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>
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<tbody>
<tr>
<td>Lori Gentile, Chair</td>
<td>Taylor Bateman, Community Development Director</td>
</tr>
<tr>
<td>Chuck Maffia, Vice Chair</td>
<td>Olivia Beers, Assistant Planner</td>
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<td>David Hodgin, Commissioner</td>
<td>Liz Golden, Contract Planner</td>
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<td>Steven Horlock, Commissioner</td>
<td>Scott Harriman, Contract Planner</td>
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<tr>
<td>Shawn Mosley, Commissioner</td>
<td>Lauren Lambert, Deputy City Clerk</td>
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Notice regarding Planning Commission Meetings:
The Planning Commission meets regularly on the 2nd 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. 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.)

Approve the Action Meeting Minutes from the following meetings:
   1. June 9, 2021

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. Proposed Project: Perfect Union Fitness Studio
   Location: 230 A Mount Hermon Road / APN 022-601-18
   Planning Permit Application: Use Permit U22-003
   Applicant & Property Owner: A.J. Boyd, BSC Drafting & Design / Jennifer Hardwick, Perfect Union Fitness
   Project Description: Consideration of a Use Permit application for the operation of a new 1,025 square foot commercial recreation facility located in the King’s Village Shopping Center
   Staff Planner: Olivia Beers, Assistant Planner, obeers@scottsva.gov

2. Proposed Project: Inversion Wines Tasting Room
   Location: 75 Mount Hermon Road / APN 021-271-04
   Planning Permit Application: Use Permit U22-004
   Applicant & Property Owner: Jasper Cody Muhly
   Project Description: Consideration of a Use Permit application to allow a 1,090 square foot, wine tasting room in an existing building located in the C-S (Service Commercial) zone.
   Staff Planner: Olivia Beers, Assistant Planner, obeers@scottsva.gov

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.)

1. Proposed Project: Addition to a single-family home
   Location: 21 Blake Lane / APN 022-741-08
   Planning Permit Application: Design Review DR22-003
   Applicant & Property Owner: Matson Britton Architects
   Project Description: Consideration of a Design Review application for a two-story addition to an existing single-family home.
   Staff Planner: Scott Harriman, Contract Planner, sharriman@rgs.ca.gov

2. Proposed Project: Shell Gas Station Exterior Changes
   Location: 90 Mount Hermon Road / APN 022-162-73
   Planning Permit Application: Design Review DR22-008
   Applicant & Property Owner: Carl Cook, United Signs / Peninsula Petroleum LLC
   Project Description: Consideration of a Design Review application to modify an existing Planned Sign Program and exterior changes to Shell gas station at 90 Mount Hermon Road
   Staff Planner: Liz Golden, Contract Planner, lgolden@interwestgrp.com
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.
Minutes
Scotts Valley Planning Commission
Meeting was Remote Access Only
Date: June 9, 2022
Time: 6:00 PM

CITY OF SCOTTS VALLEY
1 Civic Center Drive
Scotts Valley, CA 95066
831-440-5630

MEETING LOCATION
City Council Chambers
1 Civic Center Drive
Scotts Valley, CA 95066
Remote Access Only

POSTING: The agenda was posted on May 6, 2022, at City Hall and on the Internet at www.scottsvalley.org.

Appointed Officials
Lori Gentile, Chair
Chuck Maffia, Vice Chair
David Hodgin, Commissioner
Steven Horlock, Commissioner
Shawn Mosley, Commissioner

City Staff Members
Taylor Bateman, Community Development Director
Olivia Beers, Assistant Planner
Jonathan Kwan, Contract Planner
Susie Pineda, Contract Planner
Lauren Lambert, Deputy City Clerk

CALL TO ORDER: 6:04pm

ROLL CALL: Present: Gentile, Hodgin, Horlock, Maffia, and Mosley

PUBLIC COMMENT: None

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:
1. Approve the Action Meeting Minutes from the following meetings:
   a. August 12, 2021
   b. September 9, 2021
   c. October 21, 2021
   d. December 9, 2021
   e. February 24, 2022
   f. March 10, 2022,
   g. March 24, 2022
   h. May 12, 2022
   M/S: Maffia/ Mosley
To approve the Consent Agenda.
Carried: 5-0-0
Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
Noes: None
ALTERATIONS TO REGULAR AGENDA: Move the regular agenda first.
   M/S: Maffia/Mosley
   To move the regular agenda first.
   Carried: 5-0-0
   Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
   Noes: None

REGULAR AGENDA

1. Proposed Project: Capital Improvement Program for FY2022/23-2026/27
   Location: City-wide
   Applicant & Property Owner: City of Scotts Valley
   Project Description: State law requires cities to adopt a Capital Improvement
   Program (CIP) to implement the cities’ General Plan. The CIP is a list of the
   proposed public works projects. The City’s Public Works Department develops
   the CIP as a 5-year program and updates the program each year. By law, the
   Planning Commission must review the CIP for consistency with the General
   Plan.
   Staff: Chris Lamm, Public Works Director, clamm@scottsvalley.org
   M/S: Hodgin/Maffia
   Carried: 5-0-0
   Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
   Noes: None

ALTERATIONS TO PUBLIC HEARING AGENDA: None

PUBLIC HEARING AGENDA:

2. Proposed Project: Lloyd’s Tires Office Trailer
   Location: 5310E Scotts Valley Drive / APN 022-042-08
   Planning Permit Application: Design Review DR22-005
   Applicant & Property Owner: Courtney Hughes & Steve Bogner
   Project Description: Consideration of a Design Review application to legalize
   an existing, unpermitted 317 square foot office trailer with an attached,
   unpermitted, 103 square foot deck.
   Staff Planner: Jonathan Kwan, Contract Planner, jonathank@csgengr.com
   M/S: Horlock/ Hodgin
   To approve Resolution No. 1773 for DR22-005 for the Lloyd’s Tires Office Trailer
   at 5310E Scotts Valley Drive.
   Carried: 5-0-0
   Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
   Noes: None

