



AGENDA

Meeting of the
Scotts Valley Planning Commission
In-Person and Remote Access
Date: June 11, 2026
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 6-5-2026 at City Hall, SV Public Works, SV Senior Center and online at www.scottsvalley.gov .
COMMISSIONERS		CITY STAFF MEMBERS
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgins, Commissioner Shawn Mosley, Commissioner Steve Simonovich, Commissioner		Taylor Bateman, Community Development Director Jordan Taylor, Administrative Analyst II
MEETING NOTICE AND AGENDA PACKET MATERIALS		
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.		
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: https://www.scottsvalley.gov/129/Agendas-Minutes		
Public Participation: The meeting will be available in person and 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.

CALL TO ORDER 6:00 PM

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

PLEDGE OF ALLEGIANCE

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.)

1. Approve Planning Commission Meeting minutes of 5-14-2026

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. Consideration of a Use Permit Amendment to U22-008 to allow live music entertainment with amplified indoor music during specified hours of operation at an existing 1,977± square-foot, wine bar and cellar located in the Kings Village Shopping Center at 222 Mount Hermon Road (APN: 022-601-18) in the C-SC Shopping Center Commercial Zoning District.

2. Consideration of Use Permit U26-002, Design Review DR26-002, Sign Design Review SDR26-003, and Environmental Assessment EA 26-001 to re-establish an existing 1,116-square-foot one-story retail convenience store; resume use of the existing 1,170 square foot canopy with four gas pumps; reinstall a diesel pump; and excavation for installation of a new underground storage tank system, along with perimeter landscaping, renovated lighting, signage, and associated site improvements on a 30,464 square foot parcel. The site is located within the C-S (Commercial-Service) zoning district.

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. Consideration of a Design Review application to modify an existing Planned Sign Program and exterior changes to rebrand the current Shell gas station to Chevron at 90 Mount Hermon Road.

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

Meeting of the
Scotts Valley Planning Commission
Date: May 14, 2026
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 5-08-2026 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER 6:00 PM

The Planning Commission meeting was called to order at 6:02 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSIONERS PRESENT:

Lori Gentile, Chair
David Hodgin, Commissioner
Shawn Mosley, Commissioner
Steve Simonovich, Commissioner

COMMISSIONERS PRESENT:

Chuck Maffia, Vice Chair

CITY STAFF MEMBERS PRESENT:

Taylor Bateman, Community Development
Director
Rodolfo Onchi, Public Works Director
Susie Pineda, Consultant Planner
Brian Froelich, Senior Planner
Josh Wosynski, Associate Planner
Cathie Simonovich, City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

CONSENT AGENDA

M/S: Hodgkin/Mosley

To approve the Consent Agenda with no alterations.

Carried 4/0/1 (AYES: Gentile, Hodgkin, Mosley, Simonovich: NOES: None; ABSENT: Maffia)

1. Approve Planning Commission Meeting minutes of 11-20-2025
2. Approve Special Planning Commission Meeting minutes of 12-04-2025

ALTERATIONS TO PUBLIC HEARING AGENDA

Director Bateman requested that Regular Item 1 be moved prior to the Public Hearing item.

M/S: Mosley/Hodgin

To approve the Regular Agenda with the alteration noted above.

Carried 4/0/1 (AYES: Gentile, Hodgkin, Mosley, Simonovich: NOES: None; ABSENT: Maffia)

PUBLIC HEARING AGENDA

1. Consideration of Use Permit U26-001 to operate a veterinarian clinic at an existing ±1,756 square foot suite in the Scotts Valley Square shopping center at 266 Mount Hermon Road (APN 022-231-17) in the C-SC Shopping Center-Commercial Zoning District

Associate Planner Josh Wosynski presented this item and responded to questions from the Commissioners.

Chair Gentile opened the public hearing at 6:24PM

John Lewis, a Scotts Valley resident, spoke in support of this use permit.

Chair Gentile closed the public hearing at 6:25 PM.

M/S: Mosley/Simonovich

To adopt Resolution No. 1810 approving U26-001 for the operation of a 1756 square foot veterinarian clinic in the Scotts Valley Square Shopping Center at 266-P Mount Hermon Road (APN 022-231-17) in the C-SC Shopping Center Commercial Zoning District.

Carried 4/0/1 (AYES: Gentile, Hodgkin, Mosley, Simonovich: NOES: None; ABSENT: Maffia)

2. Consideration of a Use Permit application for the Scotts Valley Farmers' Market to operate in the upper parking lot of the Graham Plaza at 219-223

Mount Hermon Road (APN 021-021-16) in the C-SC Shopping Center
Commercial Zoning District

Associate Planner Josh Wosynski presented this item and responded to questions from the Commissioners.

Chair Gentile opened the public hearing at 6:35 PM.

The applicant, Nesh Dhillon, Santa Cruz Community Farmers Market Executive Director, spoke about the proposed location, timing, and logistics.

Dedra Bennett, the owner of Zinnia's; and Gillian McGlaze, a resident of Scotts Valley spoke in support of this use permit.

Chair Gentile closed the public hearing at 6:46 PM.

M/S: Mosley/Hodgin

To adopt Resolution No. 1811 approving Use Permit U26-003 for the Scotts Valley Farmers' Market to operate in the upper parking lot of the Graham Plaza at 219-223 Mount Hermon Road (APN 021-021-16) in the C-SC Shopping Center Commercial Zoning District.

Carried 4/0/1 (AYES: Gentile, Hodgin, Mosley, Simonovich: NOES: None; ABSENT: Maffia)

3. Consideration of a Use Permit, Design Review Permit and Environmental Assessment to allow construction of a new 7,480 sf clubhouse, remodel and renovation of an existing 2,450 sf clubhouse, construction of a new 6-lane swimming pool and 1,500 sf pool house, and associated site improvements on an approximately 1.6-acre site (APN 022-091-53) in the C-S Service Commercial Zoning District

Contract Planner Susie Pineda presented this item and responded to questions from the Commissioners.

Mark Schoeman, the project architect from Anderson Brule Architects (ABA), spoke briefly about the project.

Chair Gentile opened the public hearing at 6:57

Lis DuBois, the Boys & Girls Club Executive Director, spoke about the vision for the project and the benefits to Scotts Valley.

Speaking in support of this project were Tim Bennett, John Lewis, and Julissa Sanchez.

Chair Gentile closed the public hearing at 7:06 PM.

M/S: Mosley/Hodgin

To adopt Resolution No. 1812 to approve the Use Permit, Design Review Permit, and Environmental Assessment to allow construction of a new 7,480 square foot clubhouse, remodel and renovation of an existing 2,250 square foot clubhouse, construction of a new 6-lane swimming pool and 1,500 square foot pool house, and associated site improvements on an approximately 1.6-acre site (APN 022-091-53) in the C-S Service Commercial Zoning District.
Carried 4/0/1 (AYES: Gentile, Hodgins, Mosley, Simonovich: NOES: None; ABSENT: Maffia)

ALTERATIONS TO REGULAR AGENDA

The regular item was heard before the public hearings as noted in the Alterations to Public Hearing Agenda item.

REGULAR AGENDA

1. FY 2026/27-2030/31 Capital Improvement Program; Consistency with General Plan

Public Works Director Rodolfo Onchi presented this item and responded to questions from the Commissioners.

M/S: Mosley/Hodgins

To adopt Resolution No. 1813 recommending that the City Council adopt the FY2026/27-2030/31 Capital Improvement Program (CIP), and to find the CIP consistent with the Scotts Valley General Plan.

Carried 4/0/1 (AYES: Gentile, Hodgins, Mosley, Simonovich: NOES: None; ABSENT: Maffia)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

None.

ADJOURNMENT

The meeting adjourned at 7:10 PM.

From: Jim Jernigan <Jim@jimjernigan.com>

Sent: Friday, May 8, 2026 9:14 PM

To: Scotts Valley Planning Department <planningdepartment@scottsvalley.gov>

Cc: Joy Jernigan <Joy@joyjernigan.com>

Subject: Use permit U26-003 Comments

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi,

As residents of Scotts Valley, we support having the Farmers Market in the Graham Center parking lot. It will make it walking distance for us and help add to the community. Hopefully it gets more space there than in the current location, for more vendors.

Thanks,
Raymond & Joy Jernigan
120 Viki Ct
Scotts Valley

**City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT**

Date: June 11, 2026

Applicant: Michael Moss

Property Owner: Ow Commercial

Applications: Use Permit No. U22-008.1

Location: 222 Mount Hermon Road, Suite I / 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 Amendment to U22-008 to allow live music entertainment with amplified indoor music during specified hours of operation at an existing 1,977± square-foot, wine bar and cellar located in the Kings Village Shopping Center at 222 Mount Hermon Road (APN: 022-601-18) in the C-SC Shopping Center Commercial Zoning District.

Staff Planner: Joshua Wozynski, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit Amendment to U22-008 by adopting the attached resolution, subject to the conditions in Exhibit A.

BACKGROUND

On March 9, 2023, the Planning Commission adopted Resolution No. 1782, approving a Use Permit (U22-008) to allow for a 1,977± square-foot wine bar and cellar in an existing commercial building located in the Kings Village Shopping Center. See Attachment 5 for the Planning Commission Staff Report. Kissed By An Angel Wines has assumed the Use Permit originally granted to Saison Wine Bar & Cellar in 2023.

The applicant, a new tenant of the space, is requesting a Use Permit Amendment (U22-008.1) to allow live music entertainment. According to Scotts Valley Municipal Code

(SVMC) Section 17.46.030, any place where live entertainment is provided shall secure a Use Permit from the Planning Commission.

PROJECT DESCRIPTION

On April 14, 2026, the business owner filed for a Use Permit Amendment to allow live music with amplified indoor music during specified hours of operation at an existing 1,977± square-foot wine bar and cellar located in the Kings Village Shopping Center (Attachment 2, Location Map).

The applicant is requesting to have live music entertainment up to two times per week and karaoke up to one time per week. Live amplified performances will begin no earlier than 2:00 PM on weekends or 4:00 PM on weekdays. Their standard business hours are Monday through Sunday, 12:00 PM to 9:00 PM. Performances will conclude strictly 30 minutes prior to the stated closing time to ensure a quiet closing transition. Music would typically be played on Friday from 5:00 PM to 8:00 PM and on Saturday from 4:00 PM to 7:00 PM. Karaoke performances would typically occur on Wednesday from 5:00 PM to 7:30 PM and on Thursday from 5:00 PM to 7:30 PM (Attachment 3, Project Description).

NOISE

Scotts Valley's General Plan provides standards related to interior noise levels for residential uses (45 dBA) and maximum noise levels at property lines for residential uses (60 dBA). These standards are implemented by requirements for noise-generating uses in the City's municipal code. The City's Commercial and Industrial Performance standards note that the maximum noise generated by a user adjacent to residential uses, the maximum sound level shall not exceed 60 dBA. SVMC §17.44.020(C)(3). The project's location is approximately 200 feet from the nearest residential property line. Additional standards related to noise in the municipal code prohibit noise that could impact the well-being of community members from the hours of 10:00 P.M. to 8:00 A.M. SVMC §5.17.040(B).

PROJECT DESIGN AND ANALYSIS

To comply with the City's noise standards, the applicant has provided the following information in their Project Description:

- All live music and karaoke performances will be strictly confined to the Music Assembly room, located at the rear of the suite, which was previously used as a wine cellar and features increased insulation intended to improve noise dampening.
- The applicant has committed to keeping all exterior doors closed during performances and states that staff will actively monitor sound levels at various points within the room to maintain compliance with local noise ordinances.
- No amplified sound or music of any kind will be permitted outside the building.

- Live music performances are proposed up to two times per week, and karaoke up to one time per week, with all performances concluding no later than 30 minutes prior to closing.

Live music entertainment will be limited to no more than three occurrences per week. Live amplified performances will not commence prior to 2:00 p.m. on weekends or 4:00 p.m. on weekdays and would conclude no later than thirty (30) minutes prior to the establishment's closing time to ensure a quiet and orderly closing transition. Live music is anticipated to typically occur on Fridays from 5:00 p.m. to 8:00 p.m. and Saturdays from 4:00 p.m. to 7:00 p.m., while karaoke performances are anticipated to typically occur on Wednesdays or Thursdays from 5:00 p.m. to 7:30 p.m. within the allowable weekly limits.

With all proposed music being staged from inside the building, the sound will be attenuated by 15-20 dBA depending on whether windows are opened or closed. As noted above, music performances will be confined to the Music Assembly room, which was previously used as a wine cellar, is located toward the rear wall of the tenant space, and features increased insulation intended to improve noise dampening. Exterior doors will be required to remain closed during all live music and karaoke performances, except as necessary for ingress and egress, to minimize exterior noise impacts and ensure consistency with the approved operational standards for the use. As conditioned, the proposed project will comply with the City's General Plan and Municipal Code standards related to noise under typical operating conditions.

Staff has also added a condition of approval to address future complaints related to noise at this location. The condition of approval stipulates that if the City receives complaints about noise levels, the applicant may be required to provide a noise analysis prepared by an acoustical engineer and incorporate any required mitigation strategies to the satisfaction of the Community Development Director.

PARKING

The business is in an existing commercial building within the Kings Village Shopping Center, where there are approximately 639 parking spaces on the subject parcel, with an additional 200 parking spaces available at the Transit Center via an easement. To accommodate live music activities and ensure compliance with applicable fire and life safety standards, the floor plan was revised to reflect updated occupancy and circulation requirements, which in turn necessitated a revised parking analysis based on the reconfigured use areas. The required parking for the wine bar, with the addition of live music entertainment and reconfiguration of the floor plan, is 21 spaces, an increase of 3 from the previously approved use permit.

Proposed Use	Square Footage	Parking Formula	Required Parking
Public Area	973	1 space/60 sq. ft.	16.21
Non-Public Area	1,004	1 space/250 sq. ft.	4.02
Total	1,977	n/a	20.23 = 21 spaces

Parking ratios from SVMC 17.44.030

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. While parking can

be limited during the lunch hour, the parking lot has no history of being full. Additionally, the Fire Protection District has implemented a maximum occupancy of 49 persons during live music performances. With a maximum occupancy of 49 people, assuming an average of 2 people per vehicle, approximately 25 parking spaces would be needed to accommodate patrons at full capacity, which is readily available within the shopping center parking lot. As such, there appears to be adequate parking availability in the shopping center to accommodate the addition of live music entertainment.

FIRE PROTECTION DISTRICT

The Scotts Valley Fire Protection District has provided conditions of approval to ensure the project complies with applicable fire and life safety standards related to public assembly occupancy. These conditions focus on maintaining safe occupant loads, ensuring adequate and clearly marked means of egress, and providing appropriate fire protection and emergency features within the Music Assembly & Retail Room and associated areas. The requirements are intended to support safe operation of the use by addressing life safety concerns associated with assembly occupancies, including occupant capacity management, emergency exiting, and basic fire prevention and suppression measures.

PUBLIC NOTICE & COMMENT

A public notice was mailed to surrounding property owners within 300 feet pursuant to State law. No comments have been received.

ATTACHMENTS

Resolution No. _____ to approve U22-008.1

Location Map

Project Description

Floor Plan (dated 5/21/26)

U22-008 Planning Commission Staff Report (dated 5/9/23)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT NO. U22-008.1 TO ALLOW LIVE MUSIC ENTERTAINMENT WITH AMPLIFIED INDOOR MUSIC DURING SPECIFIED HOURS OF OPERATION AT A 1,977± SQUARE-FOOT WINE BAR AND CELLAR IN AN EXISTING COMMERCIAL BUILDING LOCATED IN KINGS VILLAGE SHOPPING CENTER IN THE COMMERCIAL SHOPPING CENTER (C-SC) ZONE AT 222 MOUNT HERMON ROAD, SUITE I / APN 022-601-18.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Michael Moss for a Use Permit Amendment to allow live music entertainment with amplified indoor music during specified hours of operation at an existing 1,977± square-foot, wine bar and cellar located in the Kings Village Shopping Center in the Commercial Shopping Center (CS-C) zone at 222 Mount Hermon Road, Suite I / APN 022-601-18.

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, June 11, 2026.

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 June 11, 2026.

- 1. The location of the wine bar and cellar with live music entertainment 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 in the City’s Commercial Shopping Center (C-SC). The purpose of the C-SC zone is to create and maintain areas accommodating city-wide and regional service that may be inappropriate in neighborhood or pedestrian-oriented shopping areas. Additionally, the intent of the C-SC district regulations is to encourage retail service establishments that meet various needs of Scotts Valley residents. The proposed project involves the establishment of live music at a wine bar and cellar within an existing commercial tenant space with minimal outdoor seating. As conditioned, the

proposed project is compatible with existing commercial uses in the Kings Village Shopping Center and on the Mount Hermon commercial corridor.

2. ***The establishment, maintenance or operation of the wine tasting room with live entertainment will not, under any circumstances of the case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed wine tasting room with live entertainment or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.***

The project involves the addition of indoor live amplified music and karaoke entertainment at an existing wine bar and cellar located within the Kings Village Shopping Center. Live music entertainment is proposed up to three times per week, with all performances occurring no earlier than 5:00 PM on weekdays and 4:00 PM on weekends, concluding no later than 30 minutes prior to closing. All live entertainment will be strictly confined to the Music Assembly room at the rear of the suite, which features existing insulation to assist in noise dampening, and no amplified sound or music of any kind will be permitted outside the building. Project conditions include limitations on hours of operation, a requirement that all exterior doors remain closed during performances, and verification through a third-party acoustical assessment that sound levels do not exceed 60 dBA at the nearest residential property line before commencing live entertainment. As conditioned, the project is anticipated not to have adverse impacts on the surrounding residences and wider neighborhood.

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 Amendment No. U22-008.1 to allow live music within an existing wine bar and cellar in the C-SC zone at 222 Mount Hermon Road, Suite I / APN 022-601-18, 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 June 11, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Lori Gentile, Chair

Taylor Bateman, Community Development Director

EXHIBIT A

CONDITIONS OF APPROVAL

(Numbers 1 - 23)

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 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 applicant shall pay all appropriate fees prior to commencement of any construction on the property.
5. All conditions of approval in Resolution No. 1782 for U22-008 (adopted by the Planning Commission on March 9, 2023) shall remain in effect.

