



## Staff Report to the Zoning Administrator

Application Number: **121069**

**Applicant:** Talbot John D Trustee  
**Owner:** Tablot John D Trustee  
**APN:** 028-173-18

**Agenda Date:** June 15, 2012  
**Agenda Item #:** 4  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to recognize the conversion of a permitted Habitable Accessory Structure to a Second Unit over 17 feet in height. Requires an Amendment to permit 1559-U and a Level 5 permit to allow a 25' tall structure with a second unit.

**Location:** Property located on the south side of Portola Drive about 220 feet east of 21<sup>st</sup> Avenue (2150 Portola Drive)

**Supervisory District:** 1<sup>st</sup> District (District Supervisor: Leopold)

**Permits Required:** Amendment to Permit 1559-U and Residential Development Permit  
**Technical Reviews:** None

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121069, based on the attached findings and conditions.

### Exhibits

- |   |                                     |
|---|-------------------------------------|
| A. Project plans                              | E. Assessor's, Location, Zoning and |
| B. Findings                                   | General Plan Maps                   |
| C. Conditions                                 | F. Comments & Correspondence        |
| D. Categorical Exemption (CEQA determination) |                                     |

### Parcel Information

|                                  |  |
|----------------------------------|--|
| Parcel Size:                     | 6642 square feet (0.15 acres)                    |
| Existing Land Use - Parcel:      | Residential                                      |
| Existing Land Use - Surrounding: | Residential, Corcoran Lagoon further to the east |
| Project Access:                  | Via Portola Drive                                |
| Planning Area:                   | Live Oak   |
| Land Use Designation:            | R-UM (Urban Medium Residential)                  |

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Zone District: R-1-4 (Single Family Residential - 4,000 square foot maximum parcel size)  
Coastal Zone: X Inside    Outside  
Appealable to Calif. Coastal Comm.    Yes X No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: N/A  
Fire Hazard: Not a mapped constraint  
Slopes: N/A  
Env. Sen. Habitat: No physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Not mapped

### Services Information

Urban/Rural Services Line: X Inside    Outside  
Water Supply: Public  
Sewage Disposal: Santa Cruz County Sanitation District  
Fire District: Central  
Drainage District: Zone 5

### History

In 1963, a Variance (1599-U) was granted to allow for the construction of an addition to an existing non-conforming structure and use. At the time, the parcel was zoned Neighborhood Commercial and was developed with the existing single family dwelling and detached garage, thereby making the use non-conforming to the zone district. Permit 1559-U allowed for the construction of a habitable accessory structure above the existing detached garage. The habitable accessory structure included two bedrooms, one bathroom, and a living area. A final building permit was obtained for the addition (#6864) in 1964.

The parcel is now located in the R-1-4 (Single Family Residential – 4,000 square foot minimum) zone district; therefore, the use is no longer non-conforming. The garage (located on first story of the structure) is located 5 feet from the rear property line where a 15 foot setback is required; therefore the garage is still considered to be a non-conforming structure.

### Project Analysis

The permitted habitable accessory structure was converted into a full second unit to include one bedroom, one bathroom, a kitchen, and a living room. The unit is located above the garage; therefore, the highest point of the second unit is about 25' from existing grade. The R-1-4 zone district allows for a 28 foot maximum height limit for residential structures and a 17 foot

maximum height limit for second units. No additional square footage was added and no exterior improvements were made in the conversion. Excluding the stairs, the unit is approximately 630 square feet which is less than the maximum of 640 square feet permitted for a second unit within the Urban Services Line, with public sewer, and on a parcel size of less than 10,000 square feet (CC Section 13.10.681(d)(2)).

The property is located within the R-1-4 (Single Family Residential - 4,000 square foot maximum parcel size) zone district, a designation which allows residential uses and within which a second unit is a principal permitted use. The parcel is approximately 6,642 square feet and the second unit complies with all of the required setbacks, as shown in the following table:

|                  | Required Setbacks as per CC Section 13.10.323 (>5,000 sq.ft. parcel size)                       | Existing Setbacks for Second Unit and Garage Structure                 |
|------------------|---|--|
| Front Yard       | 20'   | 66.5'  |
| Side Yards       | 5' & 8'   | 5' & >8'   |
| Rear Yard        | 15'   | 15'  |
| Lot Coverage     | 40%   | 36% (no change)  |
| Floor Area Ratio | 50%   | 47% (no change)  |
| Parking          | <u>4 Spaces Required</u><br>SFD (2 bdrms) = 3 spaces<br>2 <sup>nd</sup> Unit (1 bdrm) = 1 space | <u>4 Spaces Provided</u><br>2 spaces in garage<br>2 spaces in driveway |

Although the detached garage and second unit structure is non-conforming for the rear yard setback, the second story of the structure meets the required 15 foot rear yard setback and the interior remodel associated with the conversion of use did not include alterations to any major structural components as defined by County Code Section 13.10.260. Therefore, the interior remodel is not subject to the County's non-conforming ordinance and no additional discretionary permits are required to recognize the interior modifications.