3. Proposed Project: Oak Creek Park
   Location: Intersection of Mount Hermon Road and Glen Canyon Road /
   APN 022-162-76
   Planning Permit Application: Environmental Impact report EIR19-004
General Plan Amendment GPA18-001
Zone Change ZC18-001
Planned Development PD18-002
Minor Land Division MLD18-003
Design Review DR18-007

Applicant & Property Owner: Charlie Eadie & Granum Partners

Project Description: Consideration of an Environmental Impact Report, General Plan Amendment (GPA), Zone Change, Planned Development Zoning and Planned Development Permit, Design Review application and a Minor Land Division to allow for the construction of a mixed use commercial and residential development on a 3.56-acre site at the intersection of Glen Canyon and Mt. Hermon Road. Project land uses include 24,973 square feet of commercial, eight townhomes, and 44 apartments

Staff Planner: Susie Pineda, Contract Planner, spineda@m-group.us

M/S: Maffia/Horlock

To direct the applicant to work with staff to address the following items and bring the revised project back to the Planning Commission with a resolution for consideration.

Lot 1
a. Setbacks of the townhomes
b. Parking
c. Size of the units

Lot 2
a. Reduced Parking Dimensions
b. Shared Parking
c. Enhanced Parking Lot Design
d. Private open space regarding rooftop screening from neighbors
e. Architectural enhancements
f. Circulation and parking
g. Trash bin location
h. Redwoods behind the buildings
i. Parking Garage Venting

Carried: 5-0-0
Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
Noes: None

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None

DIRECTOR UPDATES: None

ADJOURNMENT: 9:34pm
Applicant:  Jennifer Hardwick / Perfect Union

Property Owner:  Ow Trusts

Application:  Use Permit No. U22-003

Location:  230 A Mount Hermon Road // APN 022-601-18

General Plan/Zoning:  C-SC (Commercial Shopping Center)

Environmental Status:  CEQA Categorical Exemption: Section 15301, Class 1 - Existing Facilities

Request:  Consideration of a Use Permit application for the operation of a new 1,025 square foot commercial recreation facility located in the King's Village Shopping Center.

Staff Planner:  Olivia Beers, Assistant Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission approve Use Permit No. U22-003, by adoption of the attached resolution, subject to the conditions in Exhibit A.

PROJECT DESCRIPTION

The applicant currently operates a commercial recreation facility at 230D Mount Hermon Road, in the rear of the Kings Village Shopping Center. The proposed project would expand their business by converting the 1,025 square foot commercial photography studio two units over into a commercial recreation facility (Attached – Site Plan). The conversion would involve removing an interior wall and adding a bathroom (Attached – Floor Plan).
The applicant proposes to offer 30–45-minute group fitness classes with each class having a maximum of 15 people. The classes will generate noise from a small stereo/public address system and general conversation. The hours of operation will be Monday through Saturday at 6:00 AM -10:15 AM and Monday through Friday 4:15 PM – 7:00 PM.

Signage for the new space will match the existing signage for Unit D. This will include window decals (limited to 25% of the window) and a new “Sandwich Board” within the existing front-facing lightbox.

**PROJECT DISCUSSION**

The project site is in the C-SC (Commercial Shopping Center) zoning district. Commercial recreation is a conditional use in the C-SC zone, so Use Permit approval is required by the Planning Commission. The Planning Department has reviewed the application for compliance with the City’s regulations and requirements. An analysis of the issues for Planning Commission consideration is provided below.

**Parking**

Staff did not conduct a parking analysis for the entire Kings Village Shopping Center as the center is spread out with distinct areas, uses and parking needs. On the whole, the center appears to have adequate parking. The lunch hour is typically the busiest time for all shopping centers in Scotts Valley. Staff visited the site during the lunch hour several times and noted that while parking can be limited, the parking lot was never completely full. Additionally, the applicant is not proposing to hold classes during the peak lunch hour.

**ATTACHMENTS**

Resolution No. to Approve U22-003 (Action Item) .................................................................
1. Location Map..............................................................................................................................
2. Project Plans ............................................................................................................................
3. Applicant Project Description .................................................................................................
RESOLUTION NO.


WHEREAS, the Planning Department of the City of Scotts Valley has received an application filed by Perfect Union, for Use Permit No. U22-003 for the operation of a 1,025 square foot commercial recreation facility located in the Kings Village Shopping Center at 230 A Mount Hermon Road // APN 022-601-18; and,

WHEREAS, the project is determined to be categorically exempt from CEQA, Class 1 (Section 15301); and,

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on Thursday, August 11, 2022.

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

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

SECTION 2: The categorical exemption 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 Planning Commission staff report dated August 11, 2022:

1. The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located. The purpose of the Shopping Center Commercial (C-SC) zoning district is to accommodate retail and service establishments for the development of community shopping centers. Perfect Union Fitness Studio is in accordance with these objectives.

2. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the
neighborhood or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. The Perfect Union Fitness Studio meets the requirements of this finding in that it is not expected to generate external impacts other than parking lot traffic. Observations of the parking lot during peak business hours demonstrate that the lot can handle this traffic with no improvements to the parking facilities required.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, 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 Use Permit No. U22-003 for the operation of a 1,025 square foot commercial recreation facility located in the Kings Village Shopping Center at 230 A Mount Hermon Road // APN 022-601-18, 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 11th day of August, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

________________________________
Lori Gentile, Planning Commission Chair

________________________________
Taylor Bateman, Community Development Director
EXHIBIT A

CONDITIONS OF APPROVAL
(Numbers 1 - 6)

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. After Planning Commission approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building permits or operation of the commercial recreation use.

3. The color, 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.

4. All required building permits shall be obtained and the application shall pay all appropriate fees prior to commencement of any construction on the property.

5. All requirements of the Scotts Valley Water District shall be met prior to operation of the use.

6. All requirements of the Scotts Valley Fire Protection District shall be met prior to operation of the use.

____________________________________
Property Owner Name

____________________________________
Property Owner Signature
Project Description for Perfect Union (Attachment A)

Convert an existing 1,025 sq. ft. commercial photography studio into a new commercial recreation facility (gym) at the Kings Village Shopping Center. Including installation of new 57 sq. ft. restroom within existing footprint.

