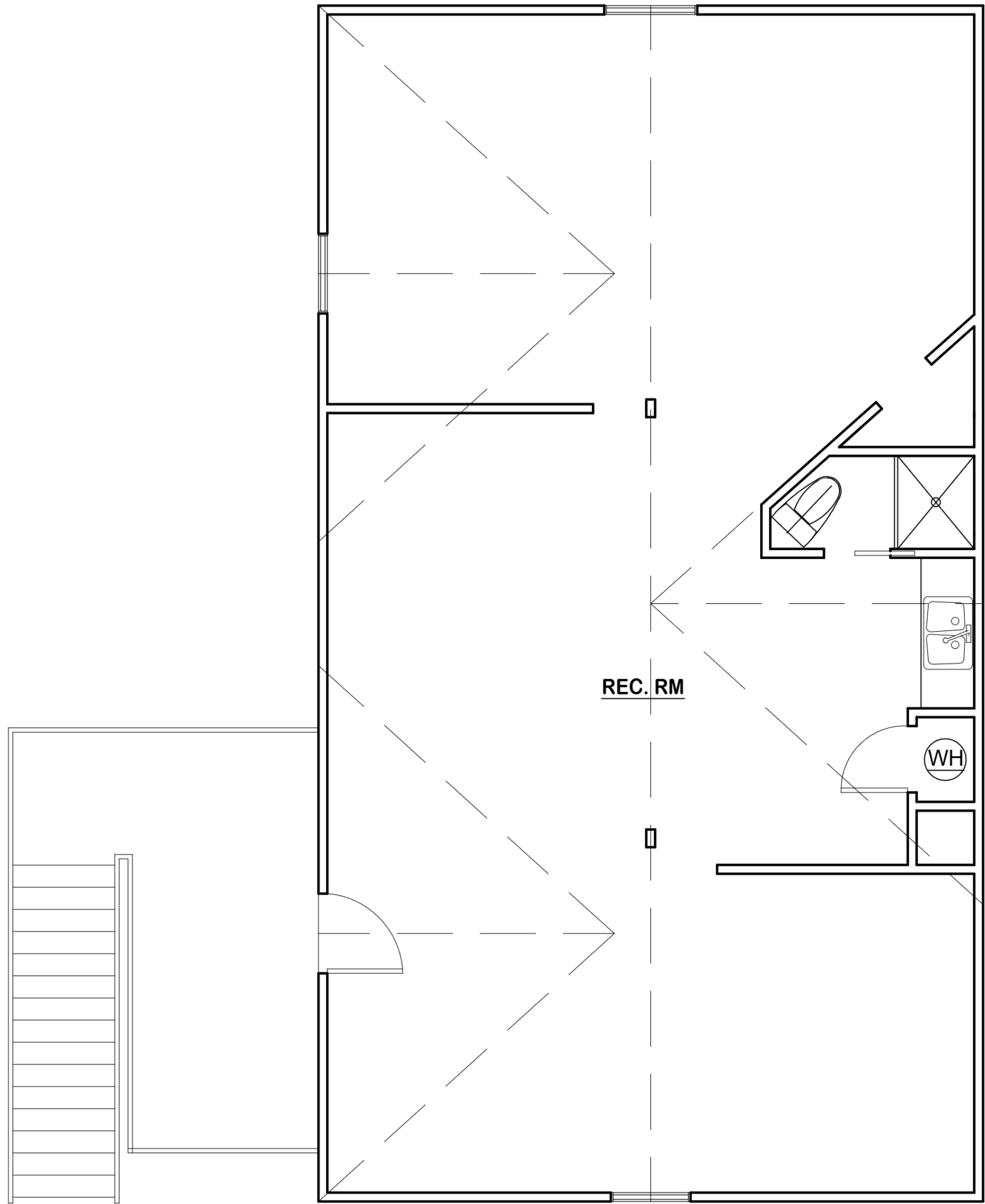
EXISTING WALLS TO REMAIN

NEW WALLS



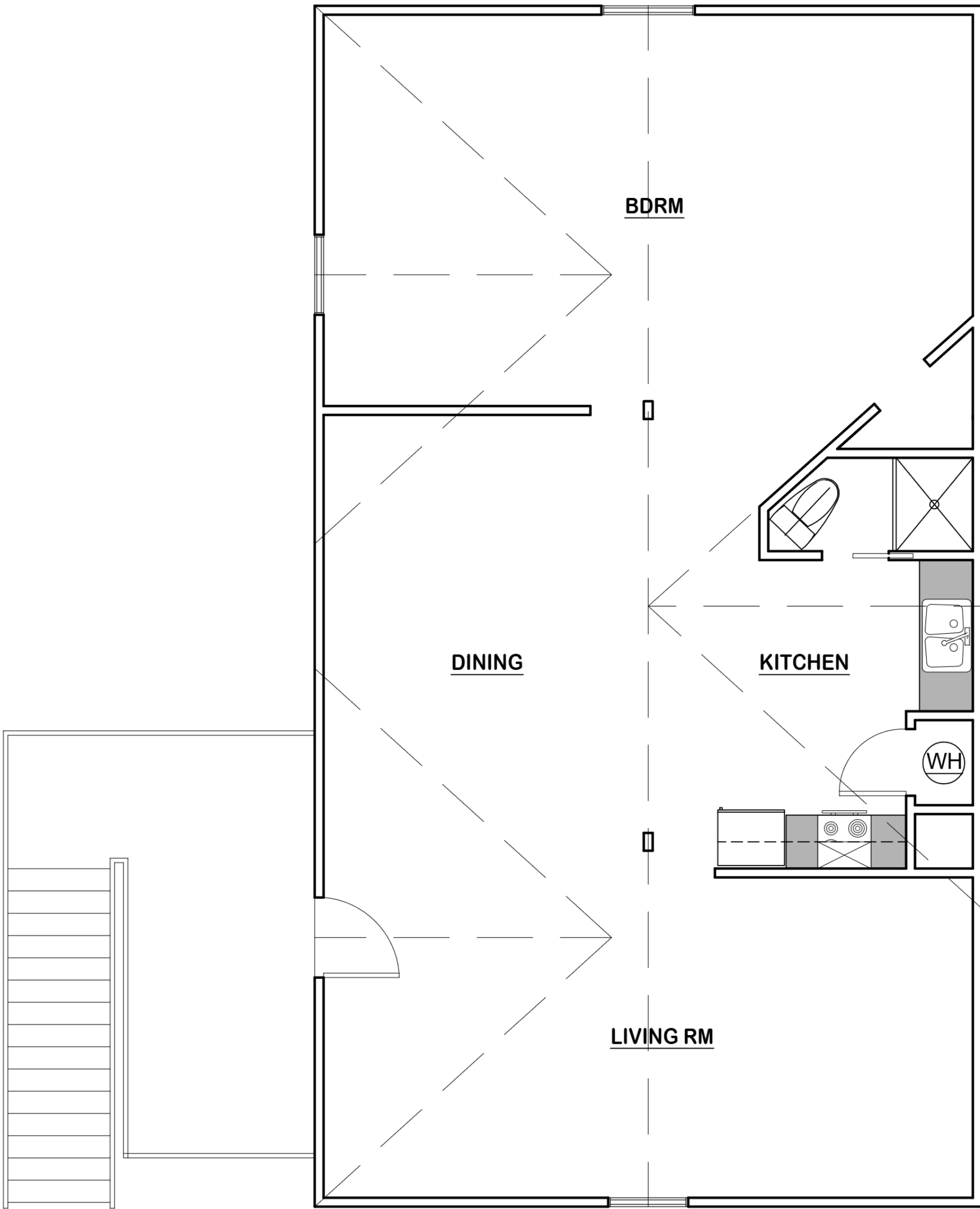
EMERALD DESIGN GROUP, LLC  
P.O. BOX 51303 • SAN JOSE, CA 95151  
PH#: (408) 656-0361  
EMAIL: INFO@EMERALDDESIGNGROUP.NET