Additionally, the conversion of the use from a habitable accessory structure to a second unit did not include alterations to the height, footprint, or square footage of the structure; therefore, there is no increased impact on neighboring parcels.

## Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

## Staff Recommendation

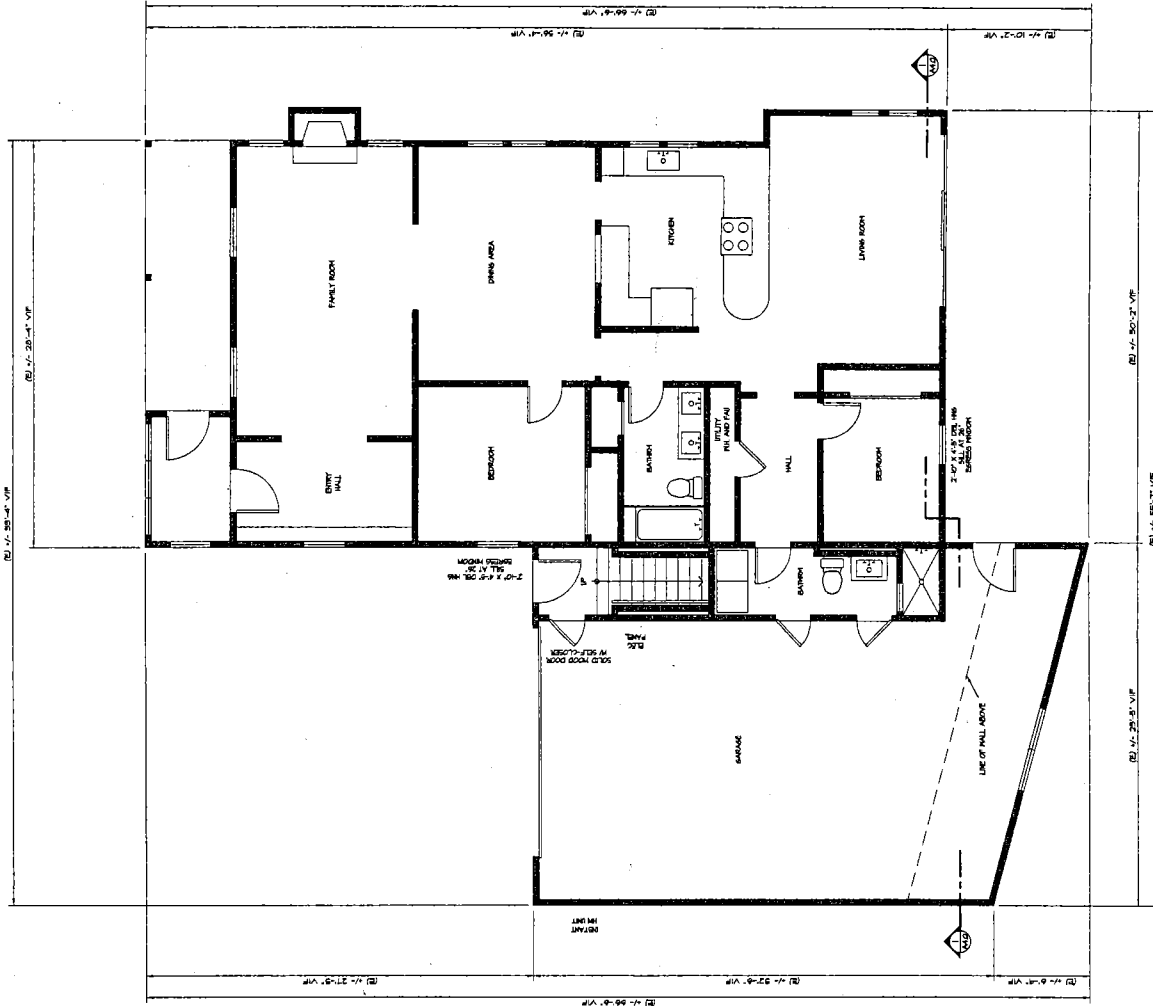
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **121069**, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

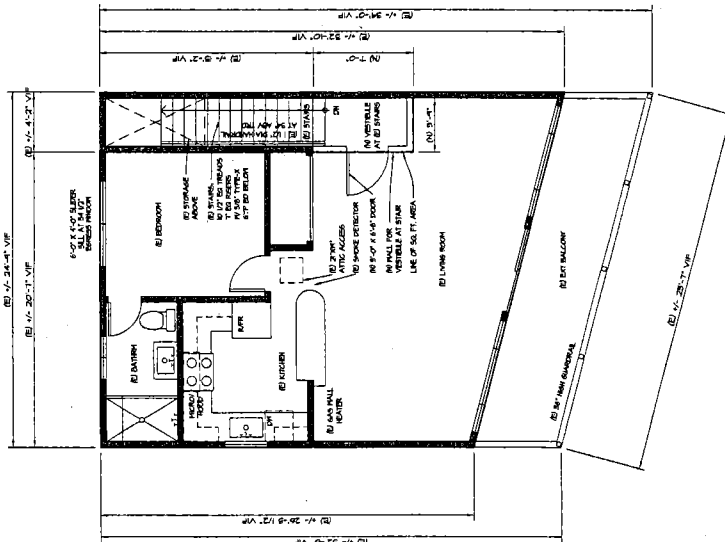
**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