Perfect Union is a fitness and nutrition studio, serving individuals in Santa Cruz County. We offer group classes, small group personal training, one-on-one personal training, and nutrition counseling. The proposed space will be used only for group fitness classes. Classes will be 30-45 minutes in length and accommodate a maximum of 15 people per session.

Classes in the new space will be offered Monday through Saturday at 6 AM, 8:30 AM, 9:30 AM and then again at 4:15 PM, 5:15 PM and 6:15 PM Monday through Friday. These classes will include spin, yoga, circuit training, barre, and boot camp. Each class will be taught by one of five group fitness instructors. The new space will be unoccupied outside of these times.

Aside from the recumbent spin bicycles mentioned above, the studio will contain dumbbells, jump ropes and medicine balls.

Noise will come from only a small stereo/ public address system and general conversation.

Water usage will be minimal as restroom will contain only 1 lavatory and 1 sink (no shower) and is for customer use only.

Signage at the new space will match the signage of the existing space at Unit A. This will include windows decals and a new “Sandwich Board” within the existing front-facing lightbox.
City of Scotts Valley  
PLANNING COMMISSION  
STAFF REPORT

Applicant: Jasper Cody Muhly

Property Owner: John Kontoudakis

Applications: Use Permit No. U22-004

Location: 75 Mount Hermon Road / APN: 021-271-04

General Plan/Zoning: C-S (Commercial Service)

Environmental Status: CEQA Categorical Exemption: Section 15301, Class 1 – Existing Facilities

Request: Consideration of a Use Permit to allow a 1,090 square foot, indoor-only, wine tasting room in an existing building located in the Service-Commercial C-S zone.

Staff Planner: Olivia Beers, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit U22-004 by adopting the attached resolution, subject to the conditions in Exhibit A

PROJECT DESCRIPTION

The subject property is in the “Pinnacle Pass” shopping center which is developed with one 4,650 square foot commercial building and one free-standing Kiosk drive-thru coffee business (see attached Location Map).

The applicant is requesting to operate a wine tasting room in an approximately 1,090 square foot tenant space adjacent to the existing Kissed by an Angel wine tasting room. A letter from the applicant, describing the proposed business, is attached.
The hours of operation will be Friday 2:00 PM to 8:00 PM, Saturday 1:00 PM to 7:00 PM, and Sunday 12:00 PM to 6:00 PM. These hours were chosen to mirror the hours of the adjacent tasting room.

**DISCUSSION**

1. **Use Permit**

   The applicant’s proposal to operate a wine tasting room falls under the category of a restaurant as defined in the Scotts Valley Municipal Code (SVMC) 17.04.210 as “any eating or drinking establishment having seating capacity which sells or offers for sale to the public any food or drink for immediate human consumption on the premises...”. Restaurants are a conditional use in the C-S zone which require Use Permit approval by the Planning Commission. The permit process evaluates whether the proposed use is appropriate and how any negative impacts to surrounding uses may be avoided or minimized. The surrounding businesses are commercial uses. Given that there will not be any noise generating equipment besides interior speakers for background music, no odors, no discharge of any type, and minimal outdoor seating, there are no identifiable negative impacts that the proposed wine tasting room might cause to adjacent businesses.

2. **Parking**

   Presently, four businesses occupy the center (one of which is a drive-thru Coffee Kiosk). There are a total of 46 parking spaces on the property and 32 spaces are required. Based on 720 square feet of public space, the tasting room will require 13 parking spaces. Therefore, there will be a surplus of 14 parking spaces. Staff believes that there will be adequate parking for all businesses.

3. **Future Signage**

   The existing Fringe Salon sign on the building façade will be updated with “Inversion Wines” (Attachment 3). The signage at the entrance to the shopping center will also be updated to include an Inversion Wines sign (Attachment 3). These updates shall comply with the Pinnacle Pass Planned Sign Program.
ATTACHMENTS

1. Resolution & Conditions of Approval
2. Location Map
3. Applicant’s Project Description Letter
4. Inversion Wines Logo
5. Floor Plan (Attached)
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT No. U22-004 TO ALLOW A 1,090 SQUARE FOOT, WINE TASTING ROOM IN AN EXISTING BUILDING LOCATED IN THE SERVICE-COMMERCIAL (C-S) ZONE AT 75 MOUNT HERMON ROAD / APN 021-271-04.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Jasper Cody Muhly for a Use Permit to operate a 1,090 square foot, indoor-only, wine tasting room in an existing building located in the Service-Commercial (C-S) zone at 75 Mount Hermon Road / APN 021-271-04.

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 the California Environmental Quality Act, under Section 15301, Class 1, Existing Facilities; and,

WHEREAS, the project was reviewed by the Planning Commission at regularly scheduled and noticed meeting on Thursday, August 11, 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 is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings as required by Section 17.50 of the Scotts Valley Municipal Code, and as further clarified in the staff report dated August 11, 2022.

1. The location of the restaurant is in accordance with the objectives of the zoning ordinance and the purposes of the zoning district in which the site is located. The subject property is located in the City’s Service-Commercial C-S where the objective is to create and maintain areas accommodating city-wide and regional service that may be inappropriate in neighborhood or pedestrian-oriented shopping areas. The proposed use is in accordance with this finding, in that the tasting room use will occupy a tenant space in a commercial building, which will be compatible with existing commercial uses on the Mount Hermon commercial corridor.
2. **The establishment, maintenance or operation of the restaurant will not, under any circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed restaurant or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.** The proposed use meets the requirements of this finding in that the tasting room will not have adverse effects on the surrounding land uses or community. Project conditions will require compliance with building and fire codes.

