PUBLIC ADVISORY REGARDING COVID-19

On September 16, 2021, Governor Newsom signed Assembly Bill 361 (“AB 361”), an urgency measure effective upon adoption, amending the Brown Act to allow legislative bodies to continue teleconferencing during a proclaimed State of Emergency, and either state or local officials have imposed or recommended measures to promote social distancing, or the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees. In accordance with AB 361, the Scotts Valley City Council adopted Resolution No. 2007.1 on November 17, 2021, authorizing the continued use of teleconferenced meetings pursuant to AB 361. City Council and City Staff Members will be participating remotely via videoconference.

Public Participation

The meeting will be available on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: https://us02web.zoom.us/j/88671741298

You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.

How to comment via Zoom:

1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.

2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use *9 to raise your hand at the requested time. Zoom places people in line automatically. When it is your turn, you will be un-muted and you will be able to make your comments based on the above time frames. Once your
time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

<table>
<thead>
<tr>
<th>Appointed Officials</th>
<th>City Staff Members</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lori Gentile, Chair</td>
<td>Taylor Bateman, Community Development Director</td>
</tr>
<tr>
<td>Chuck Maffia, Vice Chair</td>
<td></td>
</tr>
<tr>
<td>David Hodgin, Commissioner</td>
<td>Jonathan Kwan, Contract Planner</td>
</tr>
<tr>
<td>Steven Horlock, Commissioner</td>
<td></td>
</tr>
<tr>
<td>Shawn Mosley, Commissioner</td>
<td></td>
</tr>
</tbody>
</table>

Notice regarding Planning Commission Meetings:
The Planning Commission meets regularly on the 2\textsuperscript{nd} Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066. Currently meetings are being held remotely.

Agenda and Agenda Packet Materials:
The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City’s website: [www.scottsvalley.org/AgendaCenter](http://www.scottsvalley.org/AgendaCenter), City Hall is closed to the public therefore, the agenda is only available for viewing online.

CALL TO ORDER
(The Planning Commission Chair calls the meeting to order.)

ROLL CALL
(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME
This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA
(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA
(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

ALTERATIONS TO PUBLIC HEARING AGENDA
(Commission can remove or add items to the Regular Agenda.)
PUBLIC HEARING AGENDA
(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. **Location:** 260 and 262 Mount Hermon Road / APN 022-231-27 and 022-231-28
   **Planning Permit Application:** Planned Development PD22-001 and Design Review DR22-006
   **Applicant & Property Owner:** Corbett Wright / Hangar at Skypark LLC
   **Project Description:** Consideration of a Planned Development application and Design Review to amend the approved Planned Sign Program for the Hangar at Skypark. No changes are proposed to the Starbucks at 260 Mount Hermon Road.
   **Staff Planner:** Jonathan Kwan, Contract Planner, jonathank@csgengr.com

ALTERATIONS TO REGULAR AGENDA
(Commission can remove or add items to the Regular Agenda.)

REGULAR AGENDA
(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS (The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY

DIRECTOR UPDATES
(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT
(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.
STAFF REPORT

Applicant: Corbett Wright
Property Owner: Hangar at Skypark LLC
Application: Planned Development PD22-001
Design Review DR22-006
Location: 260 and 262 Mount Hermon Road
APN 022-231-27 and 022-231-28
General Plan/Zoning: Scotts Valley Town Center Specific Plan / C-SC (Shopping Center)
Environmental Status: CEQA Categorical Exemption, Class I Section 15301, Existing Facilities
Request: Consideration of a Planned Development application and Design Review to amend the approved Planned Sign Program for the Hangar at Skypark. No changes are proposed to Starbucks at 260 Mount Hermon Road.

Staff Planner: Jonathan Kwan, Consultant Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the proposed application and approve Planned Development application PD22-001 and Design Review application DR22-006 by adoption of the attached resolution with the conditions in Exhibit A.

BACKGROUND

The proposed project is located in the Scotts Valley Town Center Specific Plan (TCSP) area. In December of 2008 the City Council adopted the TCSP with the goal of providing a vision for the future Scotts Valley Town Center (SVTC). The TCSP guidelines encourage the preparation of a Planned Sign Program (PSP) for new development and specifically allows façade signs, blade signs and awning signs. Other types of signs can be approved through the Planned Development permit process.
The purpose of a PSP is to facilitate the creation of a thorough and integrated signing system that encourages high-quality sign designs which will enhance the character or value of the community. Signs in the SVTC are required to be consistent with the character of the TCSP and compatible with existing signage in the TCSP area.