Report Prepared By: Samantha Haschert  
Santa Cruz County Planning Department  
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Santa Cruz CA 95060  
Phone Number: (831) 454-3214  
E-mail: [samantha.haschert@co.santa-cruz.ca.us](mailto:samantha.haschert@co.santa-cruz.ca.us)

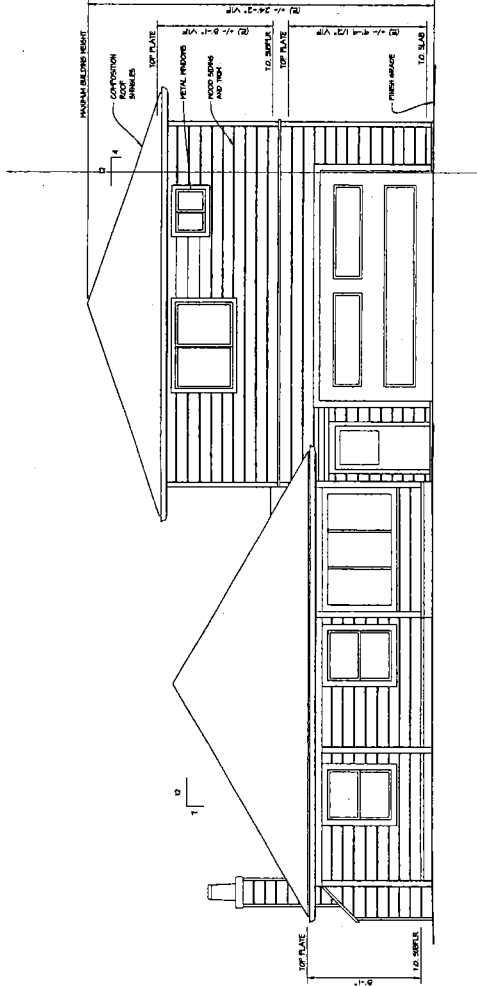




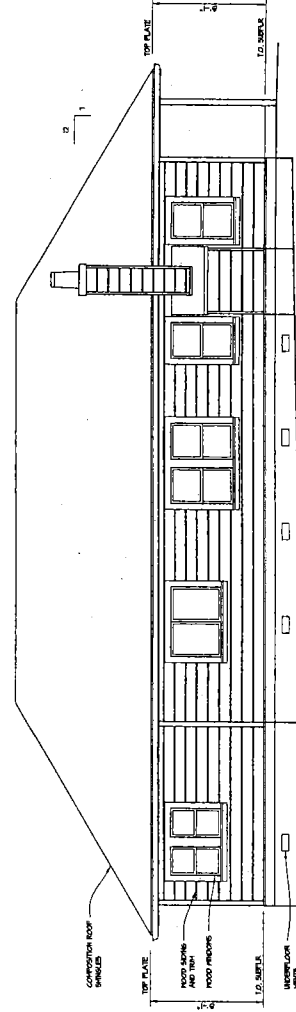
NO PROPOSED CHANGES  
(E) FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



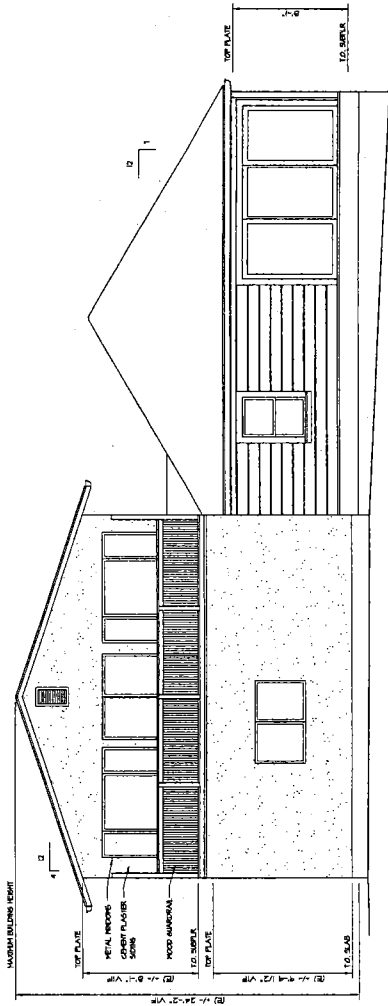
SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