**SECTION 4:** After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, 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 Use Permit No. U22-004 to allow a restaurant in the C-S zone at 75 Mount Hermon Road / APN 021-271-04, subject to conditions set forth in the attached Exhibit A, which are attached hereto and 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 August 11, 2022 by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

_________________________
Lori Gentile, Planning Commission Chair

_________________________
Taylor Bateman, Community Development Director
EXHIBIT A

CONDITIONS OF APPROVAL
(Numbers 1 - 13)

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. After Planning Commission approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building permits or operation of the commercial recreation use.

3. The color, 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.

4. All required building permits shall be obtained and the application shall pay all appropriate fees prior to commencement of any construction on the property.

5. All requirements of the Scotts Valley Water District shall be met prior to operation of the use.

6. All requirements of the Scotts Valley Fire Protection District shall be met prior to operation of the use.

BUILDING DEPARTMENT

7. Provide accessible counters, tables and all seating areas to comply with the 2019 California Building Code (CBC), or the code in effect at the time, Chapter 11B to include covered counter tops (34” above finish floor).

8. Maintain required aisle ways for circulation in compliance with 2019 CBC Chapter 11B.
9. All new electrical, mechanical and plumbing or structural modifications will require a Building Permit and comply with 2019 CBC, CMC, CEC and Energy and Green Building Codes.

10. If any of improvements are done, 20% of construction budget will be required for Accessibility upgrades.

11. The applicant shall staple a copy of the project Conditions of Approval to all of the plans submitted for a building permit.

12. All construction activity shall be limited to the hours between 8:00 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. through 5:00 p.m. on Saturday. No construction activity is allowed on Sunday.

13. Outdoor seating is subject to the same requirements as indoor seating for accessibility.

___________________________________________  ________________
John Kontoudakis, Property Owner    Date
Inversion Wines Use Permit Application

PROJECT DESCRIPTION

The site at 75 Mt. Hermon Rd., Unit C will be used solely as a wine tasting facility. Wine will be produced off site but poured within Unit C. The tasting room will consist of a washroom (refrigerator, sink, dishwasher), a cold storage area, a “pouring area”, and a common sitting area with multiple tables, chairs and couches. The tasting room will also have a few small chairs on the exterior deck outside of the tasting room.

Tasting room hours will be Friday (2pm-8pm), Saturday (1pm-7pm), and Sunday (12pm-6pm). The schedule will be designed to mirror that of the existing tasting room next door. The tasting room will have 2-4 employees with a maximum of 2 employees working at any given time. The site already has 10 designated parking spaces and no further parking will be needed.

The tasting room will have one interior speaker for background music. There will not be any exterior speakers.

The only water consumption on site will be for washing wine glasses in the dishwasher and for drinking water for employees and patrons. We do not anticipate any “unusual water discharges.”

The structure is pre-existing, thus no construction is needed. The existing sign on the building façade will be updated with “Inversion Wines”, and an additional “Inversion Wines” sign will be included in the existing signage at the entrance to the address.

TABLE OF USES

The entirety of Unit C (approximately 1,000 square feet) will be used for wine storage and tasting. The parking lot is pre-existing and no further parking will be proposed. No residential units are associated with this site.
"INVERSION" by Coastal Range Vineyards

1 SQ = 2 FT
City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Date: August 11, 2022

Applicant / Property Owner: Matson Britton Architects

Applications: DR22-003

Location: 21 Blake Lane / APN 022-741-08

General Plan / Zoning: R-H, High Density Residential

Environmental Status: Exempt, Class 3

Request: Design Review approval for a two-story addition to an existing single-family home.

Staff Planner: Scott Harriman, Consulting Planner, (650) 587-7300 x66 sharriman@rgs.ca.gov

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed project based on findings and conditions contained in the attached Resolution and Exhibit A.

SITE AND PROJECT DESCRIPTIONS

Project proposes a two-story attached addition to an existing one-story single-family home on an existing 8,608 square foot lot (75’ x 116’). The proposed 644 square foot ground level addition includes a one-car garage with laundry/work area (486sf), new front entry (90sf) and covered porch (68sf). The second story addition, above the new garage, includes bedroom and bathroom suite (526sf) and covered deck (74sf). The project includes abandoning the existing septic tank/leach field and hooking up to the city sanitary sewer system.

The site takes access from Blake Lane via series of private access easements. The rear of the property abuts Trammel Way; however, the site does not have access onto Trammel Way.

Architectural and site plan review is required for construction and alteration of structures in the R-H, High Density Residential zoning district pursuant to Municipal Code Section 17.10.050.
PROPOSED ENTITLEMENTS

Design Review: Architectural and site plan review is required for construction and alteration of structures in the High Density Residential zoning district pursuant to Municipal Code Section 17.10.050. The project’s compliance with General Plan and Zoning standards are discussed below.

DISCUSSION AND ANALYSIS

The following section provides an analysis of the relevant general plan and zoning standards, requested development entitlements and environmental conditions associated with the proposed project.

GENERAL PLAN: The project site is designated R-H, High Density Residential in the General Plan. Development in R-H neighborhoods has been guided by the topography, geology, vegetative cover, access to transportation and service facilities. Single and multi-family dwellings are consistent within High Density general plan areas. The proposed addition to the existing single-family home is consistent with the General Plan.

ZONING: The project site is in the R-H, High Density Residential zoning district. Single-family homes are permitted in the R-H. The following Zoning Compliance Table provides the R-H zoning standard, the project’s proposal, and its compliance.

<table>
<thead>
<tr>
<th>Zoning Compliance Table – 21 Blake Lane (APN 022-741-08)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R-H, High Density Residential</strong></td>
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<tr>
<td><strong>Standard</strong></td>
</tr>
<tr>
<td>Density</td>
</tr>
<tr>
<td>Setbacks</td>
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<td>- Front</td>
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<td>- Side</td>
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<td>- Rear</td>
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</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Site Coverage</td>
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<tr>
<td>Parking</td>
</tr>
</tbody>
</table>

As shown in the Table above, the proposed addition meets the R-H, High Density Residential development standards.