In February 2019, a Planned Sign Program was approved for 260 and 262 Mount Hermon Road, creating site specific sign standards for the two properties. Since then, Starbucks has occupied 260 Mount Hermon Road, and a number of tenants are beginning to occupy the multitenant building at 262 Mount Hermon Road (the Hangar). As tenants are proposing sign designs, it is becoming apparent that the approved sign program’s maximum wall sign heights and locations would restrict the visibility of the signs.

**PROJECT DESCRIPTION**

The proposed project is to amend the sign program to increase the allowed maximum height of the tenant identification signage on 262 Mount Hermon Road from 1.5 feet to 2 feet and allow additional signage on the north elevation of the building. All other sign designs, including the signage at 260 Mount Hermon Road and the freestanding sign at the Hangar would not be affected by this amendment. The applicant has revised the sign program by replacing sheets A6.6 and A6.7 and adding a new sheet, A6.6b (Attachment 2).

**DISCUSSION**

Staff has reviewed the project for compliance with the City’s regulations and requirements. An analysis of the issues for the Planning Commission’s consideration are provided in the following sections.

**Tenant Identification Signs at the Hangar**

The proposed sign locations, size, and number varies from tenant to tenant depending upon the location. The proposed amendment would allow sign letter heights to increase from a maximum of 1.5 feet high to a maximum height of 2 feet. The maximum height increase of 6 inches is not substantial and is not anticipated to negatively impact existing or future uses in the surrounding. In comparison to existing signs nearby, the wall signs at Starbucks also have a maximum letter height of 1.5. However, the sign size is appropriate given that the sign is approximately 30 feet from Mount Hermon Road. The signs at the Hangar are approximately 225 feet from Mount Hermon Road and are located behind the Starbucks. The proposed increase in letter height would allow for better visibility for the tenants at the Hangar and benefit existing and new tenants in the future.
The proposed amendment would also allow two additional roof-edge signs on the north elevation for tenant identification. This signage would allow patrons that park in the parking spaces to the north to effectively use the northern entrances on the building. The area to the north is the site for the future town center and could be developed with residential or other uses that would be impacted by signage so close to the property line. Staff recommends a condition of approval for property owners to work with the City and future town center developers to integrate signage and structures as development occurs in the town center core area.

Freestanding Sign at the Hangar and Signs at Starbucks

The proposed project would not modify the approved sign regulations for the freestanding sign at the Hangar or the signs at Starbucks. No change is proposed to the other approved sign regulations.

<table>
<thead>
<tr>
<th>ATTACHMENTS</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Resolution (Action Item)</td>
<td>4</td>
</tr>
<tr>
<td>2. Conditions of Approval</td>
<td>7</td>
</tr>
<tr>
<td>3. Location Map</td>
<td>9</td>
</tr>
<tr>
<td>4. Revised Sign Program</td>
<td>10</td>
</tr>
</tbody>
</table>
RESOLUTION NO. ____


WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, the project is categorically exempt from CEQA [Class15301]; and,

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, March 10, 2022.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgment of the City.

SECTION 2: The categorical exemption [Class15301] is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, March 10, 2022:

Planned Development Permit

1. The planned development permit as issued furthers the policies of the General Plan and the Town Center Specific Plan (TCSP). The project meets the requirements of this finding in that the project replaces a retail use in the Scotts Valley Square Shopping Center which accommodates a mix of retail and service commercial consistent with the environmental, service, and economic goals of the City, as called for in General Plan Land Use Element Policy LA-28. The proposed amendments to the Planned Sign Program for the Hangar development would benefit existing and future businesses within the TCSP. The increased letter height would increase visibility for businesses. The proposed project is consistent with the purpose and intent of the TCSP in that it supports commercial activities and economic development.

2. The planned development permit, as issued, conforms in all respects to the planned development zoning of the property. The proposed project amends an existing planned sign program and meets the requirements of this finding in
that approval of the PD Permit will allow the development consistent with the TCSP.

3. **The interrelationship between orientation, location, mass and scale of building volumes, and elevations or proposed buildings, structures and other uses on-site are appropriate, compatible, and aesthetically harmonious.** The proposed project updates an existing planned sign program to add additional signs to the north elevation and increase maximum letter height from 1.5 feet to 2 feet. The increase in size and additional signage is appropriate for the size of the commercial building.