PLANNING DEPARTMENT

6. All amplified music shall comply with the City's commercial performance standards, not to exceed 60 dBA as measured at the nearest residential property line, per SVMC §17.44.020(C)(3)
7. Live music entertainment shall commence no later than 2:00 PM on weekends or 4:00 on weekdays and shall terminate no later than thirty (30) minutes prior to the establishment's closing time.
8. Live amplified performances shall occur no more than three (3) times per week.
9. Exterior doors shall remain closed during all live music and karaoke performances, except for ingress and egress, to minimize exterior noise impacts.
10. If complaints are received about noise levels related to live music entertainment, the applicant may be required to provide a noise analysis done by an acoustical engineer and incorporate any required mitigation strategies to the satisfaction of

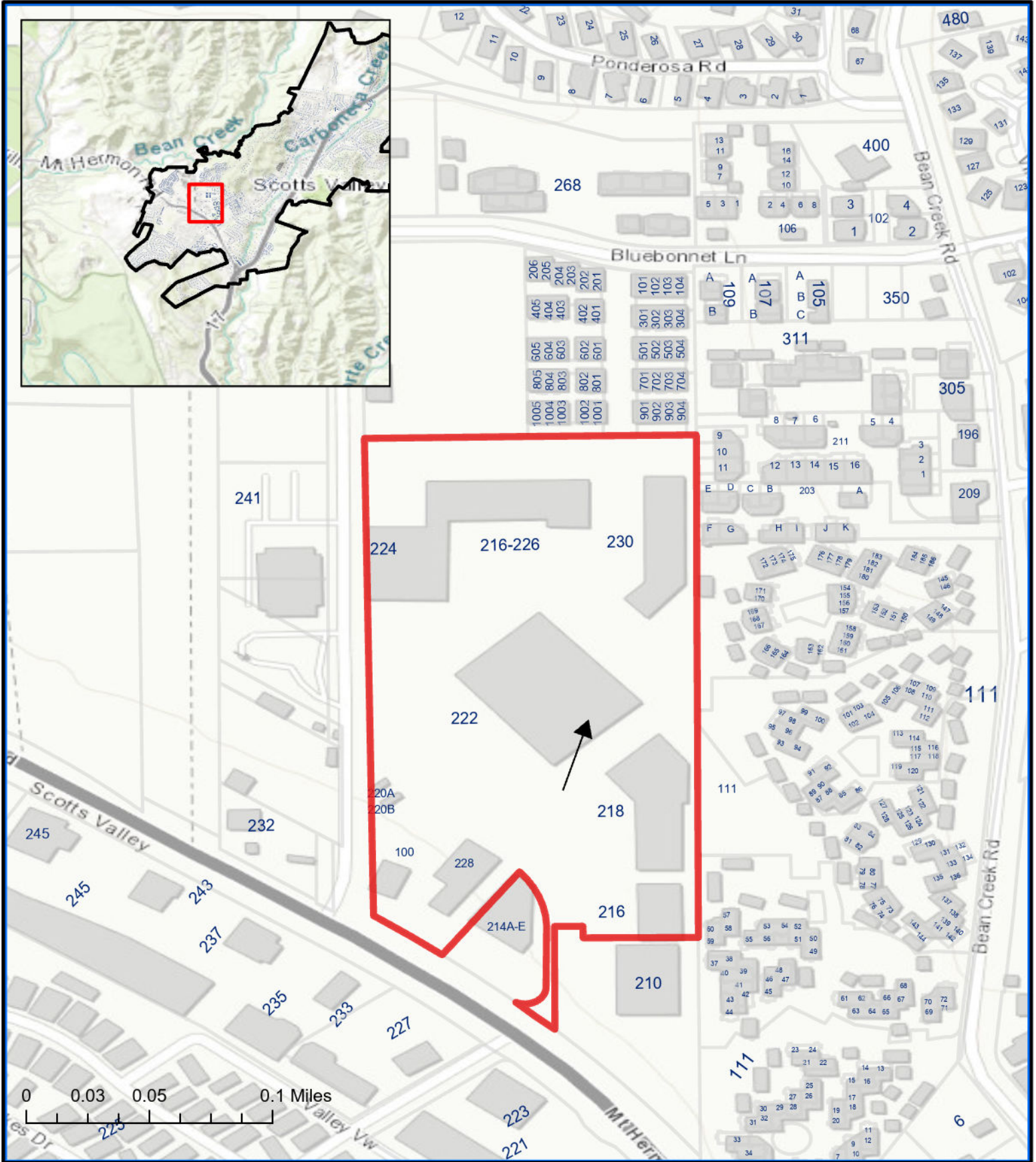
the Community Development Director.

FIRE PROTECTION DISTRICT

11. The total occupant load breakdown shall be adhered to at all times, with a maximum total occupancy of 49 persons and a maximum occupancy of 39 persons within the Music Assembly & Retail Room.
12. Post visible occupant load signs in the Music Assembly room and Wine bar Retail Room.
13. Existing exit door hardware shall be replaced with approved panic hardware on both exit doors.
14. Exit door shall swing in the direction of egress travel.
15. Add an additional illuminated exit sign with battery backup above the second exit door.
16. Extension cords shall not be utilized by musicians or in the occupancy at any time.
17. Blackout curtains on the upper windows shall be non-flammable with the CA State Fire Marshal seal or treated with a CA State Fire Marshal-approved flame-retardant product.
18. Add a fire extinguisher in the Music Assembly Room. The extinguisher shall be new or have current annual service tags.
19. Provide annual service for the existing fire extinguisher behind the wine bar.
20. Remove the dead bolt on interior doors leading to the Music Assembly. Doors shall remain open while Music Assembly is occupied.
21. Exit pathways shall remain clear at all times. This may need to include the removal or relocation of the Wine Bar Retail area and extending the exit pathway further.
22. Add signage above or on the office door stating, "Not an Exit."
23. If the occupant load exceeds 49 at any time, Scotts Valley Fire Protection District retains its authority to pursue revoking Use Permit approval.

Ow Commercial, Property Owner

Date



Location Map U22-008.1 222 Mount Hermon Road, Suite I APN 022-601-18



Conditional Use Permit Amendment

Project Description

Business Name: Kissed By an Angel Wines

Location: 222 Mount Hermon Road, Suite I, Scotts Valley, CA

APN: 022-601-18

Zoning: Commercial Shopping Center (CS-C)

1. Project Overview

The purpose of this application is to request an amendment to the existing Conditional Use Permit for the 1,977± square-foot wine bar and cellar located at 222 Mount Hermon Road, Suite I, within the Kings Village Shopping Center. The core usage and footprint of the establishment will remain consistent with the previously approved CUP. The sole operational changes requested are the addition of indoor live amplified music and karaoke, minor updates to the interior layout by removing storage cabinets, as well as updates to the exterior signage to reflect the current business name.

2. Proposed Uses/Activities (Inside the Building)

The primary use remains a wine bar and tasting room, with the main bar operating in the front "Main Room."

Addition of Live Entertainment: We are proposing the addition of live amplified music (up to two times per week) and karaoke (up to one time per week).

- **Location:** All live music and karaoke will be strictly confined to the rear of the suite, designated as "Room #2" on the submitted floor plans. This room was previously used to cellar wine and has increased insulation which will improve noise dampening.
- **Noise Mitigation:** To ensure no negative impacts on adjacent businesses within the shopping center, the external doors will remain closed during all music performances. Furthermore, professional sound levels will be actively monitored by staff. Decibel levels will be measured at various points in the room to maintain a safe, comfortable limit that complies with local noise ordinances.

3. Proposed Uses/Activities (Outside the Building)

Outside activities will remain unchanged from the previous approval, consisting only of minimal outdoor seating for patrons. **No music or amplified sound of any kind will be permitted outside.**

4. Hours of Operation

The general hours of operation for the wine bar will be:

- **Monday – Thursday:** 3:00 PM – 8:00 PM
- **Friday:** 3:00 PM – 9:00 PM
- **Saturday:** 1:00 PM – 9:00 PM
- **Sunday:** 1:00 PM – 8:00 PM

5. Hours of Proposed Live Music / Karaoke

Live amplified performances will begin no earlier than 2:00 PM on Saturday or Sunday or 4:00 PM on weekdays and will conclude strictly 30 minutes prior to the stated closing time to ensure a quiet closing transition. Typical hours of live music / karaoke:

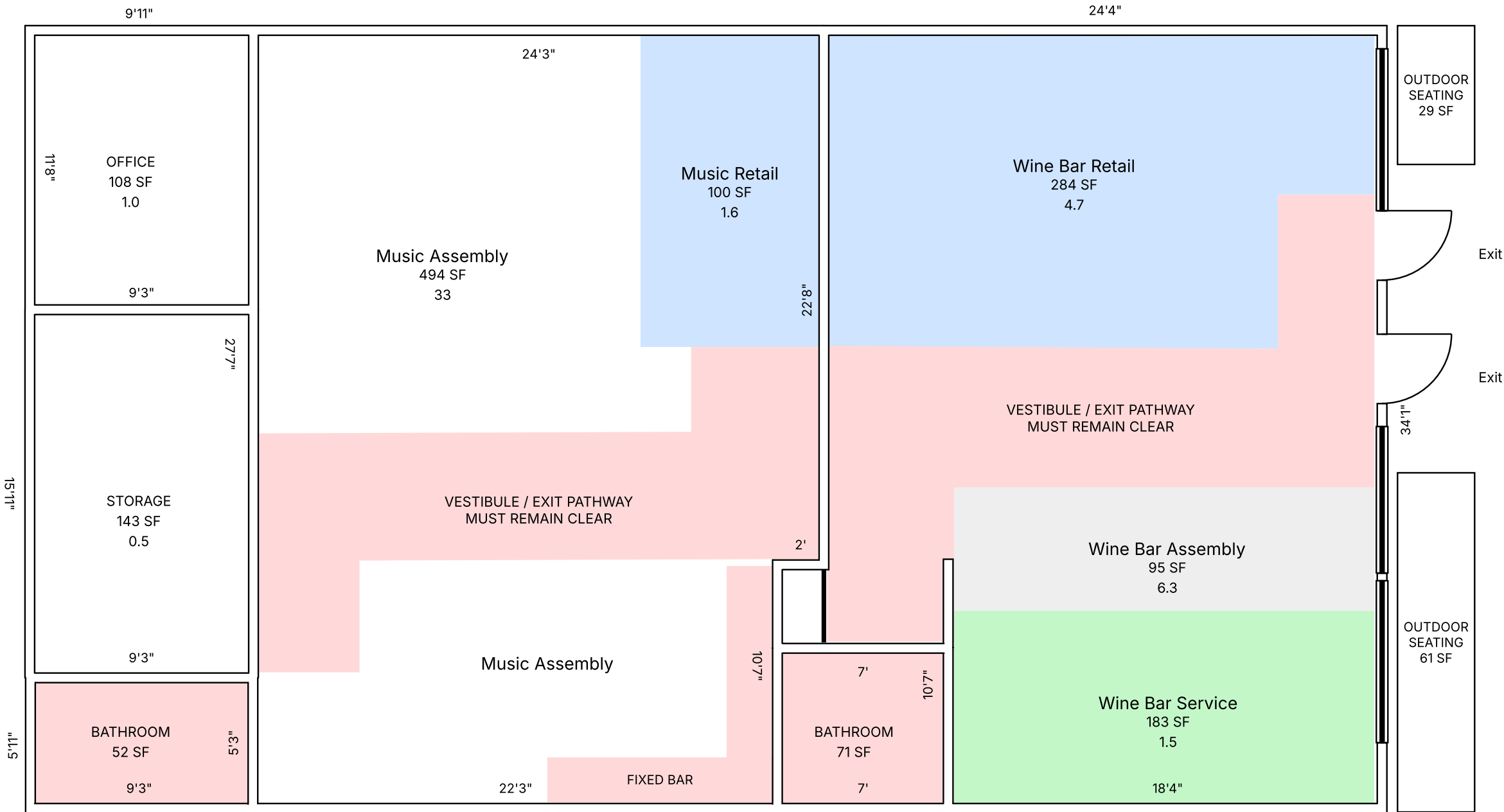
- **Karaoke:**
 - **Wednesday:** 5:00 PM – 7:30 PM
 - **Thursday:** 5:00 PM – 7:30 PM
- **Music:**
 - **Friday:** 5:00 PM – 8:00 PM
 - **Saturday:** 4:00 PM – 7:00 PM

6. Employment

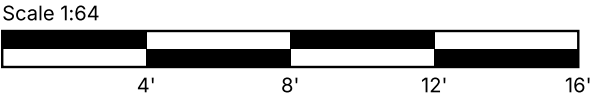
- **Total number of employees:** 10
- **Largest standard shift:** 3 employees
- **Largest shift during special events:** 5 employees maximum

7. Noise-Generating Equipment

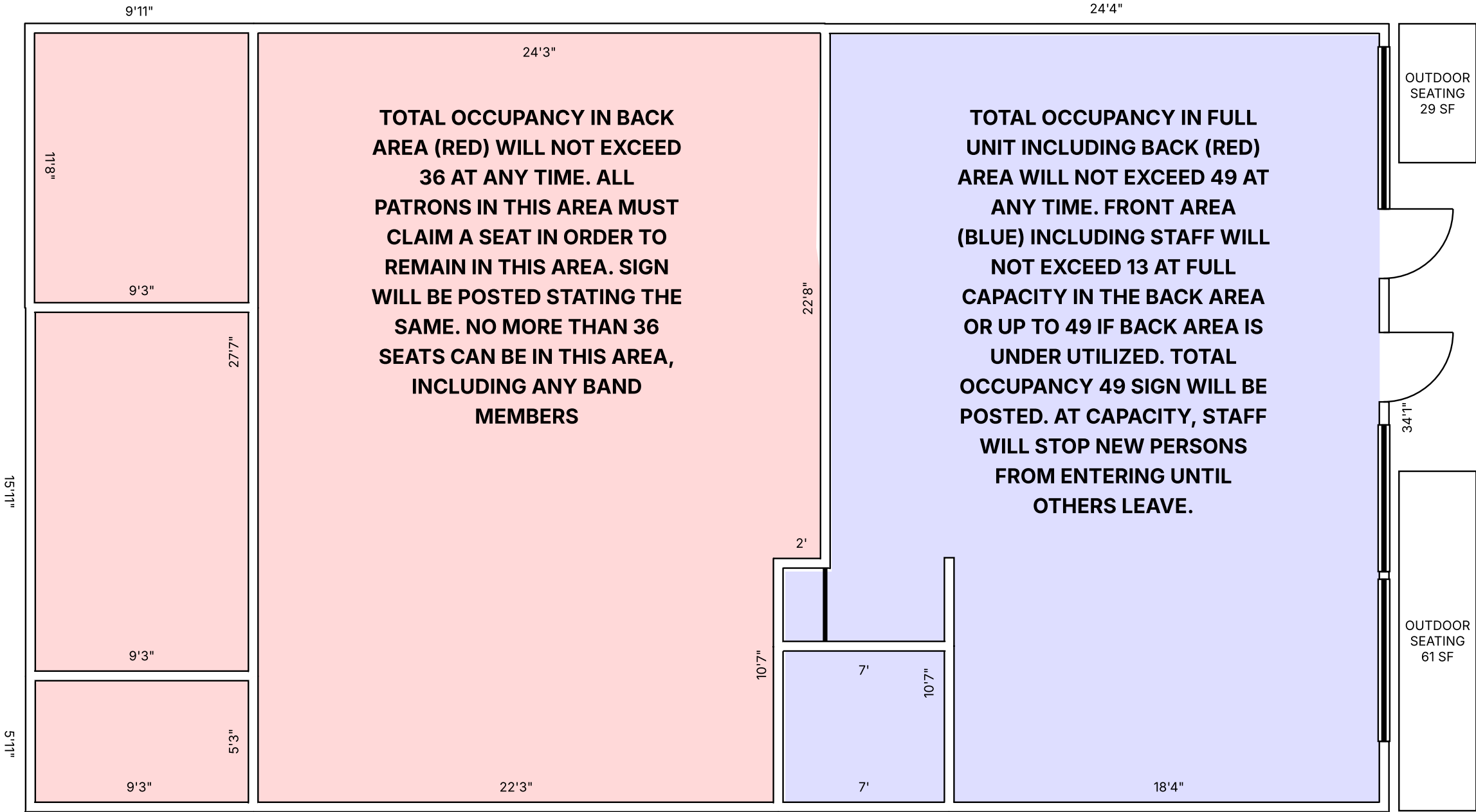
Musicians will generally provide their own professional-quality acoustic equipment and small-scale amplifiers. Because exact models will vary by performer, we enforce strict maximum ambient sound levels rather than standardizing equipment. However, the equipment used will be functionally equivalent to standard, compact professional acoustic PA systems. A sample common Loudspeaker that will be typical of what is used is included.



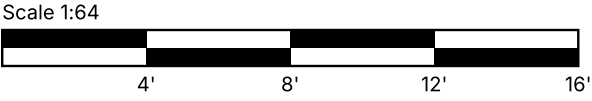
Note: No changes will be made to walls, bathrooms, or bar area from the current CUP.



Space	SF	Class	Occupancy
Wine Bar Assembly	95	Assembly	6.3
Wine Bar Service	148.6	Service	1.5
Wine Bar Retail	284	Retail	4.7
Storage	143	Storage	0.5
Office	108	Office	1
Music Assembly	494	Assembly	33
Music Retail	100	Retail	1.6
Total			48.6



- CONDITIONAL NOTES:
- Both exit doors will swing outward and remain unlocked as exits. If any latch exists, panic hardware will be installed to ensure safe exits at any time
 - Exit signs will be posted in accordance with law and code
 - Wood doors connecting front (blue) and back (red) will remain open while persons are in the back area and not be lockable
 - Total capacity will be strictly monitored and persons will be stopped from entering when capacity is met



3/9/23 PC Meeting
Saison Wine Bar and Cellar Use Permit
222 Mount Hermon Road, Suite I

Agenda Item #__
Use Permit U22-008
APN 022-601-18

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Applicant: Mark Bright

Property Owner: Ow Commercial

Applications: Use Permit No. U22-008

Location: 222 Mount Hermon Road, Suite I / 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 to allow a 1,977± square-foot, wine bar and cellar in an existing building located in the Commercial Shopping Center zone.

Staff Planner: Sarah Wikle, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit U22-008 by adopting the attached resolution, subject to the conditions in Exhibit A.

PROJECT DESCRIPTION

The subject property is in the “Kings Village” shopping center which is developed with six multi-tenant commercial buildings, including restaurants, grocery stores, and various retail stores. See Attachment 1 for a location map.

The applicant is requesting to operate a wine tasting room and cellar in a 1,977± square-foot tenant space adjacent to Erik’s Deli and Ideal Hair. As noted in their business plan, the applicant plans to provide educational wine events to patrons at their facility. Food would be made available through a partnership with Erik’s Deli to provide cheese and meat plates to pair with their wines. Patrons may also participate in a wine club program, with their monthly allotment of wine stored in the on-site wine cellar.

See Attachment 2 for additional information on Saison Cellar's business plan and Attachment 3 for the plan set.

The proposed hours of operation are Monday through Sunday, 12:00pm to 9:00pm. These hours of operation are consistent with the hours of operation for other business in the Kings Village Shopping Center.

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 and bars are a conditional use in the C-SC zone which require issuance of a Use Permit by the Planning Commission. [SVMC §17.02.030](#). The purpose of the use permit process is to evaluate whether the proposed use is appropriate for the subject site, surrounding uses, and how any adverse impacts may be avoided or minimized. The project involves a tenant improvement to an existing commercial tenant space and establishment of outdoor seating for a wine bar and cellar. The surrounding businesses within the shopping center are various commercial uses with similar hours of operation. The wine bar and cellar does not propose installation of any equipment that would generate excessive noise besides interior speakers for background music and minimal outdoor seating for patrons. The project does not result in any odors nor discharge of any type. Lastly, the project is also consistent with the intent of the CS-C district regulations to provide appropriately located retail and service establishments that meet the various needs of different geographical areas in Scotts Valley. As such, there are no identifiable negative impacts that the proposed wine bar and cellar might cause to adjacent businesses.

2. Parking

The business is in an existing commercial building within the Kings Village Shopping Center, where there are approximately 639 parking spaces on the subject parcel with an additional 200 parking spaces available at the Transit Center via an easement. The required parking for the wine bar and cellar is 18 spaces.

Proposed Use	Square Footage	Parking Formula	Required Parking
Public Area	710	1 space/60 sq. ft.	12.83
Non-Public Area	1,267	1 space/250 sq. ft.	5.07
Total	1,977	n/a	17.9 = 18 spaces

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. While parking can be limited during the lunch hour, the parking lot is never completely full. As such, there appears to be adequate parking availability in the shopping center to accommodate the wine bar and cellar.

3. Future Signage

The proposed exterior elevations in the plan set (Sheet A-4, Attachment 3) shows a new sign for Saison Wine Bar and Cellar. A Condition of Approval requires issuance of a building permit for any proposed signage and to comply with the Planned Sign Program for Kings Village Shopping Center.

ATTACHMENTS

	<u>Page</u>
Resolution to approve U22-008 (Action Item)	
1. Resolution & Conditions of Approval.....	
2. Location Map	
3. Plan Set (dated 3/02/23)	

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT NO. U22-008 TO ALLOW A 1,977± SQUARE-FOOT WINE BAR AND CELLAR IN AN EXISTING COMMERCIAL BUILDING LOCATED IN KINGS VILLAGE SHOPPING CENTER IN THE COMMERCIAL SHOPPING CENTER (CS-C) ZONE AT 222 MOUNT HERMON ROAD, SUITE I / APN 022-601-18.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Mark Bright for a Use Permit to operate a 1,977± square-foot, wine bar and cellar in an existing building located in the Kings Village Shopping Center in the Commercial Shopping Center (CS-C) zone at 222 Mount Hermon Road, Suite I / APN 022-601-18.