The proposed one-car garage, although separate from the existing one-car garage, brings the property into compliance with the two-car garage parking standard. A small portion of the existing home (garage) does not meet the minimum 20-foot front yard setback; however, the proposed addition meets (or exceeds) all zoning and setback requirements, provides complying garage parking, does not exacerbate the non-conformity, and is permitted pursuant to Municipal Code Section 17.48.080.

DESIGN REVIEW: Architectural and Site Plan Design Review is required for all new or altered structures in the R-H, High Density Residential zoning district subject to design...
criteria specified in Section 17.50.030. The Design Review process is established to carry out the objectives of the City's General Plan and related zoning regulations and to ensure that permits for construction will be carried out in a manner which is not detrimental to the surrounding uses and is consistent with the overall planning goals of the city.

Required Findings: The Planning Commission shall determine from data submitted whether the proposed building, structure or other improvement will meet the design standards prescribed in Section 17.50.030(D).

Required design standards and an analysis of how the project complies are shown below:

1. The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood;

Response: The proposed addition meets all R-H, High-Density Residential zoning standards and is consistent with the residential character within the surrounding area. As proposed, the proposed two-story addition is suited to the property, neighborhood setting, and zoning context.

2. Materials, colors, proportion, mass, and detail. 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;

Response: The proposed addition incorporates a white stucco exterior finish on the ground floor elevations to match the existing homes stucco finish. The second story addition is comprised of white board and batten siding to add architectural interest. A light grey standing seam metal roof is proposed at the new front entry to tie the addition into the existing one-story home. The addition includes two-story bay window projections along the side and rear elevations. Multi-light windows and trim molding is proposed throughout the addition. The existing home would also be upgraded with new windows, trim, and garage door to match the proposed addition.

3. 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;

Response: The project proposes to maintain the row of existing Photinia across the front yard and maintains two existing Locust trees in the rear yard. The existing raised planter beds and patio area on the north side of the lot will also be preserved. One three-inch Japanese Maple tree will be transplanted on site and one non-protected two-inch Japanese Maple tree will be removed. The proposed landscape plan preserves most of the existing trees on-site and is appropriate for the size of the urban lot.

4. The size, location, and arrangement of on-site parking and paved areas;

Response: The project improves on-site parking by providing a second garage parking space, correcting the existing garage parking shortage. The proposed addition is setback
approximately 40-feet from the roadway easement thereby maintaining the on-site guest parking spaces.

5. 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;

Response: Vehicular access to the residential site occurs through a conventional residential driveway in compliance with city standards and consistent with the neighborhood character.

6. Height and access to sunlight, setbacks, landscaping, and use of materials for articulation and visual relief for fences and walls over eight feet tall or fences over three feet tall in front yards when across from Highway 17;

Response: The project site is not in the vicinity of highway 17. The proposed two-story addition is 23.5 feet in height from grade, well below the 35-foot height limit. No changes are proposed to fences.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA pursuant to Section 15301, Class 1, Existing Structures.

PUBLIC NOTICE & COMMENT

A Notice of Proposed Development was posted on site. As of the date of this staff report no comments have been received on the proposed development.

FINDINGS AND CONCLUSION

Staff finds that the project’s site and architectural plans respond appropriately to the site and surrounding area and recommends that the Planning Commission approve the Design Review application subject to findings and conditions contained in the attached Resolution and Conditions of approval.

ATTACHMENTS

1. Resolution and Conditions of Approval .............................................................................................................
2. Location Map............................................................................................................................................................
3. Project Plans (dated 07/15/22).................................................................................................................................
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY Approving Design Review (DR22-003) FOR A 1,334 SQUARE FOOT TWO-STORY ADDITION TO A SINGLE-FAMILY HOME, SUBJECT TO CONDITIONS OF APPROVAL, LOCATED AT 21 BLAKE LANE / APN 022-741-08

WHEREAS, the City of Scotts Valley has received an application for Design Review from Travis and Amy Evans, property owners, to construct a two-story addition to an existing single-family home at 21 Blake Lane, an existing 8,608 square foot lot, as shown on project plans on file with the Planning Department / APN 022-741-08; and

WHEREAS, the applicant has presented substantial evidence which supports the application; and

WHEREAS, the application has been reviewed for compliance with the California Environmental Quality Act (“CEQA”), and found to be exempt pursuant to Section 15301, Class 1, Existing Facilities; and

WHEREAS, the Planning Commission held duly published and noticed hearing on August 11, 2022, to review and consider the proposed development and the requested planning permits (entitlements), hear public testimony; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Scotts Valley (“Commission”), that the Commission hereby approves Design Review DR22-003.

SECTION 1: Approve Design Review based on the following findings, subject to Conditions of Approval (Exhibit A) attached hereto and incorporated herein:

1. The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate. The proposed addition meets all R-H, High-Density Residential zoning standards and is consistent with the residential character within the surrounding area. As proposed, the proposed two-story addition is suited to the property, neighborhood setting, and zoning context.

2. 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 proposed addition incorporates a white stucco exterior finish on the ground floor elevations to match the existing homes stucco finish. The second story addition is comprised of white board and batten siding to add architectural interest. A light grey standing seam metal roof is proposed at the new front entry to tie the addition into the existing one-story home. The addition includes two-story bay window projections along the side and rear elevations. Multi-light windows and trim molding is proposed throughout the addition. The existing home would also be upgraded with new windows, trim, and garage door to match the proposed addition.
3. 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 proposes to maintain the row of existing Photinia across the front yard and maintains two existing Locust trees in the rear yard. The existing raised planter beds and patio area on the north side of the lot will also be preserved. One three-inch Japanese Maple tree will be transplanted on site and one non-protected two-inch Japanese Maple tree will be removed. The proposed landscape plan preserves most of the existing trees on-site and is appropriate for the size of the urban lot.

4. The size, location and arrangement of on-site parking and paved areas shall be appropriate. The project improves on-site parking by providing a second garage parking space, correcting the existing garage parking shortage. The proposed addition is setback approximately 40-feet from the roadway easement thereby maintaining the on-site guest parking spaces.