**Design Review**

4. **The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.** The proposed project is to amend a planned sign program to allow additional signage on an elevation facing a parking lot and slightly increase the maximum letter height. The proposed project does not include new structures.

5. **The materials, colors, proportion, mass and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures.** The project is to amend an existing planned sign program to allow additional signage on the north elevation and slightly increase letter height. Additional signage on the north elevation would further break up the massing on the north elevation.

6. **Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.** The project does not impact landscaping.

7. **The size, location and arrangement of on-site parking and paved areas shall be appropriate.** The project would not change or impact parking or paved areas.

8. **For ingress, egress and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.** The project does not impact the ingress, egress and internal traffic circulation of the existing shopping enter.

**SECTION 4:** After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, minutes, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Planned Development
Permit PD22-001 and Design Review DR22-006 to amend the planned sign program for the Hangar development at 260-262 Mount Hermon Road// APN 022-231-27 and 022-231-28, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 10th day of March 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_______________________________________
Taylor Bateman, Community Development Director
EXHIBIT A
CONDITIONS OF APPROVAL

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. Property owner shall sign below (at the end of these conditions) agreeing to the Conditions of Approval noted above prior to issuance of the building permit.

3. Applicant shall obtain a building permit(s) and pay appropriate fees prior to commencement of work on the subject property. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

PLANNING DEPARTMENT

4. The materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.

5. All signs on the property shall be per the project plans prepared by Lot C Architecture, dated October 15, 2018, and received by the City of Scotts Valley on December 3, 2018.

Revised and new plan sheets (Sheets A6.6, A6.6b, and A6.7) by Lot C Architecture dated January 31, 2022 shall be incorporated into the Planned Sign Program for the Hangar Development as a part of the approved plans and supersede Sheets A6.6 and A6.7 dated October 15, 2018.

6. Property owners shall work with the City and future town center developers to integrate signage and structures as development occurs in the town center core area.
7. All applicable conditions of approval from Resolution No. 1958 shall be incorporated into this Resolution.

8. All tenant identification signs shall be approved by the property owner in writing prior to issuance of a Building Permit.

9. Property owners shall work with the City and future town center developers to integrate signage and structures as development occurs in the town center core area.

__________________________________
Signature of Property Owner
Project Site
The Hangar at Skypark / 022-231-27 & 022-231-28

[Map of a residential area with various streets and project sites marked]
MATERIALS

1. EXPOSED STEEL BEAM/COLUMN. (PAINTED BLACK)
2. 2 INCH THICK METAL PANELS. (MEDIUM GRAY COLOR TO MATCH CORRUGATED METAL ON BUILDINGS) (BREAK METAL CONSTRUCTION)
3. VERTICAL METAL SIDING (SAME AS HANGAR BLDG)
4. STONE VENEER (ELDORADO STONE, EUROPEAN LEDGE, ZINC COLOR) (SAME AS BUILDINGS)
5. BLACK METAL LETTERS
6. INTERNALLY LIT METAL BOX LETTERS
7. ACCESS PANEL (BLIND DOOR)
8. LED LIGHTING

As indicated

LOT C
ARCHITECTURE

p.530.550.7468
p.o. box 8145
truckee, ca 96162
www.lotcarchitecture.com

PROJECT:
THE HANGAR AT SKY PARK

ISSUE DATE:
October 15, 2018

DRAWING TITLE:
MONUMENT SIGN ELEVATIONS

DRAWING NO:
A5.2
**MATERIALS**

1. EXPOSED STEEL BEAM/COLUMN. (PAINTED BLACK)
2. 2 INCH THICK METAL PANELS (MEDIUM GRAY COLOR TO MATCH CORRUGATED METAL ON BUILDINGS) (BREAK METAL CONSTRUCTION)
3. VERTICAL METAL SIDING (SAME AS HANGAR BLDG)
4. STONE VENEER (ELDORADO STONE, EUROPEAN LEDGE, ZINC COLOR) (SAME AS BUILDINGS)
5. BLACK METAL LETTERS
6. INTERNALLY LIT METAL BOX LETTERS
7. ACCESS PANEL (BLIND DOOR)
8. LED LIGHTING