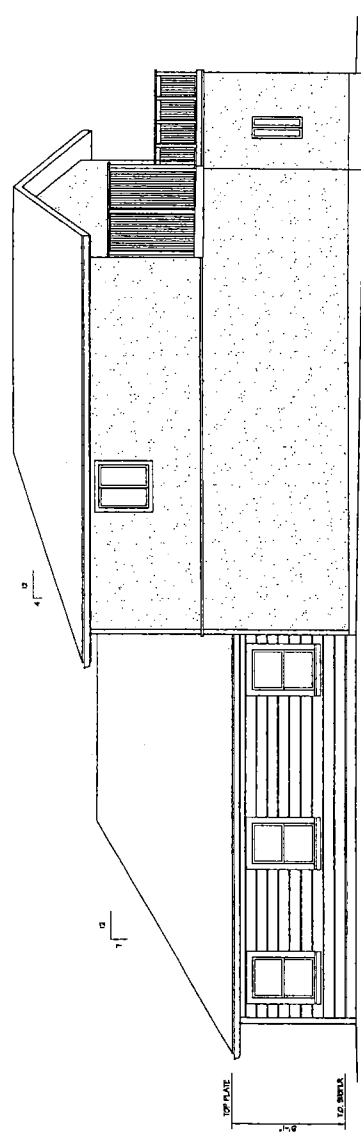
NO PROPOSED CHANGES  
(E) NORTH ELEVATION (FRONT) ①  
SCALE: 1/4" = 1'-0"



NO PROPOSED CHANGES  
(E) EAST ELEVATION ②  
SCALE: 1/4" = 1'-0"



NO PROPOSED CHANGES  
(E) SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



NO PROPOSED CHANGES  
(E) WEST ELEVATION  
SCALE: 1/4" = 1'-0"

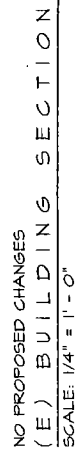
TALBOT RESIDENCE  
2150 PORTOLA DRIVE  
SANTA CRUZ, CA 95062  
APN: 028-173-18

EXISTING  
BUILDING ELEVATIONS

PLAN PERMIT  
APPLICATION 012612

A3.1





## Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical development constraints. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The second unit does not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure was permitted and constructed in 1964 and no changes to the square footage or height have been made. Additionally, the second story second unit meets all required site standards for the R-1-4 (Single Family Residential – 4,000 square foot minimum) zone district that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the location of the second unit and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single Family Residential - 4,000 square foot minimum) zone district as the primary use of the property will be one single family dwelling with one second unit that meets all current site standards for the zone district. Because the second unit is located above the garage, the height of the structure exceeds the 17 foot height limitation for a second unit located within the Urban Services Line. However, the second unit itself is a single story structure with a maximum height of about 13 feet as measured from the subfloor to the highest point of the roof peak above and the second story was permitted with a discretionary permit and a building permit in 1964.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the second unit is consistent with the use and density requirements specified for the Urban Medium Residential (R-UM) land use designation in the County General Plan.

The second story second unit does not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The second story second unit is properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between

Structure and Parcel Sizes), in that the second story second unit complies with the site standards for the R-1-4 zone district (including setbacks, lot coverage, and floor area ratio) and the structure including the second unit and first story garage complies with the maximum height limitation of 28' for the R-1-4 zone district. The structure was permitted in 1964 and no exterior improvements were made with the conversion of the habitable accessory structure to a second unit. The design of the structure is compatible with the existing single family dwelling and is consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed second unit is to be constructed on a parcel developed with an existing single family dwelling. The permitted habitable accessory structure was converted to a second unit and the conversion included an interior remodel to remove one of the two permitted bedrooms and to install a kitchen, therefore, the level of traffic generated by the parcel is not expected to increase as a result of the conversion of the habitable accessory structure to a second unit in that the number of bedrooms in the unit has been reduced and the habitable area has existed on the parcel since 1964.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed second unit is consistent with the land use intensity and density of the neighborhood. The parcel is located in an urban area that is developed with single and multi-family dwelling units. The structure was constructed to be consistent with the exterior design of the single family dwelling and to harmonize with land uses in the vicinity. The conversion of the habitable accessory structure to a second unit did not include exterior design or height alterations from what was originally permitted.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the second unit and garage structure is of an appropriate scale and type of design that blends in with the aesthetic qualities of the surrounding properties and does not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

Exhibit A: Project Plans, 5 sheets, prepared by Brian Spector, Sheet A1.0 dated 5/22/12, Sheets A2.0 – A4.0 dated 1/26/12.