5. 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. Vehicular access to the residential site occurs through a conventional residential driveway in compliance with city standards and consistent with the neighborhood character.

6. For fences and walls over eight feet tall or fences over three feet tall in front yards when across from Highway 17, consider height and access to sunlight, setbacks, landscaping, and use of materials for articulation and visual relief. The project site is not in the vicinity of highway 17. The proposed two-story addition is 23.5 feet in height from grade, well below the 35-foot height limit. No changes are proposed to fences.

NOW THEREFORE, BE IT RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley approves Design Review (DR22-003) for a two-story, 1,334 square foot addition to an existing single-family home at 21 Blake Lane / APN 022-741-08 subject to Conditions of Approval (Exhibit A), and project development plans which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 11th day of August 2022, by the following vote:

AYES: __________________________
NOES: __________________________
ABSTAIN: __________________________
ABSENT: __________________________

Approved: __________________________________________
Lori Gentile, Planning Commission Chair

Attest: __________________________________________
Taylor Bateman, Community Development Director
Legal

1. The 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. The developer/applicant shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.

3. The developer shall obtain all required grading, improvement plans, and building permits; and pay all appropriate required fees before starting any grading/earth disturbance on the property.

Planning Department

4. The home and site improvements shall be constructed substantially as shown in the plans dated 7-15-22 prepared by Architect Cove Britton, which are on file in the Planning Department.

5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.

6. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the City Community Development Department (CDD) and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.

7. The project site is in the Zayante Soils region which is the habitat for the endangered Mount Hermon June Beetle. Your project, small residential room addition, is an eligible activity covered by and requires participation in the City’s Interim-Programmatic Habitat Conservation Plan (IPHCP). Please contact the Planning Department for more information.

Archeological Resources

8. Project site is within an area of sensitivity for archaeological resources. Grading of more than 4 cubic yards requires monitoring by a qualified archaeologist. Plans submitted for
building permit will be required to include proposed grading. And if the amount of grading exceeds 4 cubic yards, then a copy of a contract for monitoring by a qualified archeologist shall be submitted to the City prior to issuance of a building permit.

9. The qualified/registered archeologist shall monitor all earthwork activities.

10. The applicant/contractor shall provide the project archeologist with a copy of the final grading plans for review prior to any project grading.

11. Provide for daily monitoring during grading activities by the project archeologist to determine if archeological resources are encountered in excavated areas.

12. Allow for the recovery of any discovered archeological resources according to a recovery plan and methods specified by the project archeologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).

13. If recovery occurs, ensure that the project archeologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.

14. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project archeologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

**Lighting**

15. Exterior light levels are to be at the lowest level and carefully controlled for security, aesthetics, safety and identification without interfering with nearby land uses.

16. All exterior building lighting shall be designed to integrate into the building architecture with shielded and recessed light sources with final light fixture approval prior to the issuance of any building or grading permit.

**Building Department**

17. The developer shall obtain any required grading and/or building permit(s) and pay applicable fees.

18. All contractors on site shall limit their work to 8:00 A.M. to 6:00 P.M. on weekdays; 9:00 A.M. to 5:00 P.M. on Saturday; and no construction on Sunday.

19. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at adjacent properties.

20. A sign shall be posted on-site during all construction activities identifying the name and contact phone number of the primary general contractor to be notified of any disturbances or excessive noise emanating from the site.

21. Winter grading, from October 15th to April 15th, shall require prior review and approval by the City.
22. The location of all soil to be exported shall be reviewed and approved by the Building Department prior to issuance of a grading or building permit.

23. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.

24. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.

25. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

26. All buildings shall be designed to comply with the current codes in effect at the time of building permit issuance.

27. The building permit plans must comply with the current California Building Code (CBC) for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

28. All structures shall comply with the most current California Energy Commission Standards (Title 24).

29. All new construction shall comply with the City’s current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.

30. Structural calculations, if applicable, shall be submitted and wet-signed by the Engineer of record.

31. Provide names of Special Inspectors with certifications as required.

32. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits.

33. All new utilities shall be installed underground.

34. The developer shall comply with the City’s standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.

35. Site drainage erosion control and foundation plans must be reviewed and approved by a soils engineer.

36. The developer shall submit a plan review letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer’s recommendations.

37. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures to the Regional Water Quality Control Board (RWQCB), the
agency that administers NPDES, and the City Building Department for review and approval.

38. A hazardous material containment plan shall be approved by City Building staff prior to commencement of land alteration and construction activities for the project. The plan shall contain the following elements:

A. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
B. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

City Public Works Department- Engineering Division

39. All work on public utility systems will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer.

40. Building Department Permit is required for onsite sanitary sewer to property line, Santa Cruz County Environmental Health oversee the abandonment existing septic system.

41. Impervious area must be shown on coversheet and included in the project’s Stormwater management analysis and design.

Scott Valley Fire Protection District

42. The project shall comply with all requirements as provided in the Fire District letter dated August 2, 2022 and attached hereto.

Scott Valley Water District (SVWD)

43. Prior to the issuance of a building permit, the applicant shall submit a Service Application and plan review deposit to the Scotts Valley Water District.

End of conditions.

________________________________________
Property Owner’s Signature
August 2, 2022

Scott Harriman
sharriman@rgs.ca.gov

RE: Design Review
21 Blake Lane

Reviewed by: Erin Collins, Deputy Fire Marshal

We have reviewed the design review plans for a residential remodel and 2nd story addition. Our review is to insure compliance with the minimum code requirements related to fire and life safety as set forth in the California Fire Code, State Fire Marshal’s Regulations and local fire code ordinance. At this time the District has no objections to this project. However, when moving forward with building construction permit, the following items will be required to be on the plans to gain compliance.

NOTE on the plans “these plans are in compliance with California Building and Fire Codes (2019 edition) and Scotts Valley Fire Protection District Amendments”. (CFC §1.1.3)

Fire flow requirements for this project is **1000 gallons per minute**. (the AVAILABLE FIRE FLOW information can be obtained from the water company). Note on the plans the available fire flow for a public fire hydrant within **600 feet** of the project.