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, March 9, 2023.

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 March 9, 2023.

- 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 in the City’s Commercial Shopping Center (C-SC). The purpose of the C-SC zone is to create and maintain areas accommodating city-wide and regional service that may be inappropriate in neighborhood or pedestrian-oriented shopping areas. Additionally, the intent of the CS-C district regulations is to encourage retail service establishments that meet various needs of Scotts Valley residents. The proposed project involves the establishment of a wine bar and cellar within an existing commercial tenant space with minimal outdoor seating. As

conditioned, the proposed project is compatible with existing commercial uses in the Kings Village Shopping Center and 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 project involves a tenant improvement to an existing commercial tenant space and establishment of outdoor seating for a wine bar and cellar. The surrounding businesses within the shopping center are various commercial uses with similar hours of operation. The wine bar and cellar does not propose installation of any equipment that would generate excessive noise besides interior speakers for background music and minimal outdoor seating for patrons. The project does not result in any odors nor discharge of any type. As such, there are no identifiable negative impacts that the proposed wine bar and cellar might cause to adjacent businesses. Project conditions will require compliance with California Building Code, California Fire Code, and the Planned Signed Program for the Kings Village Shopping Center.

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. U22-008 to allow a wine bar and cellar in the C-SC zone at 222 Mount Hermon Road, Suite I / APN 022-601-18, 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 March 9, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Lori Gentile, 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 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.

PLANNING DEPARTMENT

4. Any proposed signage shall comply with the Planning Sign Program for the Kings Village Shopping Center. Applicant shall obtain all required permits prior to installing any signage.

BUILDING DEPARTMENT

5. All requirements of the Building Department of the City of Scotts Valley shall be met.
6. Applicant shall obtain a building permit(s) and pay appropriate fees before doing any work on the subject property.
7. All structures shall comply with the most current California Energy Commission Standards. (California Energy Code)
8. The plans shall include all required Accessibility Plans and details per 2022 CBC Chapter 11B as appropriate to the Occupancy type.

9. All construction within the City shall be limited to the hours between 8AM and 6PM, Monday through Friday, and 9AM through 5PM on Saturday. ***No construction activity is allowed on Sundays.***
10. The applicant shall affix a copy of the approving resolution and conditions of approval to each set of construction plans which will be submitted to the Building Department.
11. All trades of electrical, plumbing, and mechanical will be issued under one building permit for said project. (General Contractor permittee)
12. All of the following Codes shall be used: 2022 California Building Code (CBC), 2022 California Electrical Code (CEC), 2022 California Plumbing Code (CPC), 2022 California Mechanical Code (CMC), 2022 California Green Building Code (CGBC), 2022 California Energy Code and Scotts valley Municipal Code as applicable to the permitted construction.

SCOTTS VALLEY WATER DISTRICT

13. The applicant or property owner shall complete a Service Application and provide a \$500 plan review deposit to the Water District.

Ow Commercial, Property Owner

Date

**City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT**

Date: June 11, 2026

Applicant: Michael Amidi
Property Owner: 7-Eleven, Inc.

Application: Use Permit U26-002, Design Review DR26-002, Sign Design Review DR26-003, and Environmental Assessment EA 26-001

Location: 5451 Scotts Valley Drive / APN 022-022-08

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

Environmental Status: Categoric Exemption from the California Environmental Quality Act (CEQA) under Section 15302, Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

Request: To re-establish an existing 1,116-square-foot one-story retail convenience store; resume use of the existing 1,170 square foot canopy with four gas pumps; reinstall a diesel pump; and excavation for installation of a new underground storage tank system, along with perimeter landscaping, renovated lighting, signage, and associated site improvements on a 30,464 square foot parcel. The site is located within the C-S (Commercial-Service) zoning district.

Staff Planner: Brian Froelich, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the Use Permit, Design Review and Sign Design Review permits by adopting the findings in the attached resolution, subject to the attached Conditions of Approval in Exhibit A.

BACKGROUND

Prior to the Valero station being vacated in late 2024, the subject property had operated as a gas station since at least the early 1970s, according to available City records. In

2020, 7-Eleven presented a project to the Planning Commission proposing demolition of the existing buildings and construction of a new approximately 3,000-square-foot, 24-hour 7-Eleven retail store and an approximately 3,000-square-foot fuel canopy. Public concerns included the proposed hours of operation, noise, the size of the retail building, the location of the trash enclosure, and the general intensification of site activity. The Planning Commission continued the project and directed the applicant to work with neighbors and revise the proposal. The applicant ultimately abandoned that project. The Valero station closed in 2024, and the underground fuel storage tanks (UST) were removed later that year.

The current applicant has proposed a reactivation of the gas station with minor property modifications and upgrades.

SITE AND PROJECT DESCRIPTION

The 30,464 square foot project site is a corner parcel at the intersection of Scotts Valley Drive and Victor Square Extension. The site is relatively flat, slightly sloping towards Scotts Valley Drive. The project site is adjacent to a two-story multiple-family residential use to the northwest (rear) and a two-story office building commercial use to the northeast (side). The corner site is currently accessed by two vehicular driveways off of Scotts Valley Drive (Attachment 1 - Location Map).

The proposed project includes an exterior renovation of the 1,170-square foot gas station canopy and the 1,116-square foot convenience store. The exterior scope of work for the primary structures includes a new grey-beige paint on the canopy posts and the primary walls of the convenience store building. The base of the canopy posts and building walls include a grey brick veneer treatment (Attachment 2 - Project Plans).

The existing trash enclosure is located immediately to the northwest of the convenience store building and measures nine feet deep by 24 feet wide. The applicant proposes renovating the existing trash enclosure with matching grey-beige paint on the walls and brick veneer base as the convenience store building and canopy. The proposal also includes adding a black steel post and beam roof over the trash enclosure.

The proposal includes six standard parking spaces, one accessible parking space, and one loading zone parking space. The proposed parking is in front of and flanking the convenience store building. There are no changes proposed to the vehicular access driveways.

The proposed landscaping includes new trees and shrubs along the front and rear property lines with some new landscaping around the trash enclosure and along the street side façade of the convenience store building.

Proposed grading includes 682 cubic yards of cut and export. The grading is for the excavation of the new USTs. The area to be excavated is approximately 1,200 square

feet (30' x 40' x 15' deep). The prior USTs were abandoned, and soil cleanup was performed under the authority of the Santa Cruz County Health Department. The prior USTs occupied a similar general footprint but were located six feet from the property boundary with the multi-family development to the northwest. The proposed UST location is approximately 65 feet from the multi-family property boundary and is located in the southeast quadrant of the site.

The applicant has not disclosed whether the gas station will carry a national franchise brand or operate independently. The applicant has provided a project and operational narrative in Attachment 4.

DISCUSSION AND ANALYSIS

The project is subject to the development standards of the Commercial Service (C-S) zoning district. The previous gas station use predated the requirement for a Use Permit and was therefore considered a legal nonconforming use pursuant to Section 17.48.020. However, the use was abandoned in late 2024 and remained inactive for more than six months, resulting in the loss of its legal nonconforming status.

Pursuant to Section 17.20 of the Scotts Valley Municipal Code (SVC), new (or re-established) automotive service stations are required to obtain a Use Permit and Design Review approval from the Planning Commission for site plan changes, structure alterations, and signage.

Use Permit

The applicant proposes that gas pumps be open for credit card sales 24 hours per day, while the convenience store would operate between 5am and 11pm, seven days per week. The operation will have approximately six total employees with one or two per shift. The applicant proposes deliveries to the store to be limited to the hours of 8am-10pm. Staff is recommending delivery hours to the store be between the hours of 8am to 8pm (condition – 9) and fuel delivery hours be between 7am – 5pm (condition – 10). No alcohol sales are proposed, and no exterior product display is proposed.

Design Review

Alterations to the buildings and site are limited to minor exterior renovation of existing structures, new landscaping, and replacement of exterior light fixtures with LED fixtures.

C-S - Service Commercial Development Standards			
Standard	Required	Proposed	Compliance
Bldg. Coverage	55% max allowed	9%	Yes
Setback - Front	20-feet	32-feet to store 18-feet to canopy	Yes
Setback Rear – Commercial adjacent to residential	20-feet	58-feet to store, 60-feet to canopy 31-feet to trash enclosure 27-feet to diesel pump	Yes
Setback Side -	0-feet	6' 4" to store, 88-feet to canopy	Yes
Height – store and canopy	35-feet	13'-6" 25-feet	Yes
Fence	6-foot adjacent to "R"	8-foot wood fence	Yes
Landscape Area	Min 10%	11%	Yes
Front Landscape	Min 10-feet	9-feet	No – see discussion below
Trash Disposal	Adequate/Screened/ Accessible	Adequate/Screened/ Accessible/Roofed	Yes
Parking	1:250 retail = 5 spaces 1 loading space	7 spaces 1 loading space	Yes

Colors/Materials: The proposed primary exterior paint color is Sherwin-Williams "Mega Greige," a grey-beige blend. This color will be applied to the primary wall surfaces of the convenience store, the posts supporting the existing canopy, and the primary walls of the trash enclosure. The applicant is also proposing a gray brick veneer wainscot at the base of all three structures.

Additionally, the trash enclosure is proposed to be modified with the addition of a new metal roof supported by posts and beams. The metal roof structure and trash enclosure doors will be painted black. The existing brown composite roof material on the store and canopy will remain.

Landscaping: All new landscaping and irrigation will utilize low-water-use, drought-tolerant plant materials. The proposed landscaped areas total approximately 3,540 square feet (11% of the site area), exceeding the Municipal Code requirement that a minimum of 10% of the site be landscaped.

Landscaping proposed along the front property line, between the pump canopy and Scotts Valley Drive, includes three deciduous Chinese Pistache trees, decorative boulders, and bark mulch ground cover.

New development and major redevelopment projects are required to provide a minimum

ten-foot-wide landscaped area along street frontages pursuant to Section 17.20.040(J) of the Municipal Code. The existing landscaped area is nine feet in width, which is one foot less than the required standard. However, the proposed project involves the reactivation and reuse of the existing facility and does not include new construction.

The landscape plan also includes installation of a new eight-foot-tall solid cedar wood fence along the rear property boundary shared with the adjacent multifamily residential property. The new fence is required to be constructed and maintained without gaps, openings, or spaces (condition – 21). The proposed fence will replace the existing six-foot-tall wood fence along this property line. Proposed landscaping along the rear boundary includes six evergreen wax myrtle trees, which typically reach a mature height of approximately 25 feet, and 26 “Little Olive” shrubs, which typically grow to approximately six feet in height.

Outdoor Display/Sales: No outdoor display or sales are proposed with this application.

Exterior Lighting: The applicant proposes to remove all existing pole-mounted lighting, canopy lighting, and convenience store building-mounted lighting. There is a proposed quantity of six replacement pole-mounted lights that would be installed with 18-foot-tall poles mounted on 2-foot-tall concrete bases. All pole-mounted fixtures will be equipped with shields to prevent light trespass onto adjacent properties (conditions – 13 and 14).

The under-canopy lighting replacement will reduce the number of fixtures from the existing ten to four proposed fixtures. Lighting mounted on the convenience store building is downward directed by design. All new fixtures will utilize LED technology and will be required to comply with current energy efficiency standards, as verified through the Building Permit review process.

The applicant has submitted a photometric plan demonstrating that all site lighting will be contained within the property boundaries.

Cultural Resources

The project site is in a moderate sensitivity zone for cultural resources. A qualified monitor is required to be onsite during excavation activities (condition – 15).

Sign Design Review

The proposed signage uses the frame of the existing pricing sign and two wall signs (one on the store and one on the canopy signage). The applicant is still determining whether to operate as a national franchise or independently. Thus, the proposed signage in the plans package is generic.

The sign ordinance allows two wall signs for corner commercial properties and gasoline service stations are permitted to have double-faced freestanding pricing signs. The

proposed wall signs are acrylic panels fastened to the store entry wall (above the entry and below the gable roof) and under the pump canopy on a fascia panel in the same location and same general size as the former Valero signs. Neither wall sign includes lighting.

The existing pricing sign will be refaced and renovated with digital numbers and new branding graphics as shown in the plans package on sheet 15 of 16. The freestanding sign is approximately five feet wide by 12 feet tall. The pricing sign was originally approved by the City's Design Review Board in 1991 and is legal nonconforming pursuant to section 17.56.190 and may be modified provided that the modifications do not increase the size.

Sign Ordinance Compliance						
Type of sign	Allowed	Proposed	# Signs	Total	Wall signs only, total allowed	Wall signs combined proposed
Freestanding sign + price sign	50 sf + 20 sf	60 (one side)	1, only 1 side is counted	60 sf		
Wall sign –front	107 sf	48 sf	1	48 sf	107 sf	48 sf
Wall sign – side	70 sf	28 sf	1	28 sf	70 sf	28 sf
Total combined					177 sf	76 sf

PUBLIC COMMENT

A public hearing notice was posted and mailed to surrounding property owners within 300 feet pursuant to state law. No comments have been received at the time of preparing this report.

ATTACHMENTS

1. Resolution and Conditions of Approval
2. Location Map
3. Project Plans
4. Applicant's Project Narrative

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY FOR A USE PERMIT AND DESIGN REVIEW AND SIGN DESIGN REVIEW NO'S U26-002, DR26-002, DR26-003 AND EA26-001 FOR THE REACTIVATION OF THE GAS STATION, CANOPY AND CONVENIENCE STORE WITH NEW SIGNAGE, LANDSCAPING, RENOVATED LIGHTING, AND ASSOCIATED SITE IMPROVEMENTS AT 5451 SCOTTS VALLEY DRIVE // APN 022-022-08.

WHEREAS, the Planning Department of the City of Scotts Valley has received Use Permit application No. U26-003, Design Review application No. DR26-002, Sign Design Review application No DR26-003, and Environmental Assessment application No EA26-001 to re-establish an existing 1,116-square-foot one-story retail convenience store; resume use of the existing 1,170 square foot canopy with four gas pumps; reinstall a diesel pump; and complete excavation and installation of a new underground storage tank system, along with perimeter landscaping, renovated lighting, signage, and associated site improvements on a 30,464 square foot parcel located at 5451 Scotts Valley Drive // APN 022-022-08; and,

WHEREAS, the project is determined to be categorically exempt from CEQA, Class 3 (Section 15302); and,

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on June 11, 2026.

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 described in the Planning Commission staff report dated June 11, 2026:

Use Permit

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 proposed gas station and convenience store use is consistent with the objectives of the Zoning Ordinance and the purposes of the zoning district because the project would continue a long-established commercial fuel service and retail use at a site that has historically operated as a gas station since at least the early 1970s. The proposed use provides locally serving retail and fuel services that are compatible with the commercial nature and intended functions of the C-S district. The proposed use would further support the purpose of the district by providing convenient access to fuel and ancillary retail services along a primary commercial corridor and by activating a vacant site.

The Zoning Ordinance describes that conditional uses, including automotive service stations, may be appropriate within the district when reviewed through the Use Permit process to ensure compatibility with surrounding development and through the application of project specific conditions of approval.

2. **The establishment, maintenance or operation of the use or building 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 of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.**

The proposed gas station would not be detrimental to the health, safety, peace, comfort, or general welfare of the surrounding neighborhood or the City. The use is required to operate in compliance with federal, state, and local regulations governing fuel storage, delivery, emissions, and hazardous materials, including the US Department of Transportation, California Air Resources Board, and Santa Cruz County Department of Environmental Health.

Potential impacts related to operational noise, lighting, and deliveries are typical of commercial uses and are addressed through the recommended conditions of approval.

Design Review

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

The proposed project does not include any new structures or changes to the location, footprint, or orientation of existing buildings or site improvements. All existing structures including the convenience store building and fuel canopy will remain in their current locations. The project does not alter the established spatial relationship between the site and surrounding properties. The proposed underground fuel tanks will be located towards Scotts Valley Drive.

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;**

The project consists of renovation and cosmetic upgrades to existing structures only. The proposed exterior materials are compatible with surrounding commercial development. Proposed improvements will maintain the existing building massing and proportions, with no expansion of volume or height. The intent is to improve visual quality through repair and modernization rather than introduce new architectural forms.

3. **The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures. No sign shall be approved in excess of the maximum limits set by this title, but the size or number of signs in any area subject to design control may be reduced below this maximum number or limit;**

The project includes the reactivation and replacement of existing or previously approved signage. No new sign locations or additional sign structures are proposed. All signage is proposed within permitted sign areas and will comply with applicable zoning and sign code requirements regarding size and placement.

Sign improvements include updated copy faces and repair of internal lighting elements.

4. **Landscaping and Irrigation. 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 includes new landscaping throughout existing landscaped areas of the site. Improvements will include new drought-tolerant plantings, replacement of degraded vegetation, and upgrades to the existing irrigation system as needed. All plant materials are low water use, and compatibility with local climate conditions and surrounding commercial landscaping patterns.

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

No changes are proposed to the size, configuration, or location of existing customer parking areas, drive aisles, or fueling truck circulation zones. The project does not introduce additional pavement. One new loading space is proposed, as required by section 17.44.030(L). The paved areas will be

resurfaced and restriped after the installation of the underground storage tanks.

6. **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 existing ingress and egress points will remain unchanged. Internal circulation patterns for vehicles entering, fueling, and exiting the site will also remain as currently configured.

The project does not propose any modifications that would affect traffic flow or create new vehicular access points. The site only has vehicular access points along Scotts Valley Drive, so no impacts to neighborhood traffic patterns are anticipated as a result of the proposed improvements.

Sign Design Review

1. **A sign shall serve to identify the business or the activity conducted on the property, or identifies the product or service offered thereon.**

All proposed signage serves solely to identify the proposed business and the services offered on the property, consistent with the purpose of the sign regulations. The signage will identify the gas station operation, associated convenience retail services, and fuel pricing.

2. **A sign shall be located on the property, or within the contiguous right-of-way.**

All signage will be located entirely on the subject property.

3. **A sign shall be 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.**

All signage is compatible with the existing building architecture in areas where previous signage existed. The proposed materials are durable and appropriate for outdoor commercial signage. The lighting for the pricing and identification sign is internally illuminated.

4. **A sign shall be in compliance with this chapter.**

All signage improvements comply with current standards or are legal nonconforming, as described in the staff report. No expansion of nonconforming signage is proposed.

5. **Signs attached to buildings shall be incorporated into the architectural features of the building, considering the placement, style, proportions, materials and finish.**

All wall-mounted or building-attached signage will be integrated into the architectural features of the existing structure. Signage placement will respect existing façades and is placed below roof and canopy lines.

Sign proportions are compatible with façade scale and are smaller than the maximum permitted overall sign area.

6. **Freestanding signs shall be harmonious with the building and where appropriate shall include landscaping around the base of the sign, with such landscape area approved as part of the sign permit. Landscape plans shall include size, species, location and spacing of plant materials, method of separation between planter and adjacent area, and an irrigation plan for maintaining the landscape materials.**

The existing freestanding sign was approved by the City's Design Review Board in 1991. The applicant proposes to renovate and reuse the sign in its current form and location. The sign is considered legal-nonconforming and can remain and be repaired or renovated as long as the size is not increased.