- I. This permit recognizes the conversion of a permitted habitable accessory structure to a second unit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
    2. Details showing compliance with fire department requirements.
  - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.
  - C. Meet all requirements and pay all fees of the County Sanitation District.
  - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - E. Provide required off-street parking for 4 cars. Parking spaces must be 8.5 feet

wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

- F. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- G. Complete and record a Declaration of Restriction to maintain a second unit. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Application #: 121069  
APN: 028-173-18  
Owner: Tablot John D Trustee

**Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Steven Guiney, AICP  
Deputy Zoning Administrator

\_\_\_\_\_  
Samantha Haschert  
Project Planner

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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 121069  
Assessor Parcel Number: 028-173-18  
Project Location: 2150 Portola Drive

**Project Description: Proposal to recognize the conversion of a permitted habitable accessory structure to a second unit over 17' in height.**

**Person or Agency Proposing Project: Talbot John D Trustee**

**Contact Phone Number: (925) 831-3299**

- A. \_\_\_\_\_ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. \_\_\_\_\_ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. \_\_\_\_\_ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. \_\_\_\_\_ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E.   X   **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

**F. Reasons why the project is exempt:**

Conversion of use within a residential accessory structure with no exterior improvements or additions in an area designated for residential uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

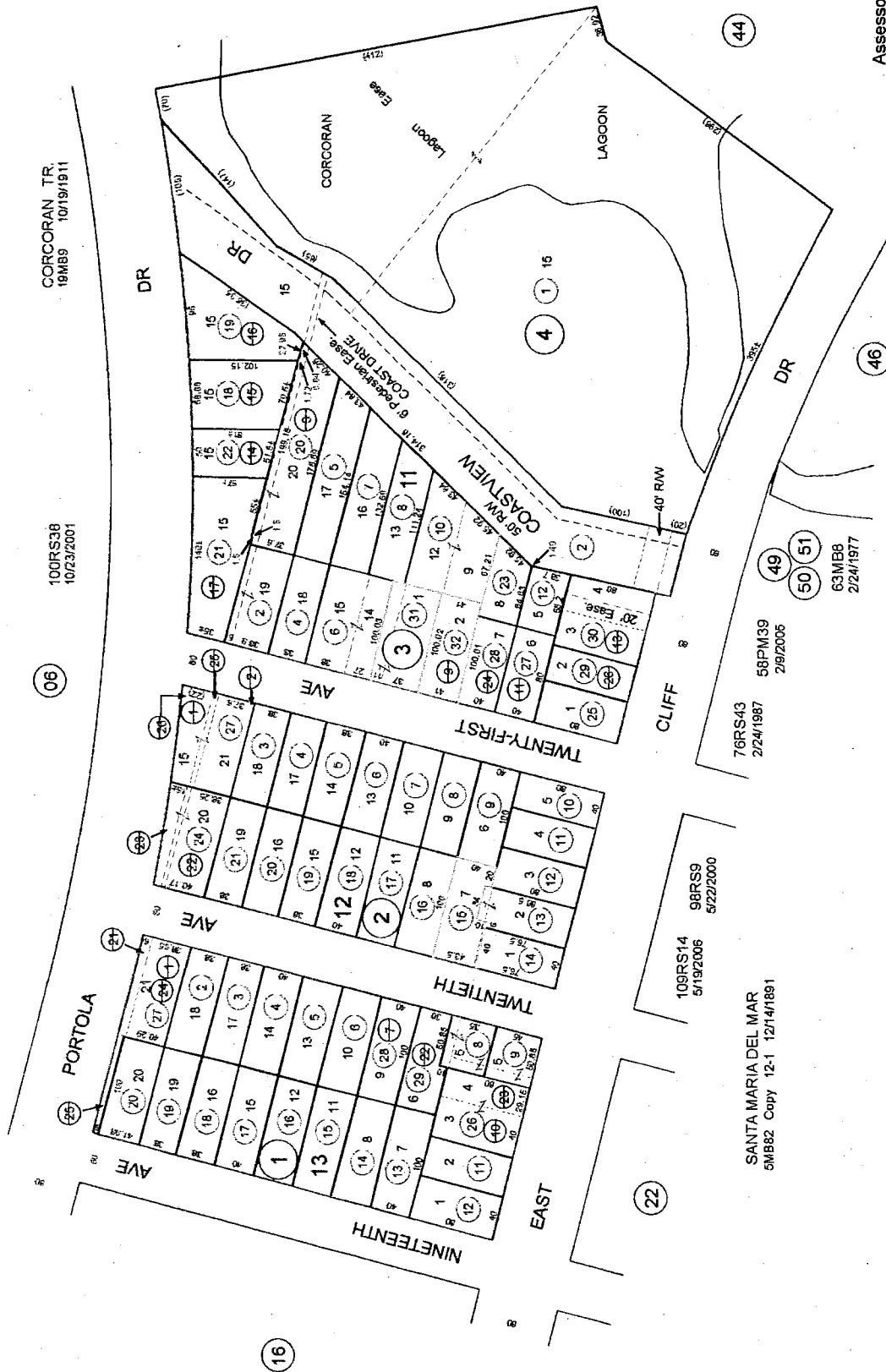
\_\_\_\_\_  
Samantha Haschert, Project Planner