SHOW on the plans a public fire hydrant within **400 feet** of any portion of the building meeting the minimum required fire flow for the building. Hydrant shall be on a fire apparatus access road, as measured by an approved drivable route around the exterior of the facility or building. If hydrant is further than the required minimum distance, to mitigate the lack of a hydrant, fire sprinklers shall be required throughout. (CFC §507.5.1)

**NOTE** on the plans, “any addition is made which increases the total existing square footage by 50% or more, an automatic fire sprinkler system shall be installed complying with the currently adopted edition of NFPA 13-D, and adopted standards of the Scotts Valley Fire Protection District.” (CFC §903.3.1.3)

**NOTE** on the plans “the designer/installer shall submit three (3) sets of plans and calculations for the overhead Fire Sprinkler System for approval prior to construction.” (CFC §901.2)

**NOTE** on the plans “all underground piping systems shall comply with the County Standard FPO-006 and shall require plan submittal and permit approval prior to installation. The standard is available at the Scotts Valley Fire Protection District upon request”. (CFC 901.2) **If applicable.**

SHOW on the plans where the smoke alarms are to be installed according to the following locations and approved by this agency as a minimum requirement.
- One alarm adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One alarm in each sleeping room.

Board of Directors
Robert Campbell    Russ Patterson    Daron Pisciotta    Joseph Parker    Edward Harmon

011 0040
• 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 alarm on each floor level regardless of area usage.
• There must be a minimum of one smoke alarm in every basement area.
(CFC §907.2.10.2 & CBC §907.2.11.2)

**SHOW** on the plans where the carbon monoxide alarms are to be installed according to the following locations and approved by this agency as a minimum requirement.
• One alarm adjacent to each sleeping area (hall, foyer, balcony, or etc.)
• There must be at least one carbon monoxide alarm on each floor level regardless of area usage.
(CBC §420.6)

**NOTE** on the plans “a 30-foot clearance shall be maintained around and adjacent to the building or structure to provide additional fire protection or fire break by removing all brush, flammable vegetation, or combustible growth.

**EXCEPTION:** Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.”

**NOTE** on the plans “building numbers shall be provided. Numbers shall be a minimum of four (4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.” (CFC §505.1)

**NOTE** on the plans, “Roof coverings to be no less than Class "B" rated roof.” (CBC §1505.1.2 & Santa Cruz County Code 12.10.215 (G))

**NOTE** on the plans, “A MINIMUM OF 48 HOURS NOTICE to the fire department is required prior to inspection.” (CFC §105.2.2)

**NOTE** on the plans “The job copies of the building and fire systems plans and permits must be on-site during inspections.” (CFC §105.3.5)

*********************************************************************
Our review is not to be construed as encompassing the structural integrity of the facility or abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

Note: 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, and, to hold harmless and without prejudice, the reviewer and reviewing agency.
**EVANS RESIDENCE**

**ADDITION**

21 BLAKE LANE
SCOTTS VALLEY, CA 95066

APN: 022-741-08

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**FIRE PROTECTION NOTES**

1. These plans shall comply with 2019 California Building Code and 2019 California Fire Code and District Amendments.


3. Address numbers shall be posted and maintained as shown on the site plan. Numbers shall be a minimum of 4 inches in height and of a color contrasting to their backgrounds.

4. Roof covering shall be no less than Class "B" rated.

5. All chimneys shall be approved with an approved spark arrestor on the top of the chimney. Wire mesh not to exceed 1/2" is acceptable.

6. The job copies of the building plans and permits must remain on-site during inspections.

7. Public fire hydrant required within 400 ft. of any portion of the building with a minimum 1300 gallon fire flow. Available fire hydrant approximately 400 ft from building.

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**PROJECT CALCULATIONS**

**TOTAL GROSS LOT SIZE:** 8,400 SQFT.

**EXISTING AREAS:**
- **EXISTING SHED:** 101 SQFT.
- **EXISTING IMPERVIOUS AREA TO BE REMOVED:** 220 SQFT.
- **EXISTING IMPERVIOUS AREA TO BE REMOVED:** 220 SQFT.
- **EXISTING FLOOR AREA:** 1,305 SQFT.
- **EXISTING SECOND FLOOR AREA:** 740 SQFT.
- **EXISTING TOTAL AREA:** 2,045 SQFT.

**NEW AREAS:**
- **NEW FIRST FLOOR ENTRY:** 30 SQFT.
- **NEW FIRST FLOOR COVERED PORCH (IMPERVIOUS):** 65 SQFT.
- **NEW DRIVEWAY (IMPERVIOUS):** 90 SQFT.
- **NEW GARAGE:** 486 SQFT.
- **NEW SECOND FLOOR DECK AREA:** 74 SQFT.
- **NEW TOTAL AREA:** 714 SQFT.

**MAX LOT COVERAGE:** 4,733 SQFT.

**PERMIT TOTAL BOX:** 3,453 SQFT (45%)
STAFF REPORT

Applicant: United Signs, Carl Cook,
Property Owner: Peninsula Petroleum LLC,
Application: Design Review No. DR22-008
Location: 90 Mt. Hermon Rd. / APN 22-162-73
General Plan/Zoning: Commercial Service (C-S)
Environmental Status: Exempt from CEQA (Sections 15301 & 15311)
Request: Consideration of a Design Review application to modify an existing Planned Sign Program and exterior changes to the Shell gas station at 90 Mount Hermon Road.
Staff Planner: Liz Golden, Contract Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission approve the Design Review application by adoption of the attached resolution, subject to the conditions in Exhibit A.