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 application Use Permit application No. U26-003, Design Review application No. DR26-002, Sign Design Review application No. DR26-003, and Environmental Assessment application No. EA26-001 to re-establish an existing 1,116-square-foot one-story retail convenience store; resume use of the existing 1,170 square foot canopy with four gas pumps; reinstall a diesel pump; and complete excavation and installation of a new underground storage tank system, along with perimeter landscaping, renovated lighting, signage, and associated site improvements on a 30,464 square foot parcel located at 5451 Scotts Valley Drive // APN 022-022-08; 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 June 2026, by the following vote:

AYES:

NOES:

ABSTAIN:
ABSENT:

Lori Gentile, Planning Commission Chair

Taylor Bateman, Community Development Directo

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. After Planning Commission approval, the applicant/property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to or issuance of any building or grading permits, transfer of title, of within 30-days of approval of this application, whichever occurs first.
3. All required demolition, 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 approved planning permits include a Use Permit and Design Reviews to re-establish an existing 1,116-square-foot one-story retail convenience store; resume use of the existing 1,170 square foot canopy with four gas pumps; reinstall a diesel pump; and excavation for installation of a new underground storage tank system, along with perimeter landscaping, renovated lighting, signage, and associated site improvements on a 30,464 square foot parcel.
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 CDD/City 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, and subject to application fees.

7. The gas station and convenience store shall not display, store, or offer merchandise, equipment, store stock, ice machines, vending machines, promotional items, or advertising displays outdoors. All merchandise, inventory, equipment, and sales activities shall be conducted entirely within enclosed buildings. No outdoor storage of goods, materials, or equipment shall be permitted at any time.
8. The convenience store hours of operation shall be 5 A.M. to 11 P.M., seven days per week (24/7). Fuel sales via direct pay-at-the-pump may operate 24/7.
9. Hours for deliveries to the convenience store shall be 8 A.M. to 8 P.M. Monday through Friday, to minimize noise impacts to neighboring residents.
10. Fuel delivery hours shall be 7 A.M. to 5 P.M.
11. The business operator shall obtain and maintain a Business License.
12. The trash enclosure shall be covered, gated, and maintained to provide a clean and sanitary area. Improvements to the trash enclosure shall be completed prior to Planning Department final inspection.
13. Pole mounted light fixtures shall be equipped with shields and adjusted to cut off light at the property line, prior to Planning Department final inspection.
14. Exterior lighting shall be maintained and repaired as needed to maintain lighting levels on the site and to prevent light trespass on to adjoining properties. Adjustment of fixtures and/or additional shielding may be required by the Community Development Director for the duration of this Use Permit.
15. The project is located in an area of moderate sensitivity for archaeological resources and monitoring by a qualified archaeologist shall be conducted during all grading activities. The applicant shall provide evidence of a contract and observation plan with a qualified cultural resources expert or archaeologist, prior to issuance of Building or Grading Permit.
16. No tree removal is approved with this permit.
17. All landscaping plants, mulch, and irrigation systems shall be installed prior to final inspection by the Planning Department.
18. The landscaping improvements shall be permanently maintained and irrigated.
19. Prior to the issuance of a Building Permit, applicant shall submit an address assignment request to the Planning Department and pay applicable fees. Address Assignment shall be completed prior to issuance of a Certificate of Occupancy.

20. The applicant shall obtain all necessary permits from the Santa Cruz County Department of Environmental Health along with or prior to issuance of Building Permits to the satisfaction of the Community Development Director.
21. The approved property line fence shall be constructed and maintained without gaps, openings, or spaces between fence panels, boards, pickets, gates, or at the ground line that would permit visibility, access, or passage through the fence. Any gaps created during installation or through deterioration shall be promptly repaired to maintain a continuous and solid fence line.

WASTE WATER

22. Only pre-packaged food is to be sold at the convenience store.

BUILDING

Standard Conditions

23. All requirements of the Building Department of the City of Scotts Valley shall be met.
24. The applicant shall obtain a building permit(s) and pay appropriate fees before doing any earth disturbing work, electrical work, or tenant improvements on the subject property.

FIRE

25. This project must comply with the California Fire Code as amended by the Scotts Valley Fire Protection District.

PUBLIC WORKS

26. All work and/or activity in the public right-of-way will require an Encroachment Permit application to be submitted to the Public Works Department for approval. This application shall include a traffic control plan that shows how traffic will be safely controlled and motorists will be alerted during all construction activity including, but not limited to, times when construction vehicles are entering and exiting the project site.
27. Engineered temporary erosion control plan shall be submitted to the Public Works Department for approval for any grading occurring between October 1st and April 30th.
28. To prevent sedimentation and discharge of contaminants off-site during project

construction, the project applicant shall have the construction contractor implement an erosion control plan and implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by the Public Works Department prior to the commencement of land alteration and construction activities for the project. It shall contain the following elements:

Stationary equipment such as motors, pumps, and welding equipment shall be placed over drip pans or other containment apparatus.

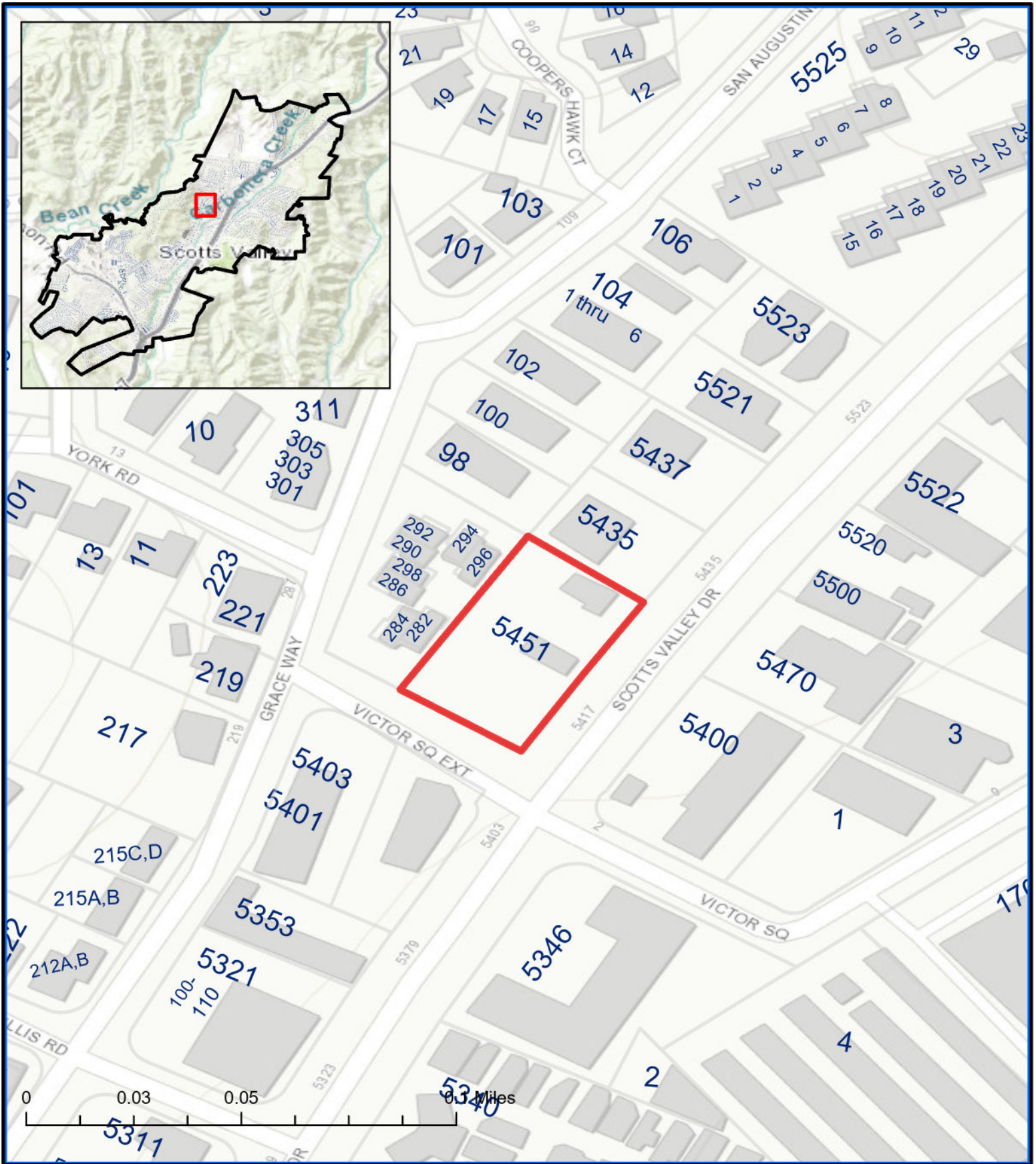
Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or onto Mount Hermon Road.

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 roved by the agencies that review this plan. Applicant shall construct all storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Stormwater Technical Guide, August 2017.

29. Applicant shall repair any damage caused to the City streets by applicant or its contractors, consultants, and/or employees prior to certificate of occupancy. A video log, DVD format, clearly showing the existing condition of [the applicable street] to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to certificate of occupancy . Applicant shall update all striping and bike lane striping to latest standards for full frontage of project.

Name and Signature of Property Owner

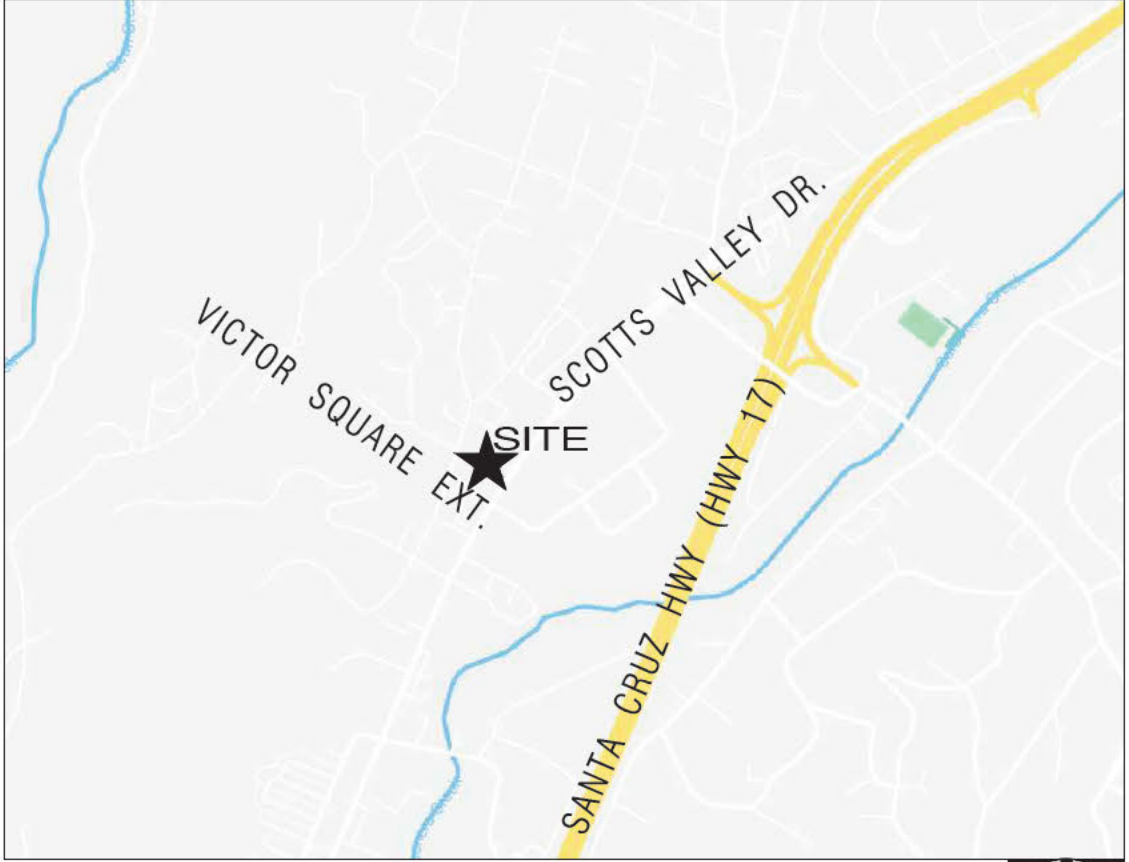
Date



Location Map

U26-002, DR26-002, DR26-003, EA26-001
5451 Scotts Valley Drive
APN 022-022-08





PROJECT INFORMATION

APN 022-022-08

ZONING CLASSIFICATION

JURISDICTION CITY OF SCOTTS VALLEY
EXISTING ZONE C-S (SERVICE COMMERCIAL)

SITE AREA

NET SITE AREA: ±30,464 S.F. (±0.699 A.C.)

BUILDING INFORMATION

EX. BUILDING AREA: ±1,116 SF

NET SITE COVERAGE: ±3.7% (±1,597 S.F./A.C.)

PARKING SUMMARY

	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
EXISTING BLDG. AREA	*	5	
STANDARD			6
ACCESSIBLE			1
COMPACT (MAX. 20%)			0
TOTAL		5	7

* AUTOMOTIVE REPAIR AND RELATED SERVICES - ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA.

LEGEND:

NUMBER OF PARKING SPACE

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON ASSESSOR PARCEL MAP AND AN AERIAL.

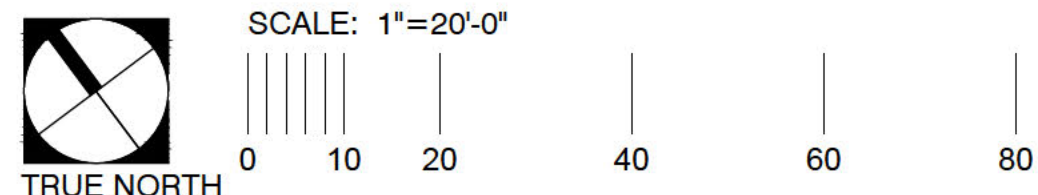
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
04.30.2026	PREP SP-1_EXISTING	JN

GREENBERG FARROW CONTACTS

DEVELOPMENT MANAGER F.CODA

GF 4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
T:949 296 0450



SCOTTS VALLEY GAS STATION
5451 (AKA 5417) SCOTTS VALLEY DR.
SCOTTS VALLEY, CA 95066
20260244.0



JURISDICTION	CITY OF SCOTTS VALLEY
EXISTING ZONE	C-S (SERVICE COMMERCIAL

NET SITE AREA: ±30,464 S.F. (±0.699 A.C.)

EX. BUILDING AREA:	±1,116 SF
--------------------	-----------

PARKING SUMMARY

	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
EXISTING BLDG. AREA	*	5	
STANDARD			6
ACCESSIBLE			1
COMPACT (MAX. 20%)			0
TOTAL		5	7

LEGEND:

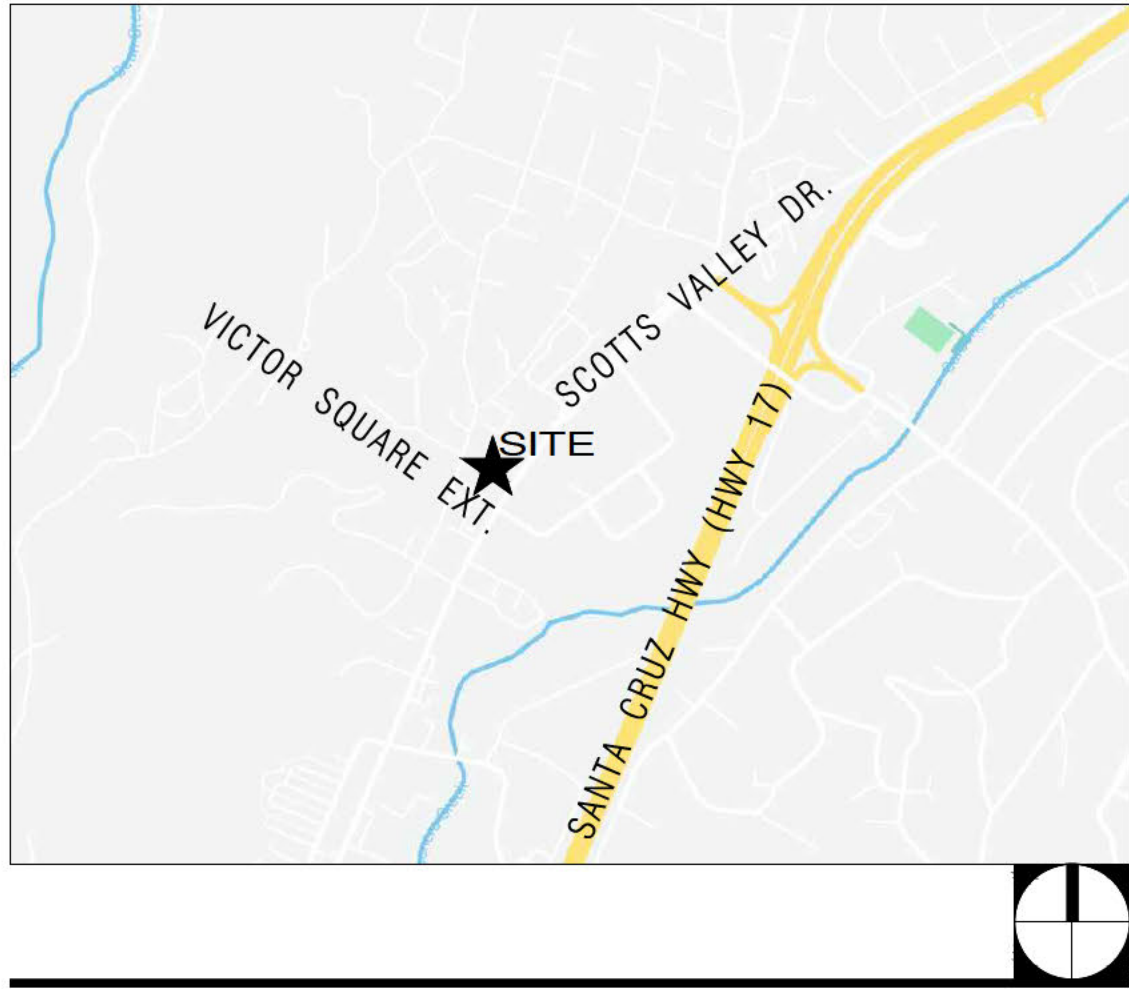
 NUMBER OF PARKING SPACE

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON ASSESSOR PARCEL MAP AND AN AERIAL.

DATE	NARRATIVE	INITIALS
04.30.2026	PREP SP-1 EXISTING	JN

DEVELOPMENT MANAGER F.CODA

SP-1
04.30.2026



PROJECT INFORMATION

APN 022-022-08

ZONING CLASSIFICATION

JURISDICTION CITY OF SCOTTS VALLEY
EXISTING ZONE C-S (SERVICE COMMERCIAL)

SITE AREA

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	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
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STANDARD			6
ACCESSIBLE			1
COMPACT (MAX. 20%)			0
TOTAL		5	7

* AUTOMOTIVE REPAIR AND RELATED SERVICES - ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA.