**THE HANGAR AT SKY PARK**

**ISSUE DATE:**
October 15, 2018

**DRAWING NO.:**
A5.3

**LOT C ARCHITECTURE**

p.530.550.7468
p.o. box 8145
truckee, ca 96162
www.lotcarchitecture.com
MATERIALS

1. EXPOSED STEEL BEAM/COLUMN (PAINTED BLACK)
2. 2 INCH THICK METAL PANELS (MEDIUM GRAY COLOR TO MATCH CORRUGATED METAL ON BUILDINGS) (BREAK METAL CONSTRUCTION)
3. VERTICAL METAL SIDING (SAME AS HANGAR BLDG)
4. STONE VENEER (ELDORADO STONE, EUROPEAN LEDGE, ZINC COLOR) (SAME AS BUILDINGS)
5. BLACK METAL LETTERS
6. INTERNALLY LIT METAL BOX LETTERS
7. ACCESS PANEL (BLIND DOOR)
8. LED LIGHTING
**SHEET NOTES**

1. **BOX LETTER SIGNAGE** (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICIENT WHITE LED’S.

2. **BOX LETTER SIGNAGE ABOVE ROOF EDGE** (SAME CONSTRUCTION)

3. **TENANT LOGO**

---

**SIGNAGE EAST ELEVATION**

1. BOX LETTER SIGNAGE (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICIENT WHITE LED’S.

2. BOX LETTER SIGNAGE ABOVE ROOF EDGE (SAME CONSTRUCTION)

3. TENANT LOGO

---

**SIGNAGE SOUTH ELEVATION**

---

**Typical Box Letter Signage (see sheet notes)**
1. BOX LETTER SIGNAGE (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICENT WHITE LED’S.
2. BOX LETTER SIGNAGE ABOVE ROOF EDGE (SAME CONSTRUCTION)
3. TENANT LOGO

**SHEET NOTES**

**SIGNAGE NORTH ELEVATION**

1/16" = 1'-0"
1. BOX LETTER SIGNAGE (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICIENT WHITE LED'S.

2. BOX LETTER SIGNAGE ABOVE ROOF EDGE (SAME CONSTRUCTION)

3. TENANT LOGO
This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2018

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

VICTIM MAP
SCALE: NTS

Page: 14 of 13

Project: Starbucks Coffee Mt. Hermon & Kings Village
Address: 260 Mount Hermon Road Scotts Valley, CA 95066
Account Manager: JIM STERK
Design No.: 18-10-9131-02
Reg No.: R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back
This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2018

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

ESTA:
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
Starbucks Coffee
Mt. Hermon & Kings Village

Address:
260 Mount Hermon Road
Scotts Valley, CA 95066

Account Manager:
JIM STERK

Scale:
AS NOTED: 3.00

Design No.:
18-10-5131-02

Reg No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/2/18 MH (.5) arrow lift to back

© SEA 2018

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**CONSTRUCTION APPROVALS**

<table>
<thead>
<tr>
<th>Diagram</th>
<th>Design</th>
<th>MFG/QC</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>AS NOTED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Page: 3 of 13

Note: The color specifications are a graphic representation. Actual colors may vary. See color specifications.

© SEA 2018
This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2018

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Starbucks Coffee
Mt. Hermon & Kings Village
260 Mount Hermon Road
Scotts Valley, CA 95066

APPROXIMATE SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

WEST ELEVATION

APPROXIMATE SCALE: 1/8" = 1'-0"
The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.
Note to All Contractors

120 V Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

**Self-Contained Single Face Illuminated Wall Mount Disk**

**Specifications:**
- **Logo:** Internally illuminated wall mount logo disk
- **Returns:** 3” (76mm) deep, fabricated aluminum returns and back.
- **Faces:** 1-1/2” (38mm) 3M #7328 white with 3M #3630-76 holly green vinyl overlay.
- **Illumination:** Prism Enlighten White 6500K LEDs with 60W power supplies

**Notes:** Field verify all measurements and conditions prior to any fabrication.

**Typical Section Detail**

- Channel Logo
- #7328 white acrylic
- 3M # 3630-76 holly green vinyl
- Pre-painted black return (glossy) black trimcap

**Color Specifications**

- #7328 white acrylic
- 3M # 3630-76 holly green vinyl
- Pre-painted black return (glossy) black trimcap