PROJECT DESCRIPTION

The applicant is proposing to replace the signs and modify the building fascia for an existing convenience store, located at the same site as the Shell gas station, at 90 Mount Hermon Road (Attachment 1 - Location Map). The proposed project consists of the following:
- Remove and replace existing “Great Goods” internally illuminated logos and canopy band logo with “Pinnacle 365” and increase band logo space on front façade;
- Add non-illuminated, pan channel letter, for a new Car Wash sign, measuring 8’-6” by 1’-1 5/8”
- Add rock veneer to the front of the building along the base
PROJECT DISCUSSION

The scope of the project will include façade changes and a new sign, in compliance with the City’s adopted Zoning Ordinance and General Plan. Below is a discussion of the work that has already been installed, without prior Design Review approval.

Planned Sign Program

The existing Planned Sign Program will remain in place and be modified based on the proposed plans. As proposed the new logo sign will be smaller than the existing sign and other existing signs will be cohesive with the building and façade updates. The new blue and green color bands that have been installed will remain different than the Shell Gas station’s yellow and red colors.

Building Façade Changes

Modifications to the fascia include exterior color change, new logo sign, replacement carwash sign, and general maintenance to preserve the facility’s appearance. The colors proposed for the building façade are different than the existing Shell automotive fueling station which is not proposed to be changed.

PUBLIC COMMENT

A Planning Commission Agenda was posted pursuant to state law. No comments have been received.

ATTACHMENTS

Resolution No. ____ to Approve DR22-008 (Action Item) .................................................................
1. Location Map ........................................................................................................................................
2. Project Plans - Dated (Received 03/22/22) ..........................................................................................
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING DESIGN REVIEW NO. DR22-008 FOR PLANNED SIGN PROGRAM MODIFICATIONS AND EXTERIOR IMPROVEMENTS TO THE BUILDING FACADE LOCATED AT 90 MOUNT HERMON ROAD // APN 22-162-73.

WHEREAS, the Planning Department of the City of Scotts Valley has received the applications for Design Review No. DR22-008 for Planned Sign Program modifications and exterior improvements to the building façade located at 90 Mount Hermon Road // APN 22-162-73; and,

WHEREAS, the project is determined to be categorically exempt from CEQA, Class 3 (Sections 15301 & 15311); and,

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on August 11, 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 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 Planning Commission staff reports dated August 11, 2022:

1. The signs serve primarily to identify the business or the activity conducted on the premises, or identifies the product or service offered thereon. All proposed signs serve to identify the business being conducted on the premise.

2. The signs are harmonious with the materials, color, texture, size, shape, height, location and design of the building, landscaping, property and environment of which it is a part.

3. The materials, colors, proportion, mass, and detail of the exterior improvements are in good proportion, have simplicity of mass and detail, and are compatible
with the appearance of the surrounding structures. The proposed colors blend with the existing appearance of the facility.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, 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 Design Review No. DR22-008 for Planned Sign Program modifications and exterior improvements to the building façade located at 90 Mount Hermon Road // APN 22-162-73, 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 11th day of August, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

________________________________________________________________________
Lori Gentile, Planning Commission Chair

________________________________________________________________________
Taylor Bateman, Community Development Director
E X H I B I T  A

CONDITIONS OF APPROVAL  
(Nos. 1-5)

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. After Planning Commission approval, the property owner shall sign the Conditions of approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building or grading permits.

3. All required building permits shall be obtained and the application shall pay all appropriate fees prior to commencement of any construction on the property. Additionally, all required after-the-fact building permits shall be obtained within 90 days of the effective date of this resolution.

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

5. All applicable Conditions of Approval associated with Planning Commission Resolution No. 1669 shall remain in effect.

_______________________________________________________________
Name and Signature of Property Owner       Date
SIGN-A: LED ILLUMINATED PANE CHANNEL SIGN
Scale: 3/4” = 1'-0"

SCOPE OF WORK
Receive & Install (1) one set of pane channel sign and ACM panels
• Remove existing great goods sign ACM panel and other branding panels from existing fascia
• Install new tri-color ACM on building fascia - field trim as needed
• Paint/patch as needed
NOTE:
That as a result of the slight radius produced when bending, your finished panel dimension will be 1/2" to 1/4" larger when folded. This is determined by the profile of the cutter used to make the rout. Trial cuts should be made prior to production to determine any necessary adjustments in layout dimensions are needed.

OUT ON THE BACK 1/4" ROUT & RETURN FRONT SIDE

OUT ON THE BACK 1/4" ROUT & RETURN FRONT SIDE

ROUT AND RETURN DETAILS

FILE: shell - scotts valley hermon rd
Client Review Status: Revision: Date: Project Information: Date: Job #: Page:
Client: Shell / Pixar Re-image
Location: -
Address: 90 ML Herman Road
City/ST/Zip: Scotts Valley, CA
Phone: __________
Fax: __________
Sales: Brian Campbell Designer: Release By: 06-01-00

United Sign Systems requires that an "in-process" showing be obtained from the client prior to any production release or production release revision.

CLIENT APPROVAL DATE
LANDSLIDE APPROVAL DATE

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CAR WASH

SIGNAGE: NON-ILLUMINATED PAN CHANNEL LETTERS
Scale: 1" = 1'0"

SCOPE OF WORK
Receive & install (1) one set of non-illuminated pan channel "CARWASH" letters
• Remove existing great goods sign ACM panel and offer branding panels from existing fascia
• Paint/patch as needed

PROPOSE SIGN - SIDE ELEVATION  N.T.S.

EXISTING SIDE ELEVATION  N.T.S.

1) This sign is intended to be installed in accordance with the requirements of 42 USC 609 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the National Electrical Code.
SCOPE OF WORK

1. Remove existing goods sign ACM panel and other branding panels from existing fascia
2. Paint/patch as needed

FILE: shell - scotts valley hermon rd

Client Review Status: 00-00-00
Revision: 00-00-00
Date: 00-00-00

Project Information:
Client: Shell / Parade Re-image
Location:
Address: 90 ML Herman Road
City/ST/Zip: Scotts Valley, CA
Phone:
Fax:
Sales: Brian Campbell
Designer:
Release By: 00-00-00

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1) 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. 2) The location of the disconnect switch after installation shall comply with the Article 600.6 (A)(1) of the National Electrical Code.