Date: \_\_\_\_\_



**Tax Area Code**  
**82-040**

28-17



Assessor's Map No. 28-17  
County of Santa Cruz, Calif.  
Aug. 1998

**Note - Assessor's Parcel & Block Numbers Shown in Circles.**

SANTA MARIA DEL MAR  
5MB82 Copy 12-1 12/14/1891

|         |           |
|---------|-----------|
| 109RS14 | 5/19/2006 |
| 98RS9   | 5/22/2000 |

76RS43  
2/24/1987

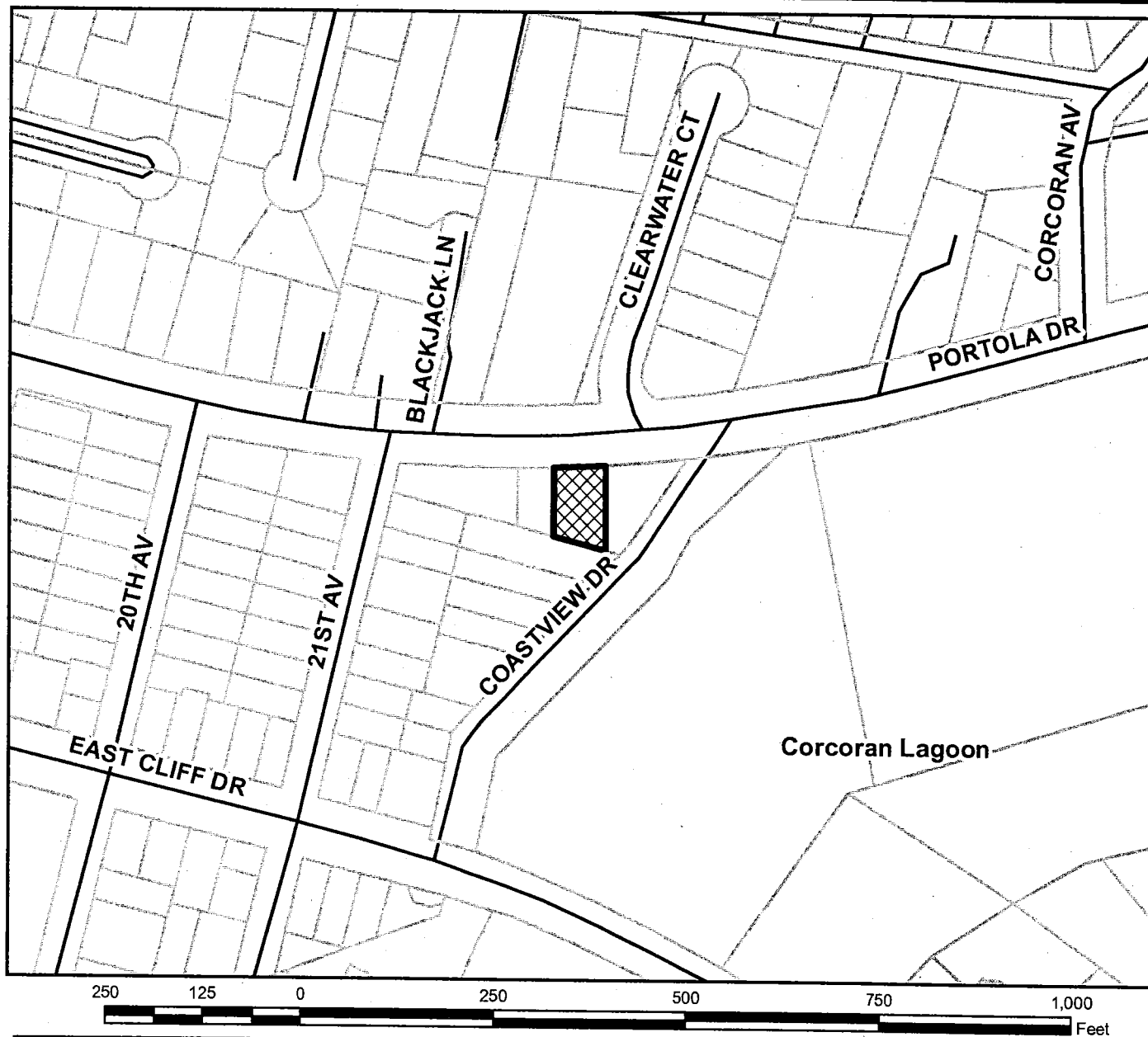
50 51  
63MB8  
2/24/1977

Rev 11/30/01 mvm (100RS38)  
Rev 2/8/02 mvm (d. name)  
Rev 5/21/07 id (109RS14)  
Rev 10/18/10 CB (10-0036461, Comp 1-27)