**Electrical Specifications:**
- 60Watt power supply: power supply 120V
- WATTS PER MODULE: 0.75
- PRIMARY SYSTEM POWER: 56.25 Watts
- LED MODULE POWER USAGE: 45.8 Watts
- TOTAL CIRCUIT LOAD: 3.6 Amps @ 120 Volts
- (1) Customer provided 20 Amp 120V dedicated circuit amp, 120VAC dedicated circuit

**Revision History:**
- R0 10/22/18 BK New Drawing
- R1 11/1/18 BK revise per redlines
- R2 11/12/18 MH (.5) arrow info to back

**Project:**
- Starbucks Coffee
- Mt. Hermon & Kings Village
- Scotts Valley, CA 95066

**Account Manager:**
- JIM STERK

**Design No.:**
- 16-10-0151-02

**Scale:**
- NTS

**Design:**
- Date

**Electrical Specifications:**
- Sixty (60) modules - 48” x 3” Prism Enlighten White 6500K LED Modules (UL#215393)
- (1) 60 Watt power supply (UL#215393)
- (1) 100’-0” Roll of jacketed cable

**Wiring Diagram**

- Scale: 1/2” = 1’-0”

**Typical Wall Framing**

- Channel logo
- 0.040 aluminum returns
- Light emitting diodes (LED)
- Low voltage wiring from LED to LED
- Acrylic face
- 0.040 aluminum back
- Primary power
- Disconnect toggle switch
- Handy box
- Threading nipple and coupling
- Self contained power supply
- Enclosed in polycarbonate housing
- Drive screws
- Minimum four (4)
- Or as required per field conditions

**Typical Section Detail**

- 3” Diameter
- 3” (76mm)

**120V Sign Voltage**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

**Project:**
- Starbucks Coffee
- Mt. Hermon & Kings Village
- Scotts Valley, CA 95066

**Account Manager:**
- JIM STERK

**Design No.:**
- 16-10-0151-02

**Scale:**
- NTS

**Design:**
- Date

**Electrical Specifications:**
- Sixty (60) modules - 48” x 3” Prism Enlighten White 6500K LED Modules (UL#215393)
- (1) 60 Watt power supply (UL#215393)
- (1) 100’-0” Roll of jacketed cable

**Wiring Diagram**

- Scale: 1/2” = 1’-0”

**Typical Wall Framing**

- Channel logo
- 0.040 aluminum returns
- Light emitting diodes (LED)
- Low voltage wiring from LED to LED
- Acrylic face
- 0.040 aluminum back
- Primary power
- Disconnect toggle switch
- Handy box
- Threading nipple and coupling
- Self contained power supply
- Enclosed in polycarbonate housing
- Drive screws
- Minimum four (4)
- Or as required per field conditions

**Typical Section Detail**

- 3” Diameter
- 3” (76mm)
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.
**Project:**
Starbucks Coffee
Mt. Hermon & Kings Village
Address: 260 Mount Hermon Road
Scotts Valley, CA 95066

**Account Manager:**
JIM STERK

**Revision History:**
- **R0 10/22/18 BK New Drawing**
- **R1 11/1/18 BK revise per redlines**
- **R2 11/12/18 MH (.5) arrow #9 to back**

**Scale:** T.A.: AS NOTED

**Design No.:**
18-10-5131-02

**Revision:**
© SEA 2018

---

**Graphic Elements are internally illuminated using Sloan Prism Enlighten 6500k white LED modules or Starbucks approved equal. LEDs to be mounted to sign back with self contained power supply. All electrical components are removeable for service.**

**Attach flush to wall. Anchor fasteners as required for existing wall structure. Support structure be constructed as per approved shop drawings and shall be integral to the sign cabinet.**

---

**ELECTRICAL SPECIFICATIONS:**

**THIRTEEN (13) MODULES - 9'-0" PRISM ENLIGHTEN WHITE 6500K LED MODULES (UL#215393)**

**ONE (1) 60 WATT POWER SUPPLY (UL#215393)**

**ONE (1) 100'-0" ROLL OF JACKETED CABLE 60WATT POWER SUPPLY POWER SUPPLY 12VDC**

**WATTS PER MODULE: 0.75**

**PRIMARY SYSTEM POWER: 12.19 WATTS**

**LED MODULE POWER USAGE: 9.75 WATTS**

**TOTAL CIRCUIT LOAD: 0.6 AMPS @ 120 VOLTS**

**120 V SIGN VOLTAGE**

---

**Note:** The colors depicted here are a graphic representation only. Actual colors may vary. See ASSISTANT.
Design ID #14104
DRIVE THRU ILLUMINATED DIRECTIONAL SIGN