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EXISTING UPPER LEVEL

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



PROPOSED UPPER LEVEL

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

PROJECT NAME & ADDRESS:

410 TROUT GULCH RD.  
APTOS, CA 95003

REVISION

No.	DESCRIPTION	DATE

UPPER LEVEL  
FLOOR PLAN

JOB NO. 24-0100

DATE: 6/01/25

DRAWN BY: GPRADO

SCALE: AS NOTED

A3

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APTOS, CA 95003

REVISION

No.	DESCRIPTION	DATE

EXISTING ELEVATIONS

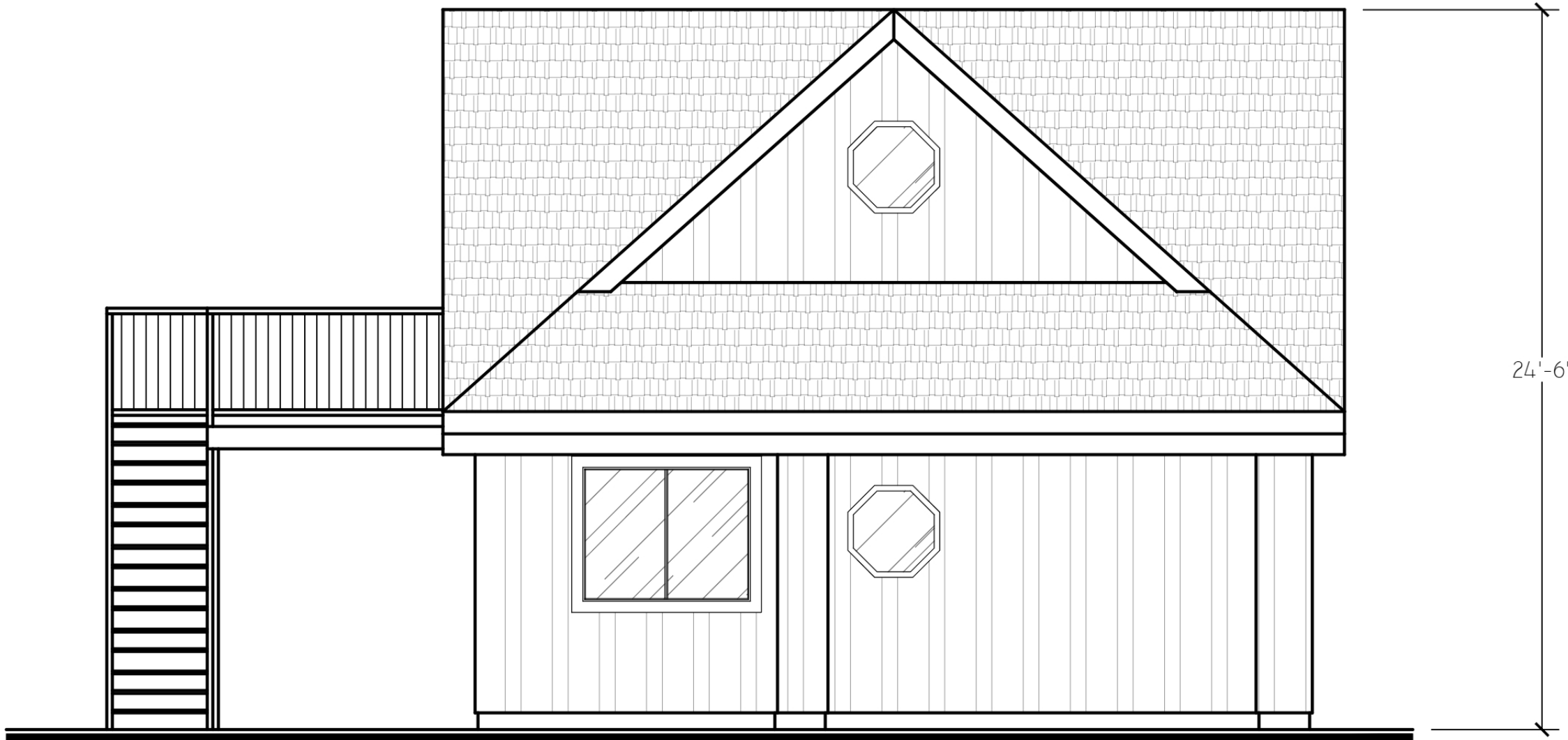
JOB NO.	24-0100
DATE:	6/01/25
DRAWN BY:	GPRADO
SCALE:	AS NOTED