LEGEND:

NUMBER OF PARKING SPACE

PROJECT NOTES

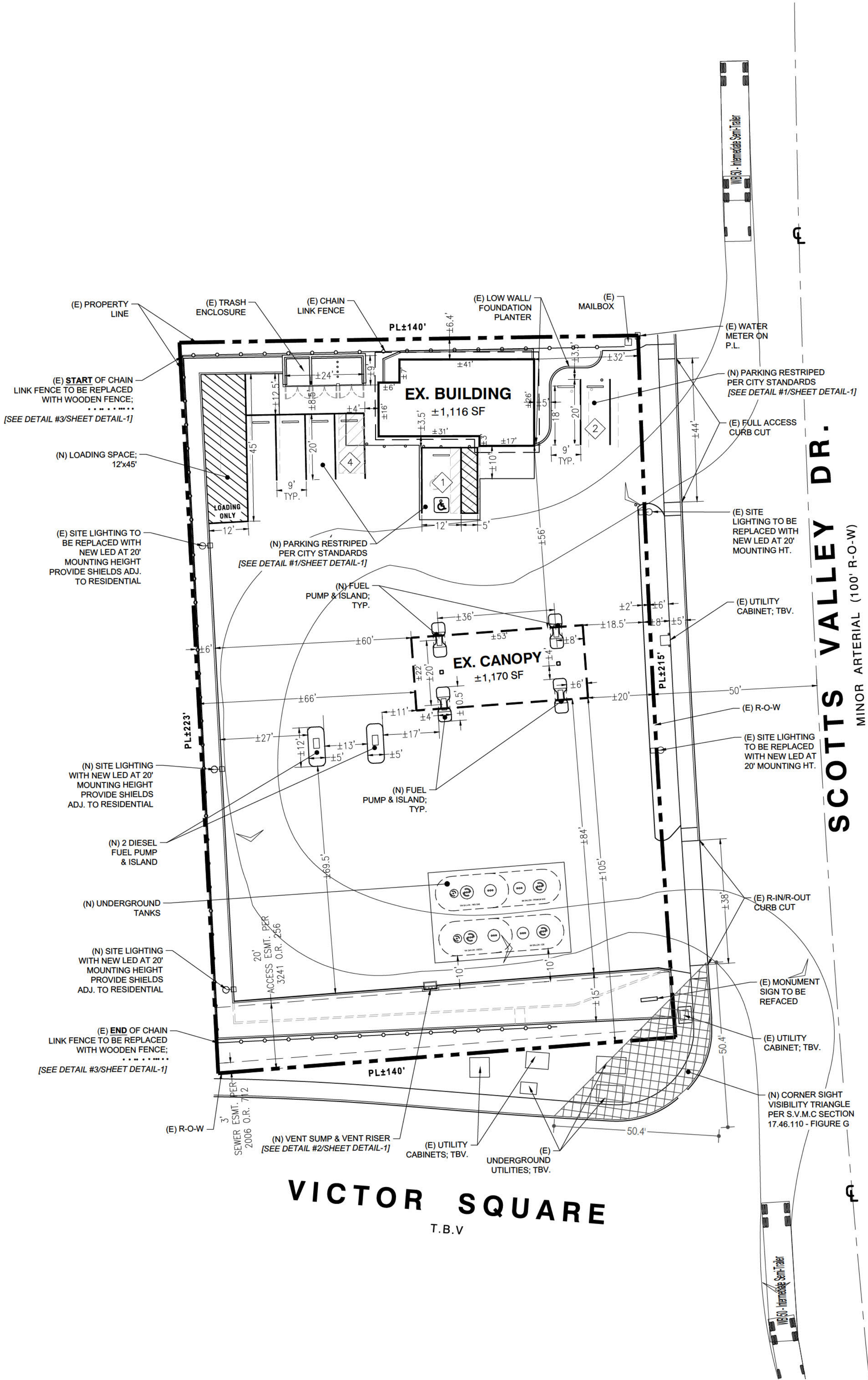
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON LAND TITLE SURVEY PREPARED C.D.S. DATED 03/18/2016 AND AN AERIAL.

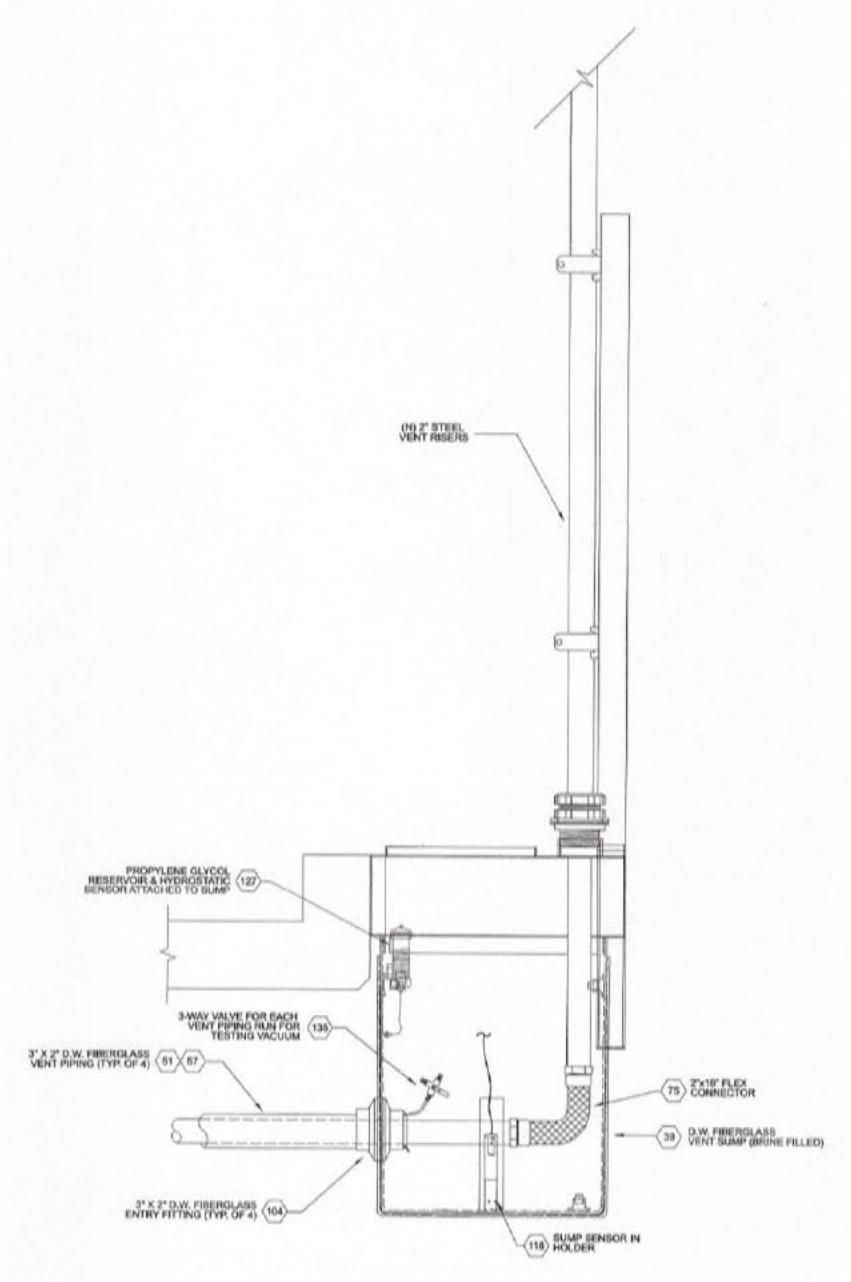
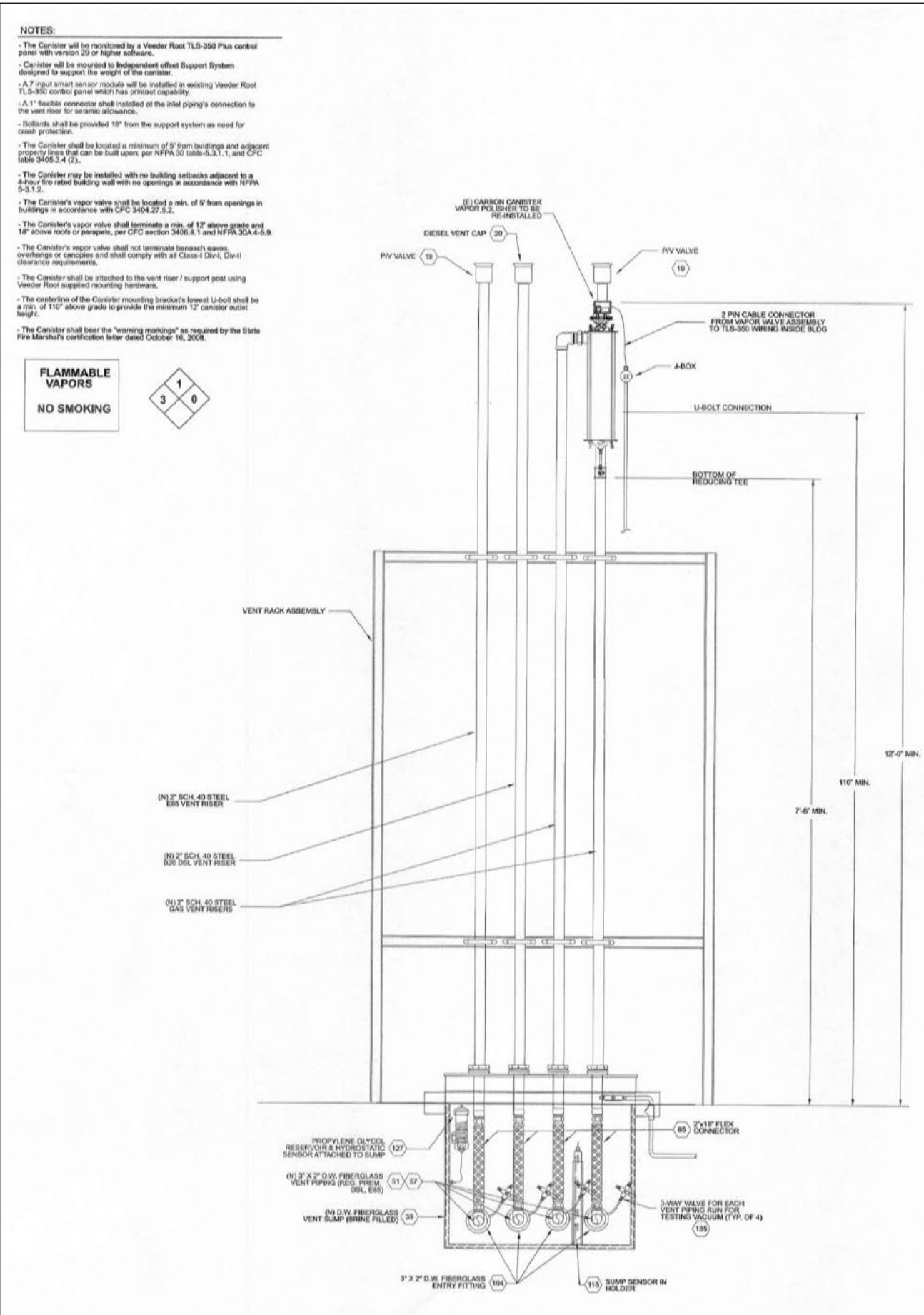
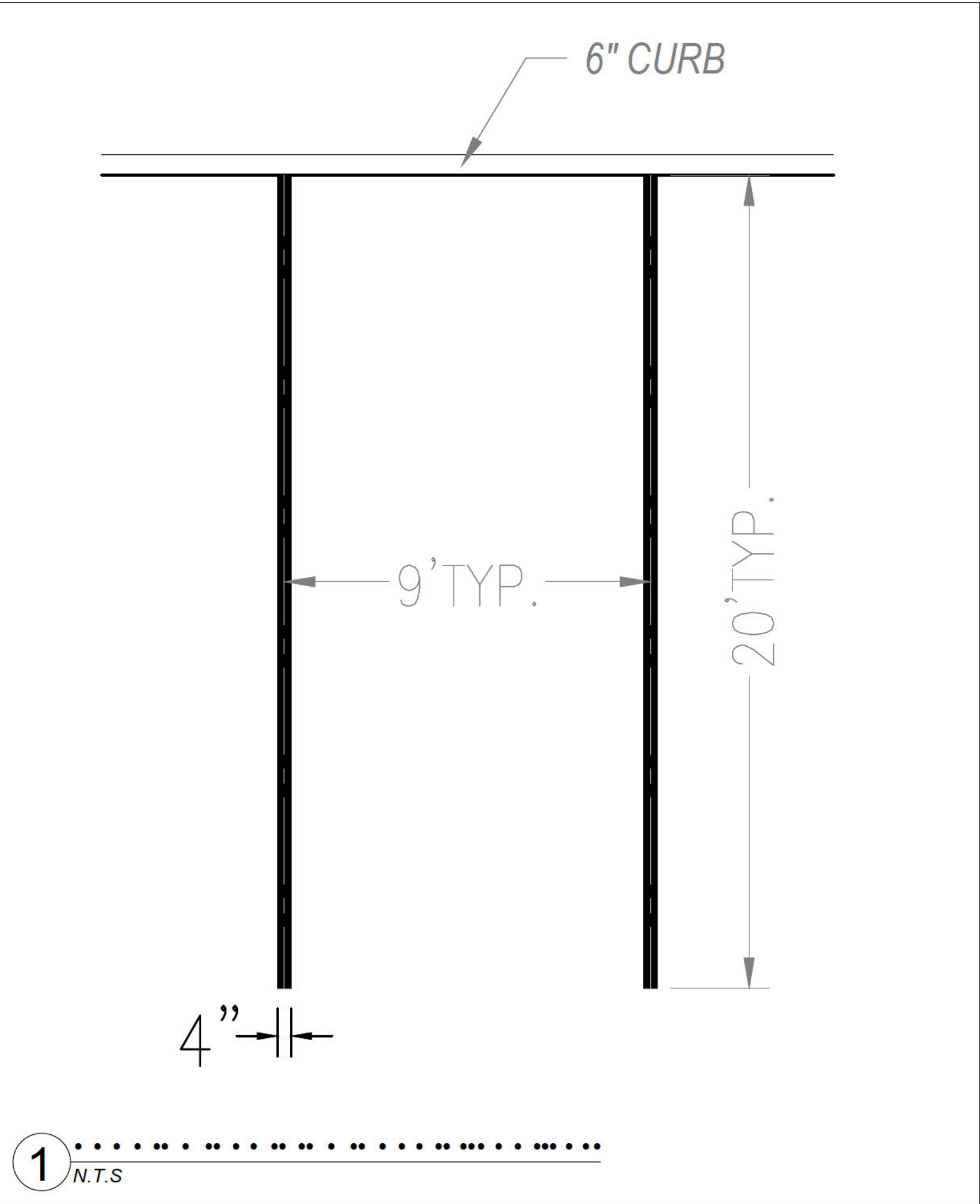
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
04.30.2026	PREP SP-1_EXISTING	JN
04.30.2026	PREP SP-2_PROPOSED	JN

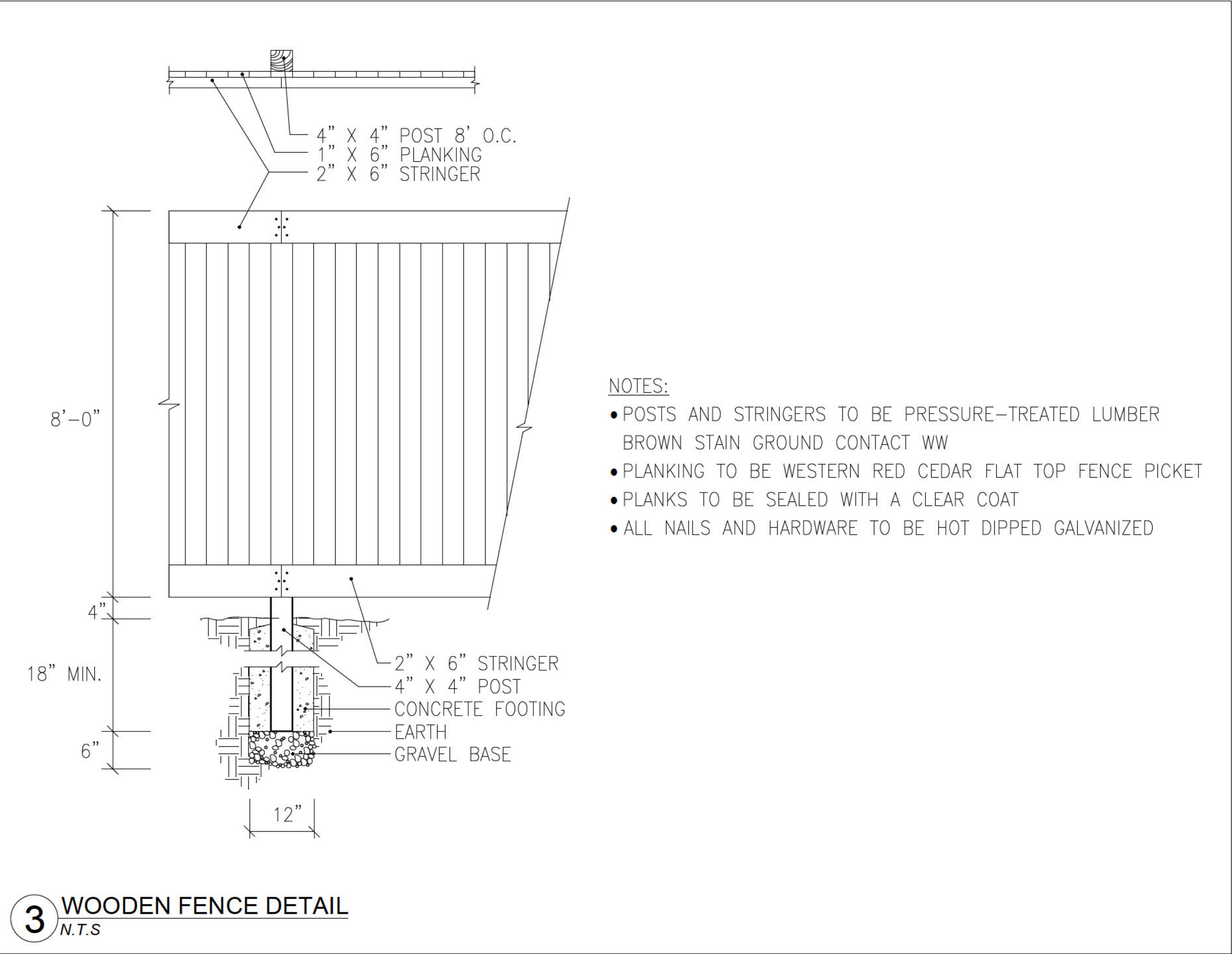
GREENBERG FARROW CONTACTS

DEVELOPMENT MANAGER F.CODA





	KEY NOTE(S)
ITEM	DESCRIPTION
19	P/V VENT VALVE
20	DIESEL VENT VAP
39	D.W. FIBERGLASS VENT SUMP
51	2" (PRIMARY) FIBERGLASS PIPE, 22'-25' LENGTH & GLUE KITS
57	3" (PRIMARY) FIBERGLASS PIPE, 22'-25' LENGTH & GLUE KITS 3" (SECONDARY) FIBERGLASS PIPE, 22'-25' LENGTH & GLUE KITS
75	4x4x3x2 EXTRACTOR FITTING
85	2" HEX MALE X 2" SLIP 90 EZ FIT X 18" SS FLEX CONNECTORS
104	D.W. 3"x2" FIBERGLASS ENTRY FITTING
118	SUMP LIQUID SENSOR (E85)
127	MINI HYDROSTATIC SENSOR-SINGLE POINT
135	3-WAY BALL VALVE