SPECIFICATIONS:

CABINET: 0.090" ALUMINUM HOUSING PAINTED BLACK TO MATCH RAL 7021M
INTERIOR OF CABINET PAINTED WHITE

FACES: 0.090" ROUTED OUT ALUMINUM PRINTED TO MATCH RAL 7021M

LOGO: 3/8" THICK CLEAR SG POLYCARBONATE PUSH THRU LOGO WITH CLEAR POLISHED EDGES AND FIRST SURFACE APPLIED 3M #3630-20 WHITE VINYL (EXTEND TO EDGE OF LOGO) AND SECOND SURFACE APPLIED 3M #3735-60 DIFFUSER FILM.

COPY/CHEVRON: BACKED-UP TRANSLUCENT WHITE POLYCARBONATE

FACE: 0.090" ROUTED OUT ALUMINUM PAINTED TO MATCH RAL 7021M

CABINET: 0.090" ALUMINUM HOUSING PAINTED BLACK TO MATCH RAL 7021M WITH WHITE VINYL END CAP (CHEVRON SIDE ONLY)

SIDE VIEW

FRONT VIEW

SIDE VIEW

PLAN VIEW BASE SECTION DETAIL

1.51 SQ. FT. SCALE: 3/4" = 1'-0"

NOTES:

Note to All Contractors

T20 Sign Voltage
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations shall be sealed with UL Listed silicone sealant.

Project:
Starbucks Coffee
Mt. Hermon & Kings Village

Address:
260 Mount Hermon Road
Scotts Valley, CA 95066

Account Manager:
JIM STERK

Scale:
3.00

Revision History:
R0 10/22/18
R1 11/1/18
R2 11/12/18

© SEA 2018
**Design ID #14091**

**Drive Thru Illuminated Directional Sign**

**Specifications:**

- **Cabinet:**
  - 0.090" Aluminum housing painted black to match RAL 7021M (Satin finish)
  - Interior of cabinet painted white
- **Faces:**
  - 0.090" routed out aluminum painted to match RAL 7021M (Satin finish)
- **Thank You and Exit Only:**
  - Copy to be routed out of aluminum face and backed-up with 0.125" thick white polycarbonate to match white # 7328
  - 5" deep aluminum painted to match RAL 7021M (Satin finish)
- **Illumination:**
  - White LEDs with power supplies
  - Backed up with 0.125" thick white polycarbonate to match # 7328
- **Notes:**
  - All exposed fastener heads shall be painted to match the exterior cabinet finish.
  - Consolidated concrete column = 2500 PSI
  - (2) 3/4" Dia. 18" Min Embed 4" Projection Galv. Steel headed bolts, Typ. C
  - (4) 5/8" Dia. holes for 1/2" anchor bolts
  - (3) #3 Ties top 5" #3 Ties @ 6" O.C. Remainder (5) #5 Verts. Equally Spaced 3" Clearance
  - (2) 3/4" Dia. 18" Min Embed 4" Projection Galv. Steel headed bolts, Typ. C
  - UL Label and manufacturer label shall be placed inside of channel leg.
  - Weatherproof disconnect switch with sealing boot.
  - 0.090" thick aluminum routed out face removable face for services.
  - Backed up with 0.125" thick white polycarbonate to match # 7328
  - Electrical conduit:
    - CS 3" x 1-3/4" x 3/16" thick aluminum "C" channel
    - Outline of 3-1/4" x 6 7/16" x 9" aluminum plate with 3 1/4" formed returns.
  - 0.063" Aluminum base cover painted to match RAL 7021

**Note to All Contractors**

**120 Sign Voltage**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

---

**Project:**
Starbucks Coffee
Mt. Hermon & Kings Village
260 Mount Hermon Road
Scotts Valley, CA 95066

**Account Manager:**
JIM STERK

---

**Keywords:**
- DT Directional Exit Sign Illuminated Arrow Series
- 46" X 11 7/8" X 3/16" #14091
- Scale: 3" = 1'-0"
NOTE: Clearance Bar height may require adjustment to accommodate curb and/or foundation height. Manufacturer to provide (2) 2'-6" (762mm) cable lengths for such adjustments.