A4



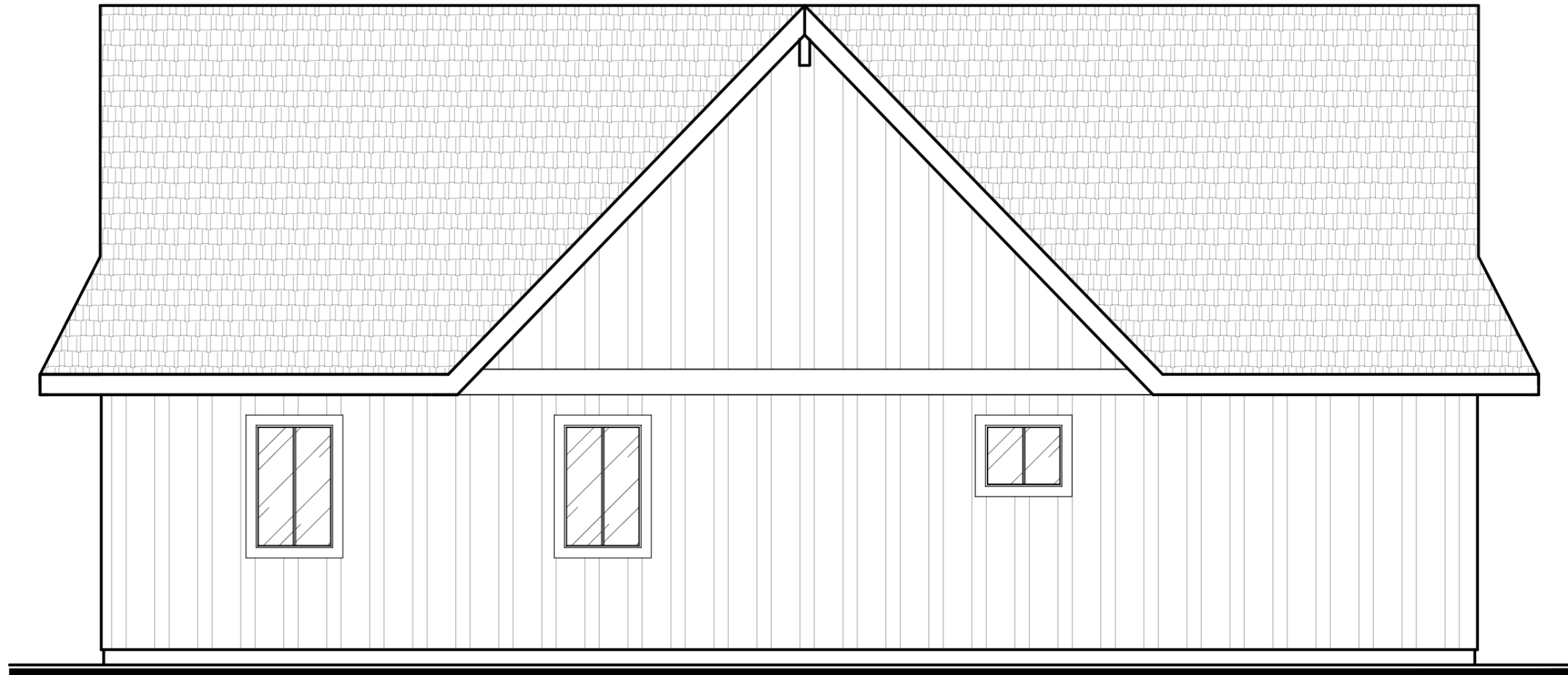
LEFT SIDE ELEVATION

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