EXHIBIT



# Location Map



## LEGEND



APN: 028-173-18

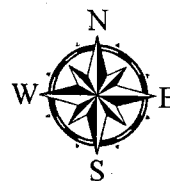


Assessors Parcels



Streets

Lakes

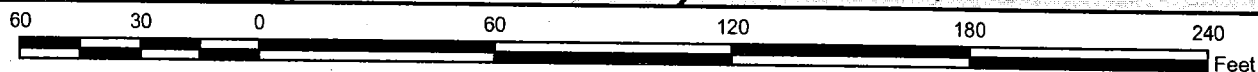
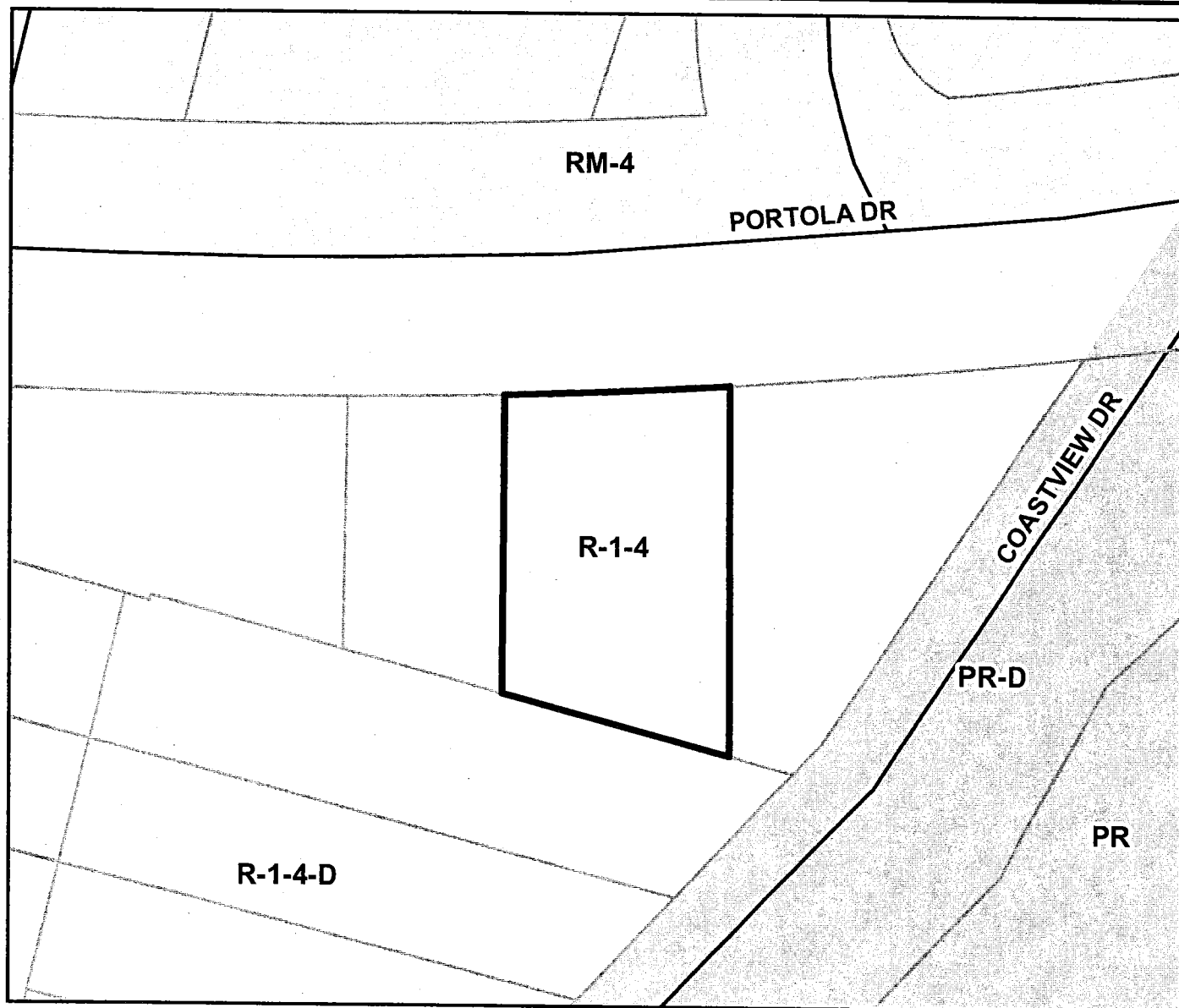