8'-6" CLEARANCE

Steel push-in plug for 1" (25.4mm) hole (white is for locknut access).

3' x 4" x 1/4" (914 x 101 x 6mm) steel tube cross bar horizontal tube

1/4"-20 SS nylon insert locknut

Type 304 S.S. Thrillie for 3/16" wire rope Type. (do not paint)

Type 304 SS oval compression sleeve

3/16" dia. type 316 SS wire rope (7 x 19 strand core)

3/16" type 316 SS wire rope clip, (2) SS nylon locknut per clip

Type 304 S.S. Thrillie for 3/16" Type. (do not paint)

1/4" - 20 smooth eye bolt with shoulder painted Black to match RAL 7021M

Black to match RAL 7021M(satin finish). Support structure to be welded

Support structure to be welded 3' x 4" x 1/4" steel rectangular tube construction, painted Black to match RAL 7021M(satin finish). Support structure to be constructed as per approved shop drawings and shall be retro-fit to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet local city and state code regulations.

Scrapers Bar to be 2" x 5" x 1/4" aluminum rectangular tube, ends to be flush capped with aluminum, painted Green to match PMS 369c (satin finish).

Chevrons to be opaque 3M Scotchite White #680-10 reflective film (field apply).

Striping to be opaque 3M Scotchite White #680-10 reflective film. Striping extends 3/8" from front face.

Support sign face from support arm with 3/16" s.s. cable and attachment hardware.

Fabricate and install:

Support structure to be welded 3' x 4" x 1/4" steel rectangular tube construction, painted Black to match RAL 7021M (satin finish). Support structure to be constructed as per approved shop drawings and shall be retro-fit to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet local city and state code regulations.

Copy to be opaque 3M Scotchite White #680-10 reflective film (field apply).

Chevrons to be opaque 3M Scotchite White #680-10 reflective film. Striping extends 3/8" from front face.

Support sign face from support arm with 3/16" s.s. cable and attachment hardware.

Copy, Chevrons, and striping to be opaque 3M Scotchite White #680-10 reflective film.

Support structure to be welded 3' x 4" x 1/4" steel rectangular tube construction, painted Black to match RAL 7021M (satin finish). Support structure to be constructed as per approved shop drawings and shall be retro-fit to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet local city and state code regulations.

Painted green to match PMS 369c (satin finish)

Painted green to match PMS 369c (satin finish)
This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2018

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

---

Order Screen w/ Housing Unit

<table>
<thead>
<tr>
<th>Sq.Ft.</th>
<th>Volts</th>
<th>Amps</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.72</td>
<td>120</td>
<td>1.1</td>
<td>1</td>
</tr>
</tbody>
</table>

Order Screen

<table>
<thead>
<tr>
<th>Sq.Ft.</th>
<th>Volts</th>
<th>Amps</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>43.75</td>
<td>120</td>
<td>1.1</td>
<td>1</td>
</tr>
</tbody>
</table>

Menu Board

<table>
<thead>
<tr>
<th>Sq.Ft.</th>
<th>Volts</th>
<th>Amps</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>20.16</td>
<td>120</td>
<td>3.3</td>
<td>1</td>
</tr>
</tbody>
</table>
This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2018

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

OVERVIEW OF ARROWS DONE BY OTHERS
SCALE: NTS

STAR PATTERN AT ORDER POINT

DOUBLE ARROWS ASPHALT

DRIVE LANE GRAPHICS CONCRETE

DRIVE LANE GRAPHICS ASPHALT

S 14323 - DOUBLE ARROWS
S 14101 - DRIVE LANE DIRECTIONAL ARROW
S 14095 - DRIVE LANE ARROW WITH STOP BAR

1. CONSTRUCTION APPROVALS

Project: Starbucks Coffee
Mt. Hermon & Kings Village
Address: 260 Mount Hermon Road
Scotta Valley, CA 95066

Account Manager: JIM STERK
Scale: AS NOTED
Design No.: 18-10-5131-02
Reg No.
Revision History:
R1 10/22/18 BK New Drawing
R2 11/12/18 BK revise per redlines
R3 11/12/18 WH (.5) arrow #6 to back

OVERVIEW OF ARROWS DONE BY OTHERS

SCALE: 1/32" = 1'-0"