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ISSUE/REVISION RECORD

[illegible]**PROFESSIONAL SEAL****PROFESSIONAL IN CHARGE**

BAHAREH SEHATZADEH

PROJECT MANAGER

35
DUE

QUALITY CONTROL

DRAWN BY

PROJECT NAME

SCOTTS VALLEY GAS STATION

**5451 SCOTTS VALLEY DR.
SCOTTS VALLEY, CA 95066**

PROJECT NUMBER

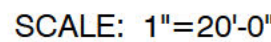
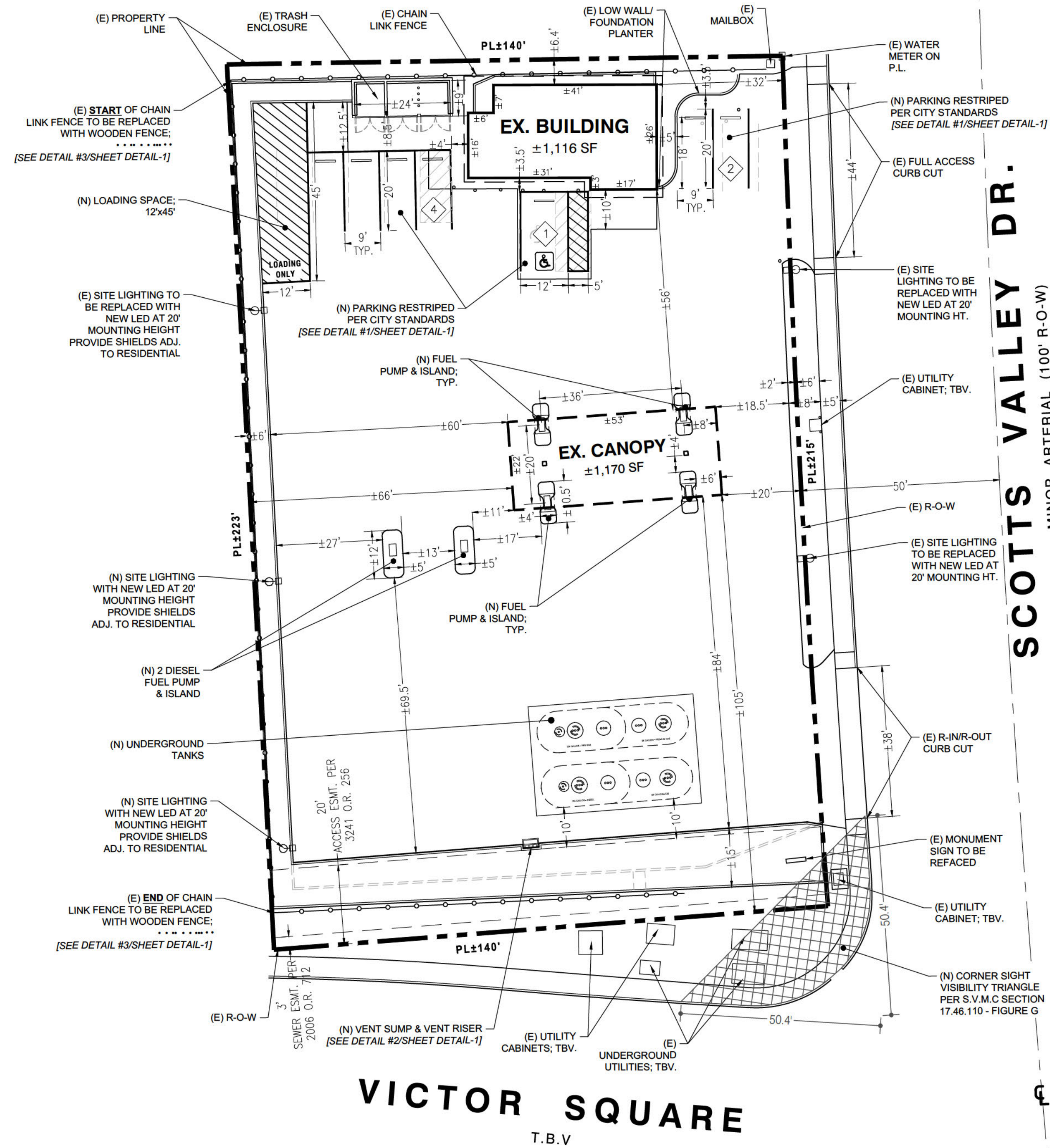
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SHEET TITLE

CIVIL SITE PLAN

SHEET NUMBER

C-1.0



TRUE NORTH

SCOPE OF WORK:

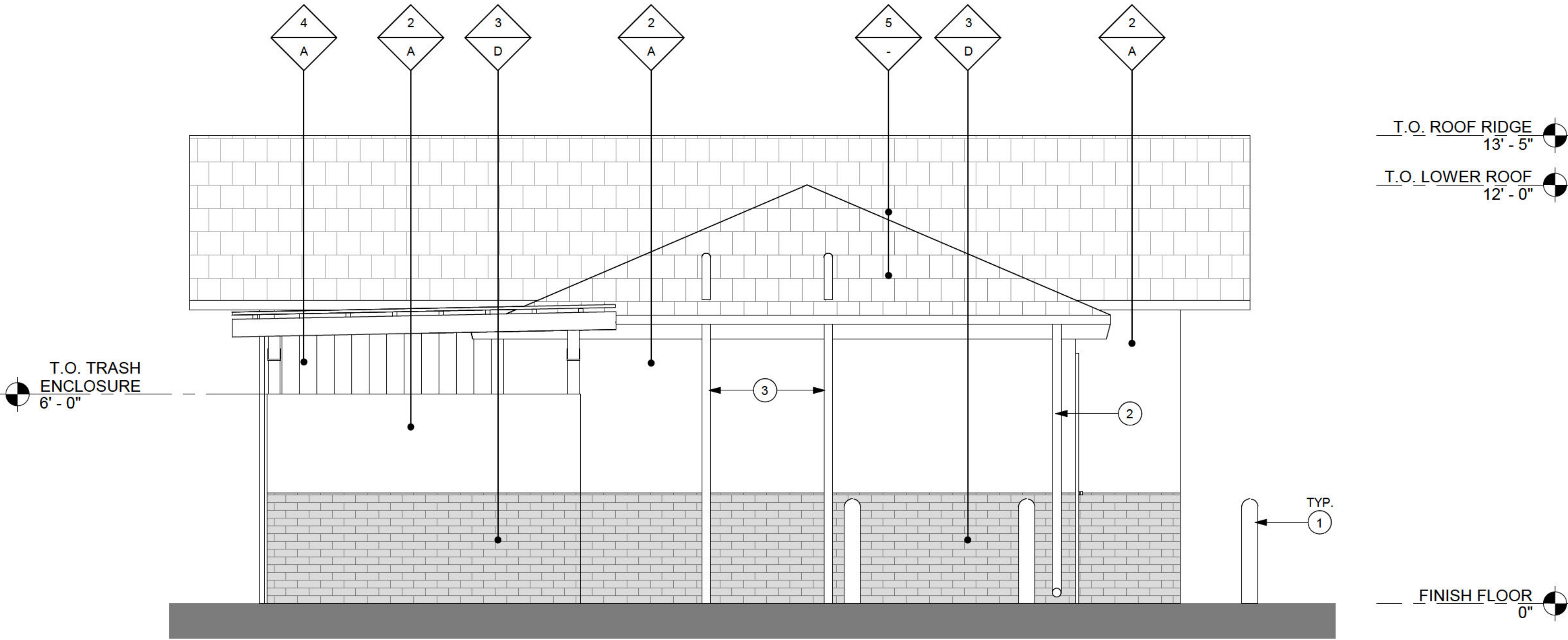
THERE ARE NO MODIFICATIONS TO THE SITE EXCEPT FOR THE NEW CONSTRUCTION OF UNDERGROUND FUEL TANKS

BELOW IS THE EARTHWORK SUMMARY:

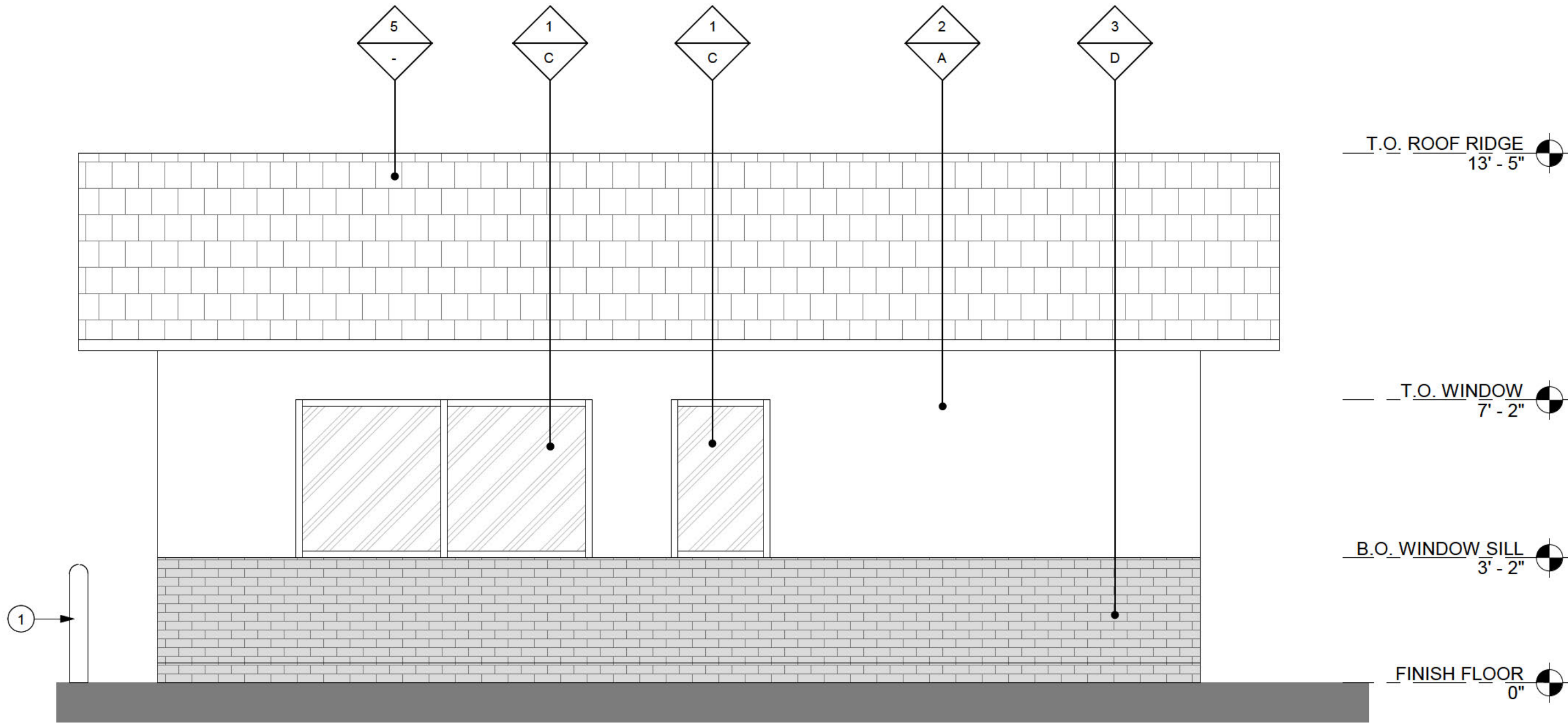
- IMPERVIOUS AREA DISTURBED : 1,151 SQ. FT.
- CUT/EXPORT : 682 CY

- KEYED NOTES
- 1 BOLLARD
 - 2 DOWNSPOUT
 - 3 ROOF VENTS
 - 4 ACCESSIBLE PARKING SIGN
 - 5 POWER CONDUITS TO FUEL PUMPS

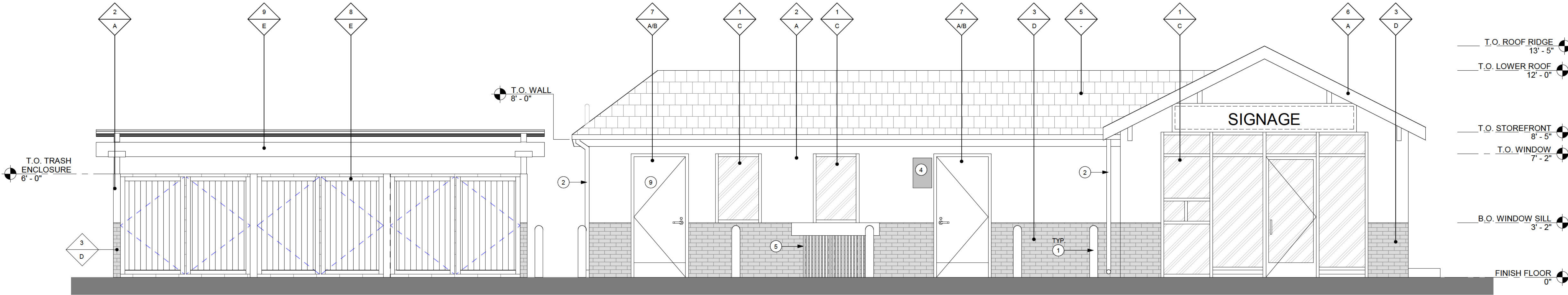
FINISH MATERIAL	
1	STOREFRONT DOORS / WINDOWS
2	STUCCO
3	BRICK VENEER
4	WOOD CLADDING
5	EXISTING ROOF SHINGLES
6	WOOD TRIM
7	METAL DOOR
8	TRASH ENCLOSURE GATE
9	TRASH ENCLOSURE ROOF / BEAMS
FINISH COLOR	
A	PAINT SW7031 MEGA GREIGE
B	PRE-FINISHED METAL
C	CLEAR GLASS
D	TUNDRABRICK IRONSIDE
E	BLACK RAL7021



2 NORTH WEST ELEVATION
Scale: 3/8" = 1'-0"



3 SOUTH EAST ELEVATION
Scale: 3/8" = 1'-0"



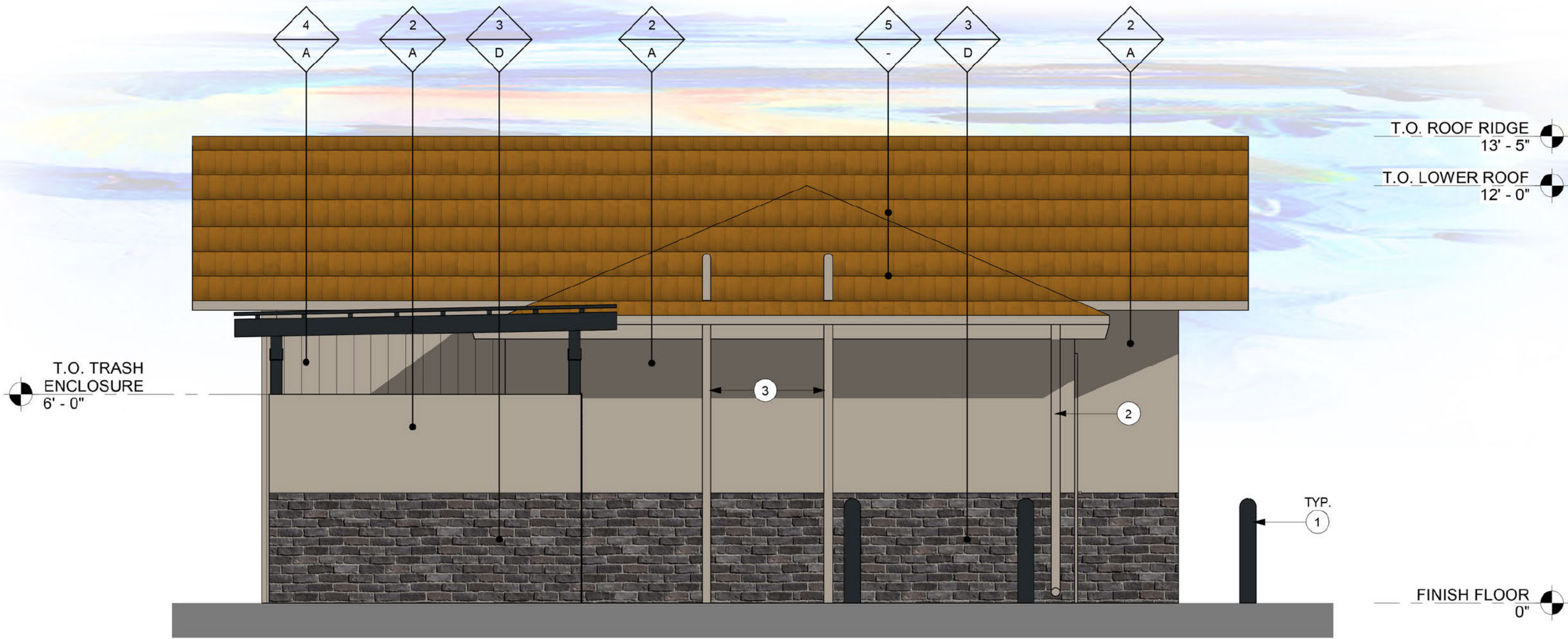
1 SOUTH WEST ELEVATION
Scale: 3/8" = 1'-0"

KEYED NOTES

- 1 BOLLARD
- 2 DOWNSPOUT
- 3 ROOF VENTS
- 4 ACCESSIBLE PARKING SIGN
- 5 POWER CONDUITS TO FUEL PUMPS

FINISH MATERIAL

1	STOREFRONT DOORS / WINDOWS
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Scale: 3/8" = 1'-0"



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Scale: 3/8" = 1'-0"