Map Created by  
County of Santa Cruz  
Planning Department  
April 2012


EXHIBIT E




# Zoning Map



## LEGEND

 APN: 028-173-18

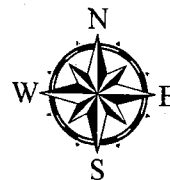
 Assessors Parcels

 Streets

RESIDENTIAL-SINGLE FAMILY

RESIDENTIAL-MULTI FAMILY

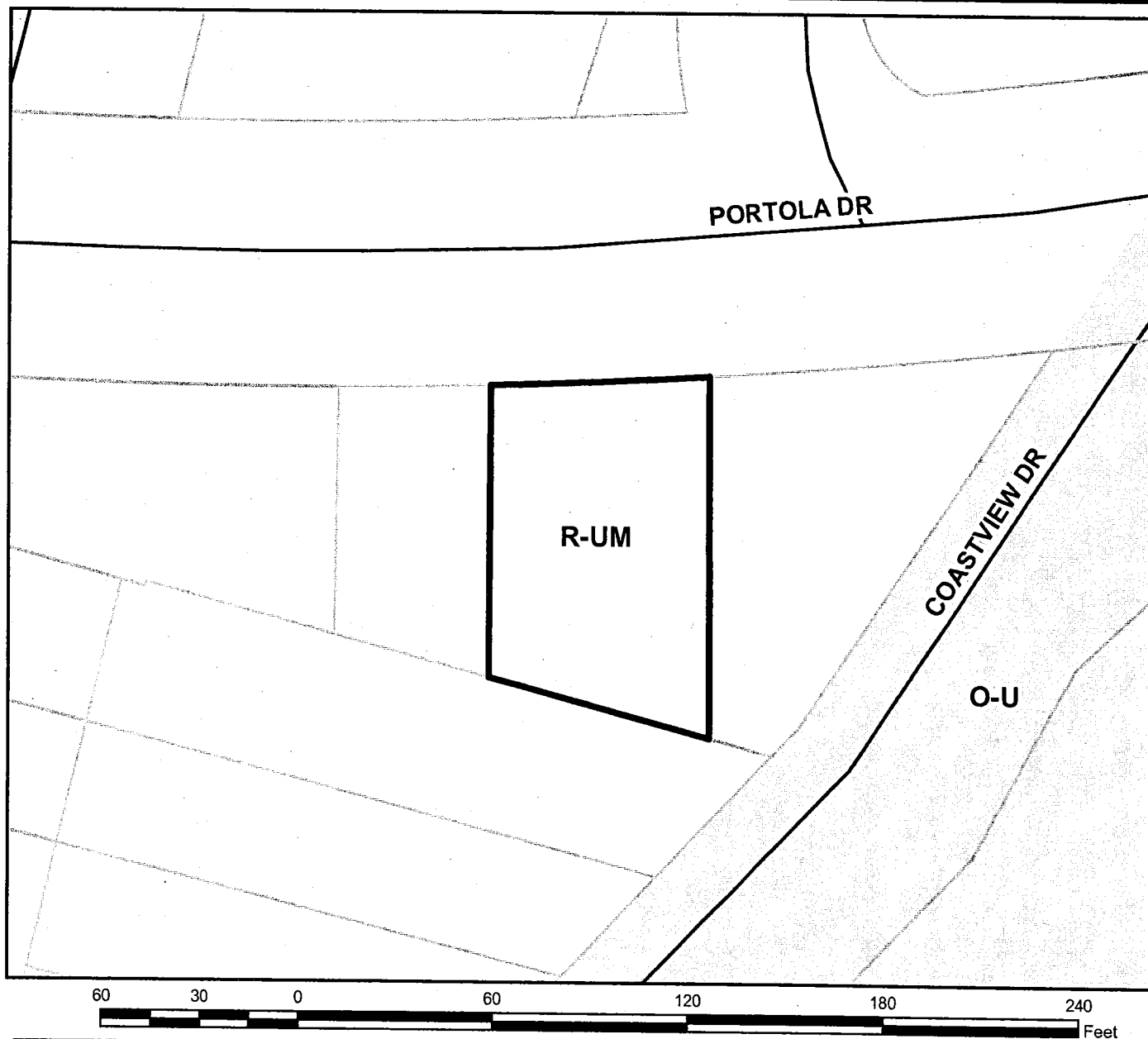
 PARK



Map Created by  
County of Santa Cruz  
Planning Department  
April 2012



# General Plan Designation Map



## LEGEND



APN: 028-173-18



Assessors Parcels



Streets

Residential - Urban Medium Density

Urban Open Space



Map Created by  
County of Santa Cruz  
Planning Department  
April 2012

EXHIBIT E



## Discretionary Application Comments 121069

APN 028-173-18

### Fire Review

Routing No: 1 Review Date: 03/28/2012

KAREN MILLER (KMILLER) : Complete

**Date:** March 23, 2012  
**To:** John Talbot  
**Applicant:** Brian Spector  
**From:** Tom Wiley  
**Subject:** 121069  
**Address** 2150 Portola Dr.  
**APN:** 028-173-18  
**OCC:** 2817318  
**Permit:** 20120038

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2010) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in the 2010 California Building Code (e.g., R-3, Type V-B, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 600 feet of any portion of the building if the building is equipped with an automatic fire sprinkler system, or 400 feet if the building is not equipped with an automatic fire sprinkler system.

Since this property is above the Urban Services Line, the fire flow and fire hydrant requirements are mitigated by the requirements outlined in the District rural Water Storage Requirements.

SHOW on the plans, DETAILS of compliance with District rural Water Storage Requirements. Please refer to and comply with the diagram on Page 5.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to construction.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved



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## Fire Review

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**Routing No: 1 Review Date: 03/28/2012**

KAREN MILLER (KMILLER) : Complete

by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

Show the location of the CO detector outside each sleeping room and on each level at a minimum of the residence

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.  
2817918-032312

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## Project Review

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**Routing No: 1 Review Date: 04/13/2012**

SAMANTHA HASCHERT (SHASCHERT) : Incomplete

for signage