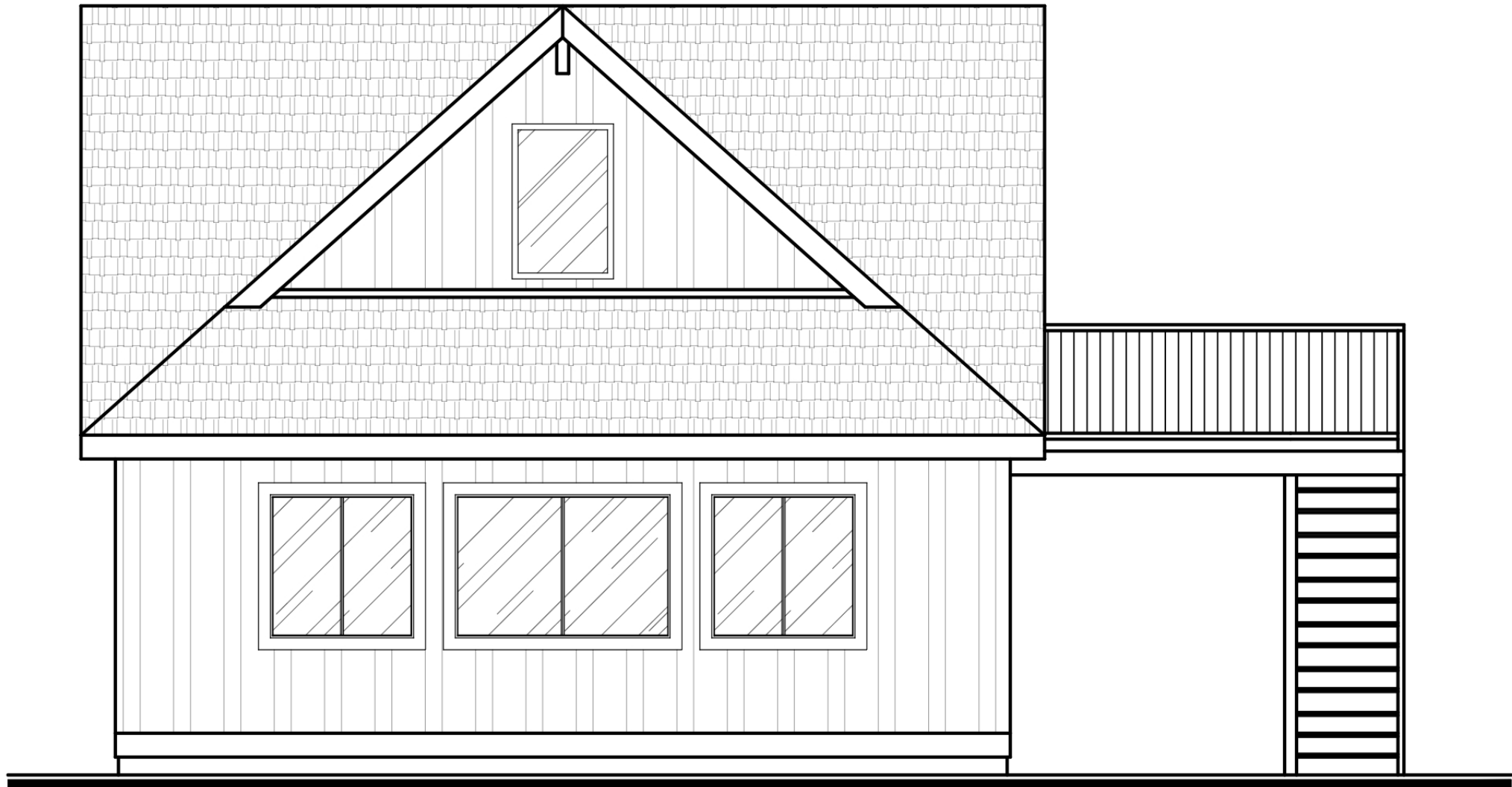
FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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