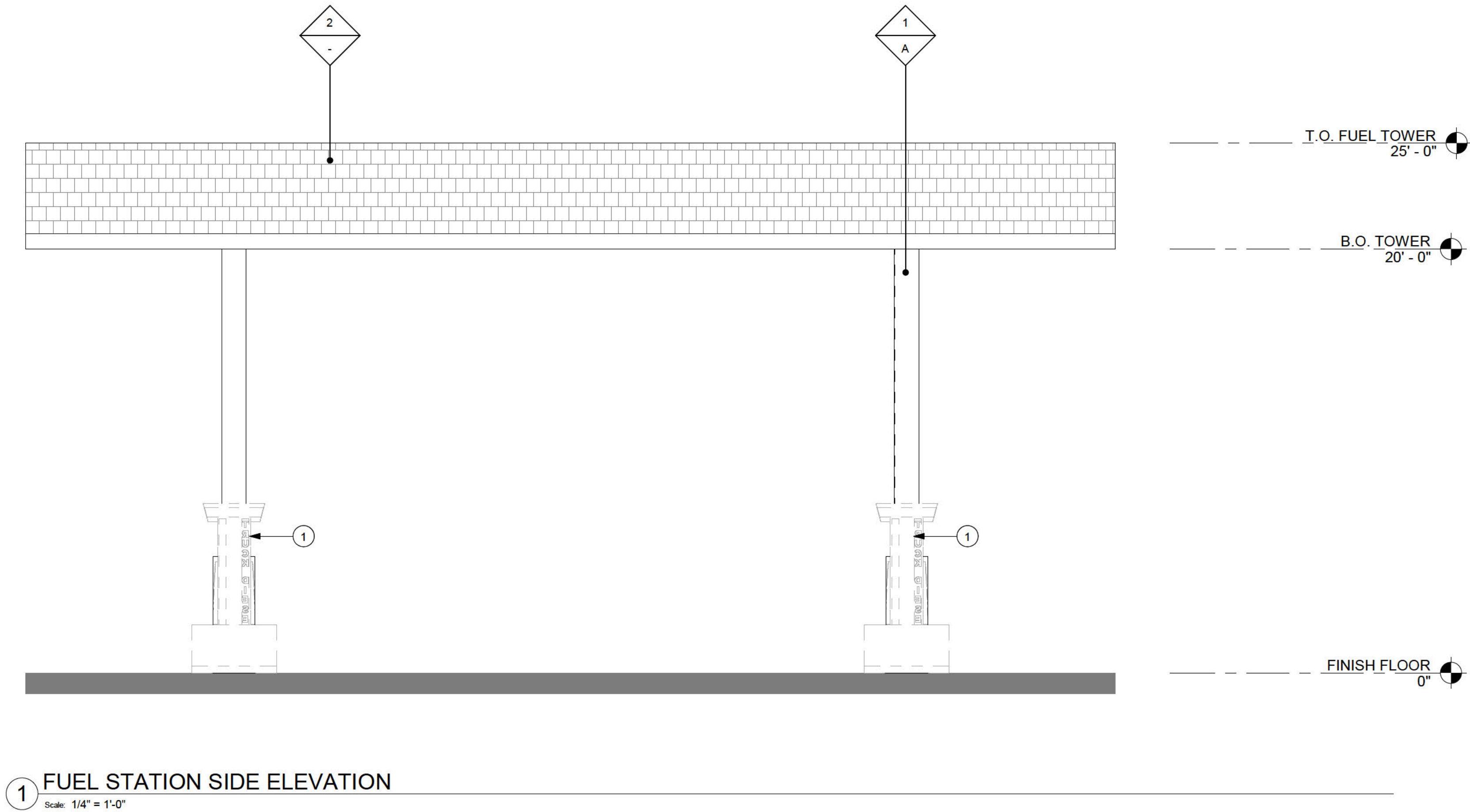
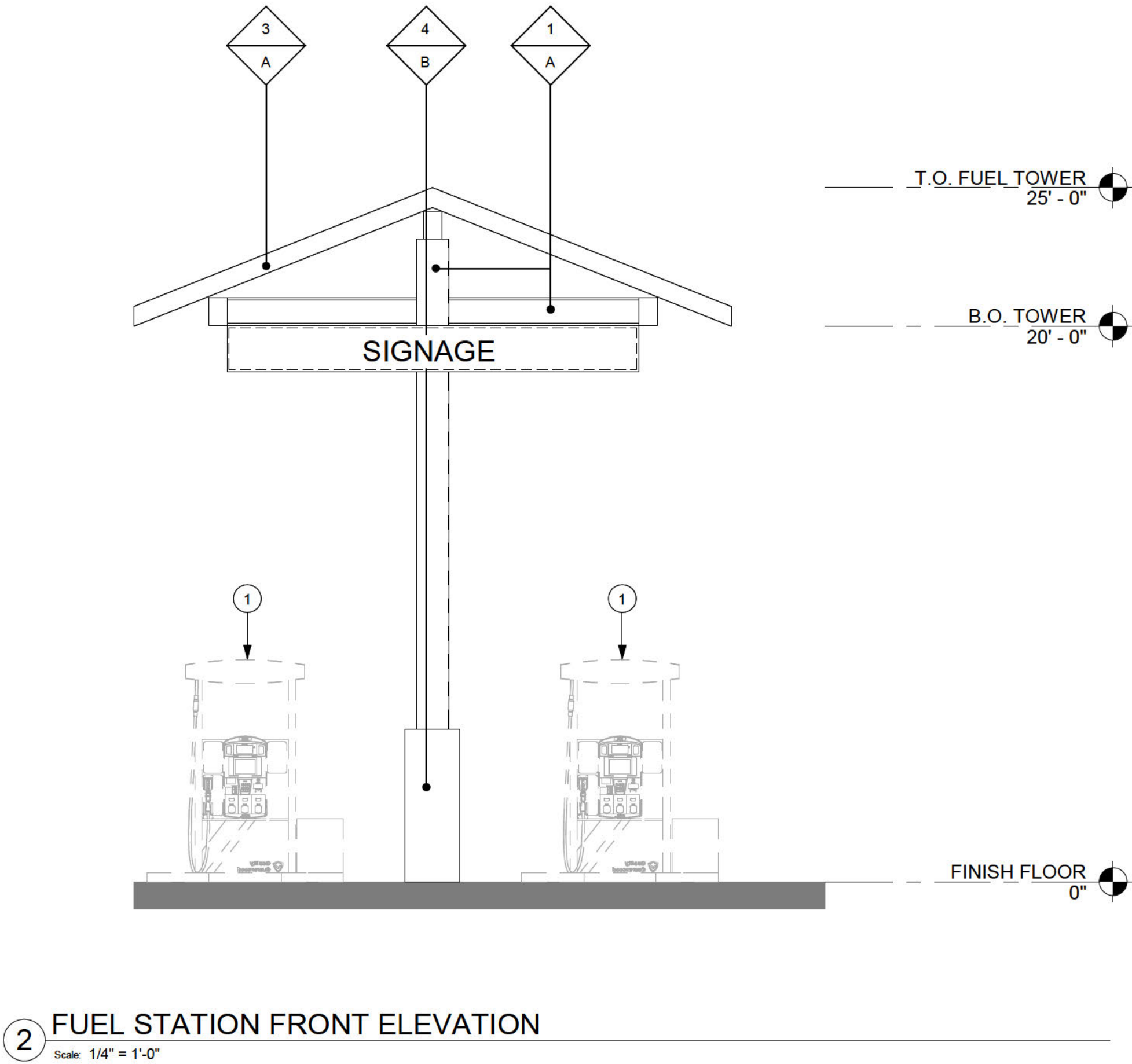


1 SOUTH WEST ELEVATION
Scale: 3/8" = 1'-0"

KEYED NOTES

① FUTURE FUEL DISPENSER

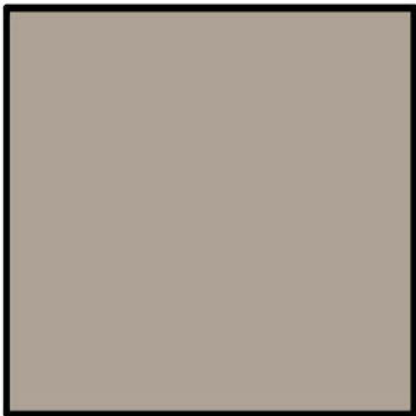
FINISH MATERIAL	
1	STEEL COLUMNS & BEAMS
2	EXISTING ROOF SHINGLES
3	WOOD TRIM
4	BRICK VENEER
FINISH COLOR	
A	PAINT SW7031 MEGA GREIGE
B	TUNDRABRICK IRONSIDE



KEYED NOTES

1 FUTURE FUEL DISPENSER

MATERIAL BOARD



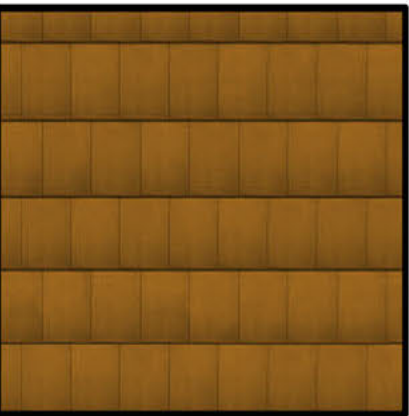
EXT. PAINT - SHERWIN
WILLIAMS SW7031
"MEGA GREIGE"



BRICK VENEER
"TUNDRABRICK
IRONSIDE"

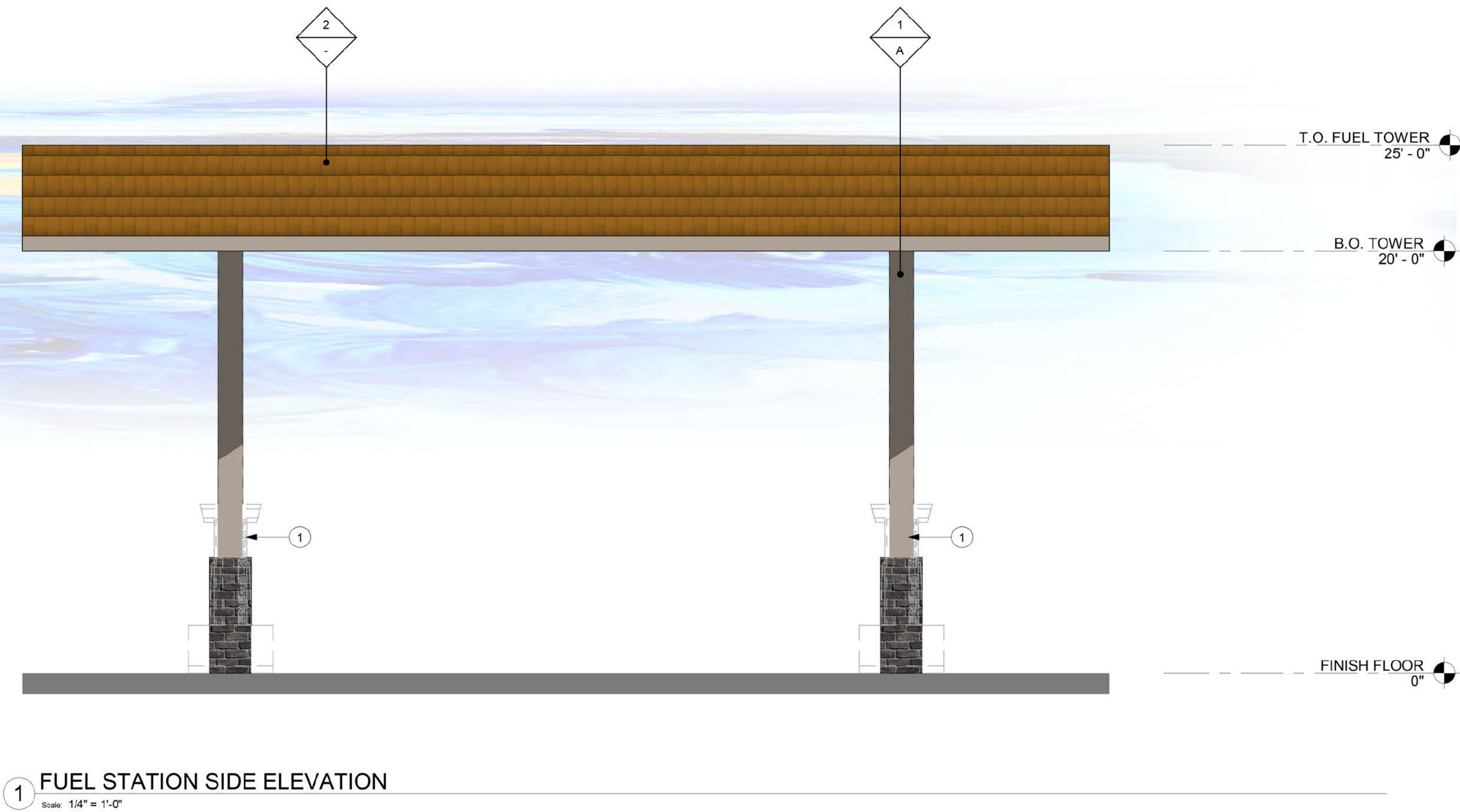
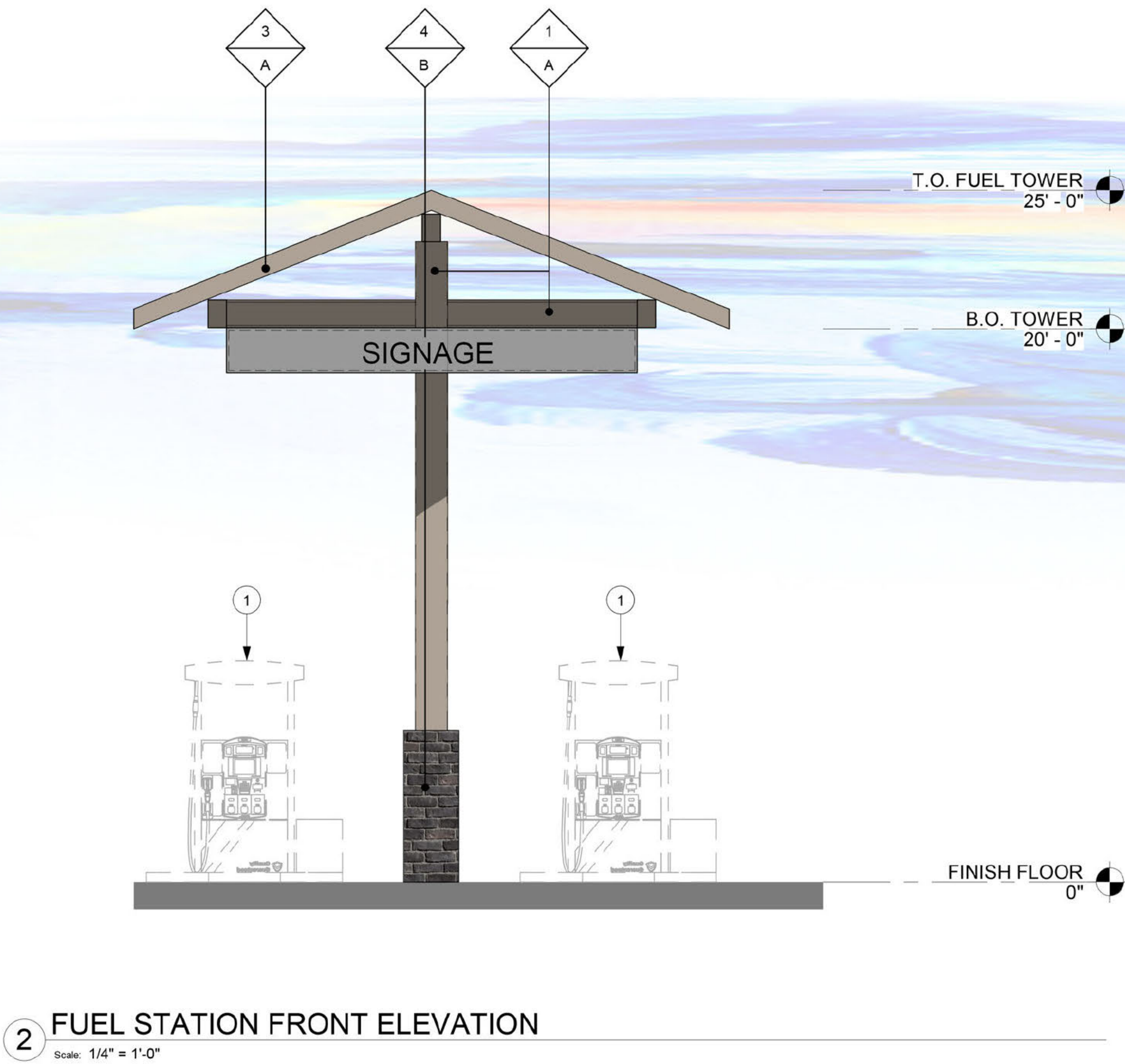


BLACK RAL7021



EXISTING
ROOF SHINGLES

FINISH MATERIAL	
1	STEEL COLUMNS & BEAMS
2	EXISTING ROOF SHINGLES
3	WOOD TRIM
4	BRICK VENEER
FINISH COLOR	
A	PAINT SW7031 MEGA GREIGE
B	TUNDRABRICK IRONSIDE

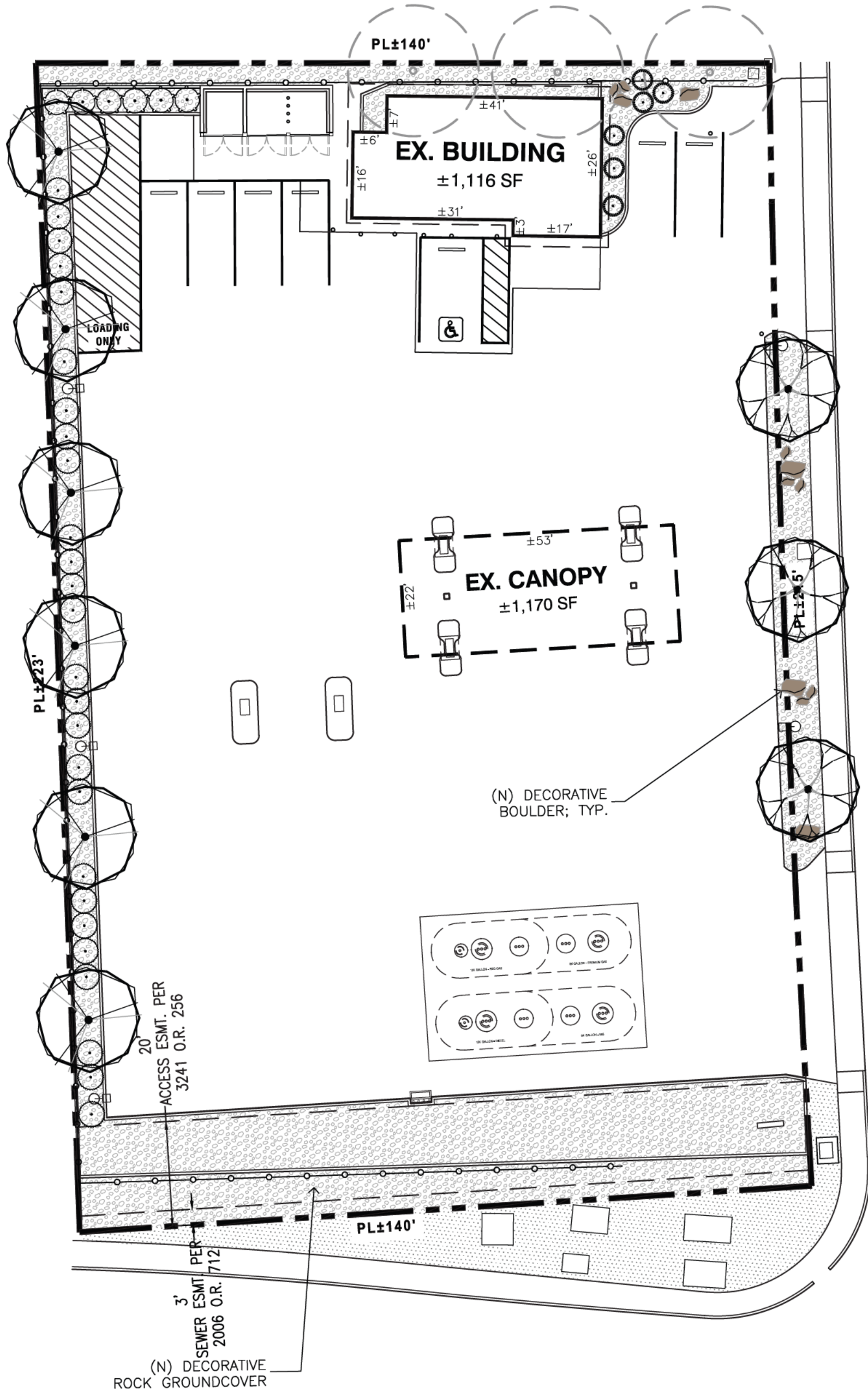


NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees are given or implied by the Architect.



RESIDENCE
R-H
(HIGH DENSITY RESIDENTIAL)

**DESANTIS
REALTY GROUP**
C-S
(SERVICE COMMERCIAL)



VICTOR SQUARE
T.B.V

SCOTTS VALLEY DR.
MINOR ARTERIAL (100' R.O-W)

PLANT_SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT.	WUCOLS IV	CALIPER
TREES						
	6	Myrica cerifera	Southern Wax Myrtle	15 gal	L	
	3	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	L	
	3	Quercus agrifolia	Coast Live Oak Multi-Trunk	Existing	Existing	
SHRUBS						
	6	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 gal	L	3'-6" Max
	26	Olea europaea 'Montra'	Little Ollie® Olive	5 gal	L	3'-6" Max
	6	Rhopilepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	L	3'-6" Max

CONCEPT ROCK SCHEDULE

	DECORATIVE RIVER ROCK
	DECORATIVE BOULDER

LANDSCAPE LEGEND

	EXISTING LANDSCAPE TO REMAIN
--	------------------------------

PROJECT INFORMATION

APN 022-022-08

ZONING CLASSIFICATION

JURISDICTION CITY OF SCOTTS VALLEY
EXISTING ZONE C-2 (SERVICE COMMERCIAL)
PROPOSED ZONE C-2 (SERVICE COMMERCIAL)

SITE AREA

NET SITE AREA: ±0.699 AC (± 30,464 SF)

LANDSCAPE SUMMARY

CITY OF SCOTTS VALLEY LANDSCAPE REQUIREMENTS:
- TEN PERCENT (10%) OF THE REQUIRED PARKING AREA SHALL BE LANDSCAPED PURSUANT TO SVMC SECTION 17.20.040(I); THE LANDSCAPING SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING AREA AND ADJACENT TO THE BUILDINGS. MINIMUM PLANTER WIDTH SHALL BE FIVE FEET (5').
- LANDSCAPED AREAS WITHIN OR ADJACENT TO THE PARKING AREA SHALL PROVIDE FOR A MINIMUM OF ONE (1) SHADE TREE FOR EVERY FOUR (4) PARKING STALLS. DEPENDING ON THE PARKING DIMENSIONS, LAYOUT TYPE AND SIZE OF SHADE TREE, THIS REQUIREMENT MAY BE MODIFIED BY THE PLANNING DIRECTOR.

TOTAL PROPOSED PARKING SPACES: 7
TOTAL TREE(S) REQUIRED: 2
TOTAL TREE(S) PROVIDED: 9

TOTAL PARKING AREA: ± 16,579 SF
TOTAL LANDSCAPE AREA: ±4,387 SF
REQUIRED LANDSCAPE COVERAGE: (±1,657 SF/± 0.38 AC): 10%
PROPOSED LANDSCAPE COVERAGE: (±4,387 SF/±0.38 AC): 26%

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL OF THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

WHERE TREES ARE WITHIN 5' OF WALKWAYS AND / OR PAVING SURFACES, ROOT BARRIERS SHALL BE INSTALLED.

PROJECT NOTES

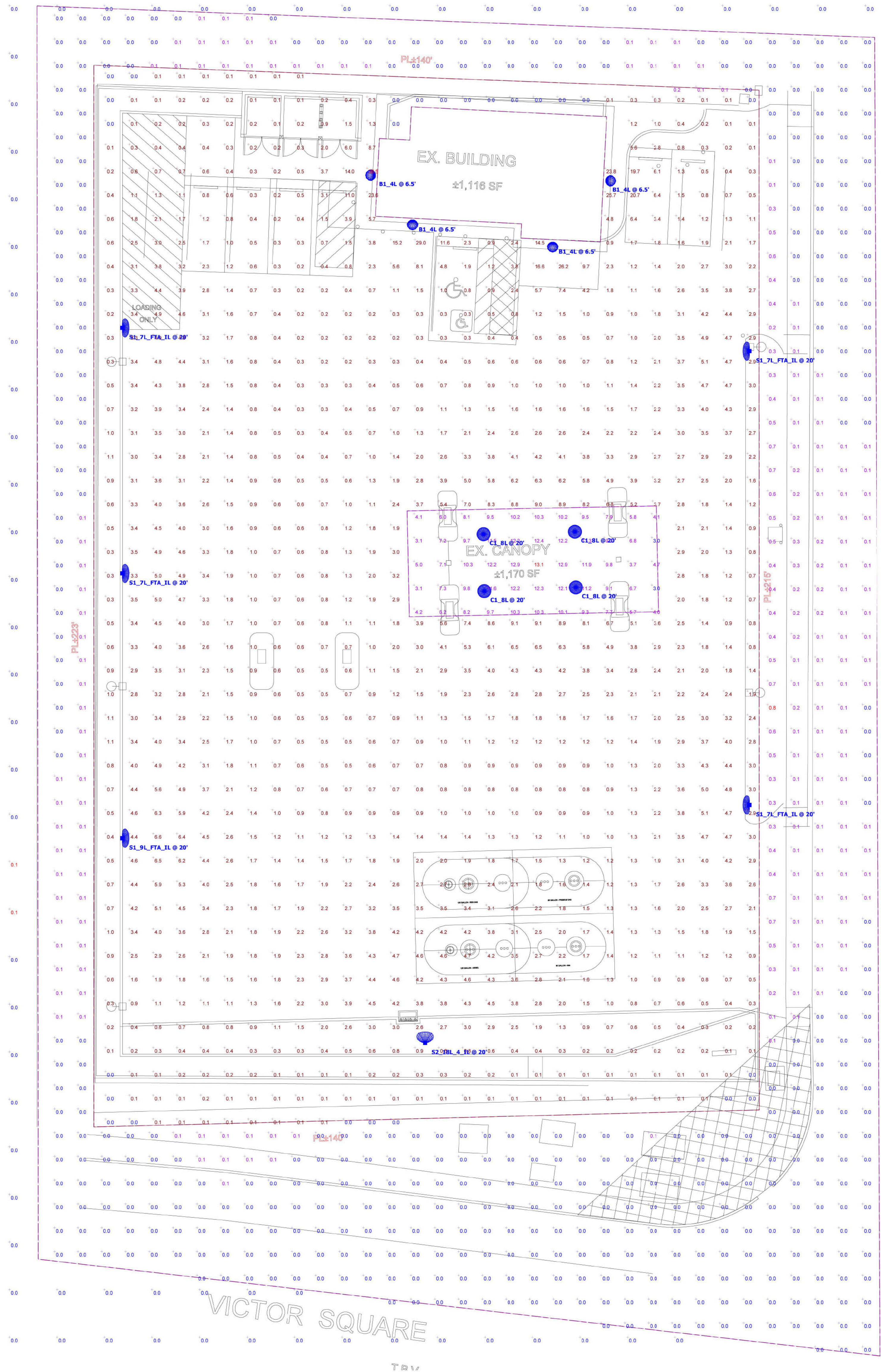
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON ASSESSOR PARCEL MAP AND AN AERIAL.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
01.28.2026	PREP SP-1	JN
02.16.2026	PREP SP-2	JN
04.30.2026	REV SP-2	JN

GREENBERG FARROW CONTACTS

DEVELOPMENT MANAGER F.CODA



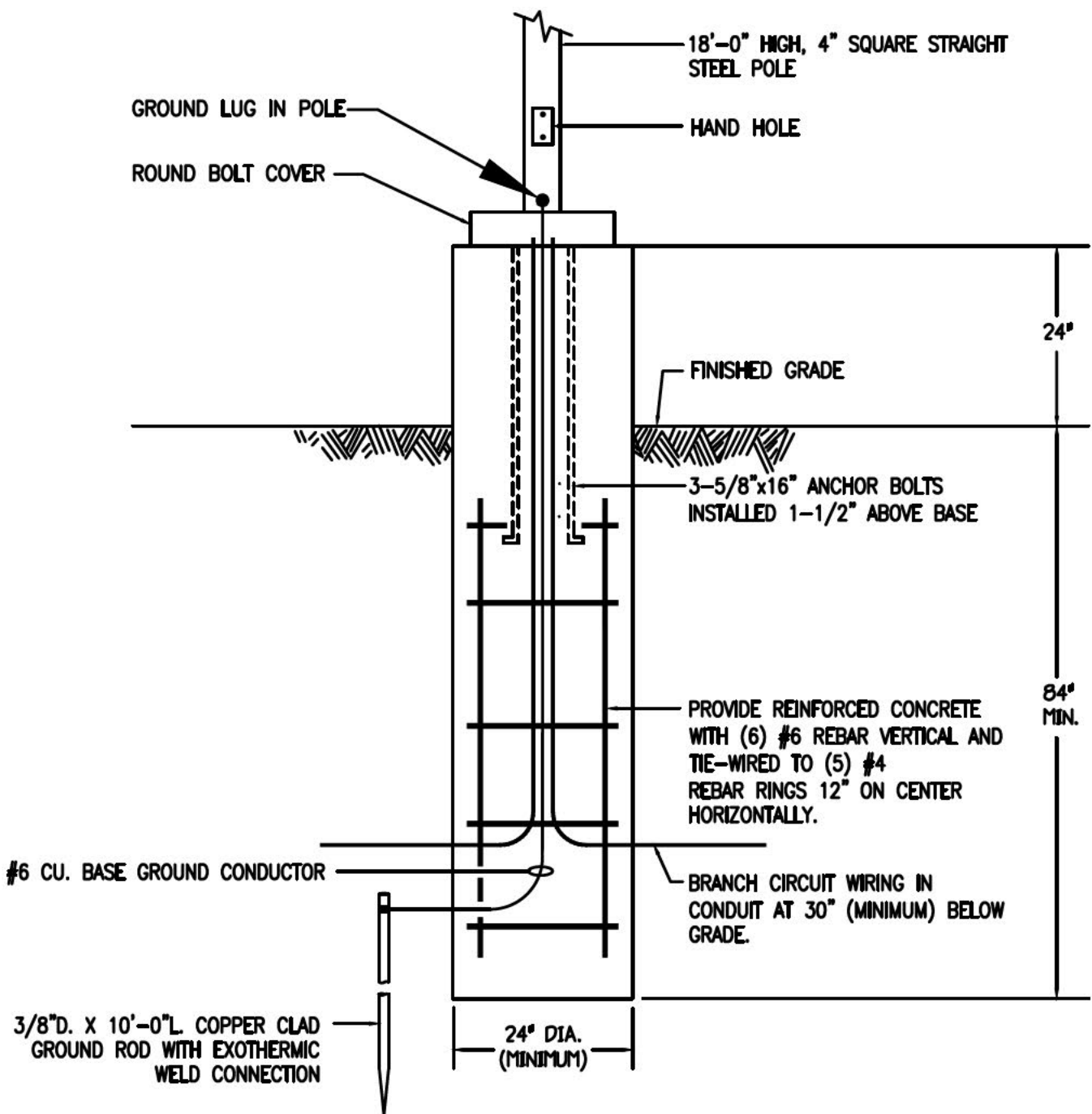
SITE PHOTOMETRIC PLAN

1/16" = 1'-0"

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF
	B1_4L	4	LSI INDUSTRIES, INC.	WPSLL-04L-30	1	4145	0.9
	C1_8L	4	LSI INDUSTRIES, INC.	SCM-LED-08L-SC-30	1	7009	0.9
	S1_7L_FTA_IL	4	LSI INDUSTRIES, INC.	MRM-LED-07L-SIL-FTA-30-70CRI-IL	1	5160	0.9
	S1_9L_FTA_IL	1	LSI INDUSTRIES, INC.	MRM-LED-09L-SIL-FTA-30-70CRI-IL	1	6728	0.9
	S2_18L_4_IL	1	LSI INDUSTRIES, INC.	MRM-LED-18L-SIL-4-30-70CRI-IL	1	12062	0.9

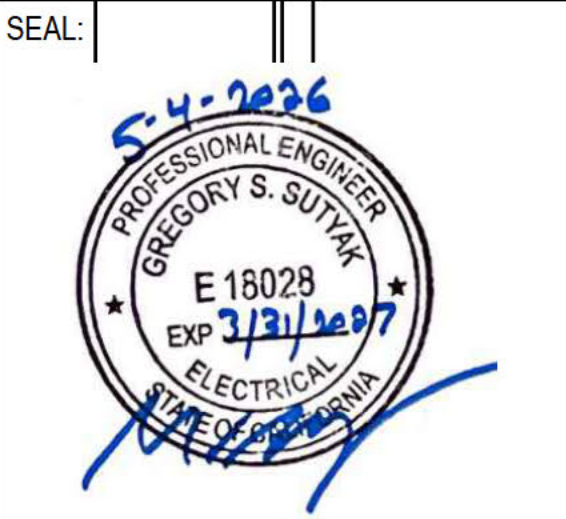
SITE LUMINAIRE SCHEDULE GENERAL NOTES:

- VERIFY ALL LUMINAIRE COLORS, TRIMS, LENGTHS, ETC. WITH THE ARCHITECT PRIOR TO PLACING FINAL PURCHASE ORDERS. SUBMISSION OF SHOP DRAWINGS WILL BE INTERPRETED AS HAVING BEEN COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
- PROVIDE ALL LENGTHS, FEEDS, ACCESSORIES, CONNECTORS, WIRING, POWER SUPPLIES, DRIVERS, ETC. FOR A COMPLETE INSTALLATION. VERIFY THE COMPLETE BILL OF MATERIAL WITH MANUFACTURER'S REPRESENTATIVE AND INSURE ALL EQUIPMENT IS INCLUDED IN BID PRICE. COORDINATE INSTALLATION WITH ARCHITECTURAL DETAILS.
- ANY PROPOSED ALTERNATE LUMINAIRES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO FINAL BID PRICING.
- SHOULD THE CONTRACTOR PROPOSE TO FURNISH MATERIALS, EQUIPMENT, AND DEVICES, OTHER THAN THOSE SPECIFIED AND LISTED, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR SUBSTITUTIONS, TO THE ENGINEER AT LEAST TEN (10) BUSINESS DAYS PRIOR TO BID OPENING. THE REQUEST SHALL BE AN ALTERNATE TO THE ORIGINAL BID AND SHALL INCLUDE A COMPLETE SPECIFICATIONS CUT SHEET SUBMITTAL AS OUTLINED IN THE SPECIFICATIONS, COMPLETE WITH DESCRIPTIVE (MANUFACTURER, BRAND NAME, CATALOG NUMBER, ETC.) AND TECHNICAL DATA FOR ALL ITEMS. INDICATE ANY ADDITIONS OR DEDUCTIONS TO THE CONTRACT PRICE WITH THE SUBSTITUTION SUBMITTAL AND ON THE BID FORM.
- CONFIRM EFFECTIVE PROJECTED AREA (EPA) RATING OF THE POLE MEETS OR EXCEEDS THE EPA RATINGS OF THE LUMINAIRE HEAD WITH ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO BACK SHIELDS AND MAST ARMS FOR THE PUBLISHED DESIGN WIND SPEEDS FOR THE REGION PRIOR TO ORDERING.



POLE BASE DETAIL
NO SCALE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exterior Prop Line	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
Exterior Property	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Interior Property	+	2.1 fc	36.5 fc	0.0 fc	N/A	N/A
Canopy	+	8.6 fc	13.1 fc	3.0 fc	4.4:1	2.9:1



SCOTTS VALLEY GAS STATION
5451 SCOTTS VALLEY DRIVE,
SCOTTS VALLEY CA, 95066

ISSUES:	DATE:	BY:
REVIEW	03.19.2026	DA
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-	-	-

DRAWING TITLE:
SITE PHOTOMETRIC PLAN

DATE: 03.19.2026	DRAWING NUMBER: DA
CHECKED BY: GSS	EP1.0
APPROVED BY: GSS	



Catalog #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____

Slim Wall Pack (WPSLL)

Large LED Slim Wall Pack



OVERVIEW	
Lumen Package (lm)	4,000 - 8,000
Wattage Range (W)	40 - 72
Efficacy Range (LPW)	106 - 127
Weight lbs (kg)	8.9 (4.0)

QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rigid Precision Die cast-aluminum housing for durability and consistency
- Vertical fins serve as a heat sink and resist accumulation of dust and debris
- Thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and integral components
- Luminaire hinges open from the bottom to prevent leakage
- Luminaire is proudly manufactured and tested in the U.S.
- Fixtures are finished with polyester powder coat finishing process to withstand extreme weather changes without cracking or peeling

Optical System

- High-performance LEDs behind clear tempered glass for maximum light output and durability
- Available in 5000K, 4500K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 80 for 4000K, 4500K, 5000K; Minimum CRI of 70 for 3000K
- Zero uplight

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection
- 0-10 volt dimming (10% - 100%) standard
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life >100K Hours
- Total harmonic distortion <20%
- Power factor > .85
- Input power stays constant over life
- Driver Off-State Power is 0 watts
- LEDs with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed
- Minimum 2.5kV surge rating
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

Controls

- Optional 120-277V electronic button photocontrol
- Apertures for field or factory installed photocontrol

Installation

- Surface mounts direct to J-box or wall
- Features a bubble level and removable hinged face frame for ease of installation

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi-corp.com/resources/terms-conditions-warranty/> for more information
- 1 Year warranty on optional Button Photocell

Listings

- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements
- DarkSky Approved with 3000K color temperature selection
- CSA Listed
- RoHS Compliant
- State of California Title 24
- Suitable For Wet Locations
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/DQL to confirm which versions are qualified

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SPEC 1025.A.D.424

TYPE 'B1'



Catalog #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____

Scottsdale® (SCM)

Petroleum Canopy Series



OVERVIEW	
Lumen Package (lm)	7,000 - 20,000
Wattage Range (W)	56 - 147
Efficacy Range (LPW)	122 - 153
Weight lbs (kg)	17.5 (7.9)
Controls	ALBMR, ALBCL, IMSBTL

QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged low-profile die-cast aluminum housing
- Low profile 2" luminaire height and lightweight design target a broad range of applications and allow for easy installations
- Below canopy access to optical chamber and driver housing for serviceability
- Fixtures are finished with a polyester powder coat to withstand extreme weather changes without cracking or peeling
- Shipping weight: 17.5 lbs in carton
- Suitable for wet locations

Optical System

- Symmetrical distribution directs uniform light through a clear tempered glass lens with a diamond pattern on one side and smooth on the other for a soft focus effect
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70

Electrical

- High-performance factory programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Optional 10kV surge protection meets Category C Medium location as per IEEE C62.41.2
- 0-10 volt dimming (10% - 100%) standard
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480V)
- LMB0 Calculated Life >100K Hours (See Lumen Maintenance chart)

- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/Aluminum surfaces. If mounted to a non-metallic surface, reduce ambient by 10°C
- Power factor >0.90
- Input power stays constant over life
- High-efficiency LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards
- Hazardous Location
- Designed for lighter than air fuel applications. Product is suitable for Class 1, Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class 1, Division 2 applications
- Gas Groups A, B, C and D - Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane and Propane
- TS Temperature Classification - The surface temperature of this product will not rise above 100°C, within a 40°C ambient
- Installation (Standard)
- Installs in a 12" or 16" deck pan
- Deck penetration consists of a minimum 3" hole and four suitable fasteners, creating a simple installation. Four fasteners are provided with the fixture for use in single deck, metallic canopy substrates only when classified as suitable for use by installing professional. Otherwise, suitable fasteners should be provided by customer

- Unit is designed to quickly retrofit into existing Scottsdale (47") hole
- Aluminum locking collar, stem kit and gasket are included and required for complete seal and support of canopy deck
- Retrofit panels are available for existing Encores, Richmond, 2x2 Universal, and more (See accessories section)
- Installation (REDMount)
- Patent pending 3 piece quick mounting system, components include collar, capsule and connector
- Designed to reduce canopy penetrations and increase installation efficiency
- Installs in 12" or 16" deck pan

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi-corp.com/resources/terms-conditions-warranty/> for more information

Listings

- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements
- IP66 Rated Luminaire
- State of California Title 24 Compliant with IMBTL option
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/DQL to confirm which versions are qualified

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SPEC 1021.C.0426

TYPE 'C1'



Catalog #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____

Mirada Medium (MRM)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight (lbs/kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath
- Designed to mount to square or round poles
- Fixtures are finished with LSI's DuraGrp® polyester powder coat finishing process. The DuraGrp finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory
- Shipping weight: 37 lbs in carton

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and L/C/R
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 95-95%
- Zero uplight
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also Available in Phospho Converted Amber with Peak intensity at 610nm
- 70 or 80CRI Minimum
- Integral louver (L) and integral half louver (H) options available for enhanced backlight control

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available
- 0-10V dimming (10% - 100%) standard
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac)
- L80 Calculated Life >100K Hours (See Lumen Maintenance chart)
- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C
- Power factor > .90
- Input power stays constant over life
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2)
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ Blue wireless control system, with technology partner Silver, incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim

Installation

- Designed to mount to square or round poles
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment
- Included terminal block accepts up to 12 ga. wire
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products

Warranty

- LSI LED Fixtures carry a 5-year warranty

Listings

- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements
- DarkSky approved with 3000K CCT or warmer color temperature selection and fixed mounting arms / non-adjustable brackets
- Title 24 Compliant: see local ordinance for qualification information
- RoHS compliant
- Suitable for wet Locations
- IP66 rated Luminaire per IEC 60598
- 3G rated for ANSI C136.31 high vibration applications are qualified
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DQL to confirm which versions are qualified
- Patented Silicone Optics (US Patent NO. 10,816,163 B2)
- IK10 rated luminaire per IEC 66262 mechanical impact code

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SPEC 1045.B.1125

TYPE 'S1' & 'S2'

whs
engineering

2012 West 25th Street,
Suite 900 Cleveland, OH
44113
Phone: 216.227.8505

SEAL:



PROJECT:

SCOTTS VALLEY GAS
STATION

5451 SCOTTS VALLEY DRIVE,
SCOTTS VALLEY CA, 95066

ISSUES	DATE	BY
REVIEW	03.19.2026	DA
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DRAWING TITLE:

SITE FIXTURE
CUTSHEETS

DATE:
03.19.2026

DRAWN BY:
DA

CHECKED BY:
GSS

APPROVED BY:
GSS

DRAWING NUMBER:

EP1.1

Accessory shielding for Type S1 and S2 pole-mounted area luminaires (LSI Mirada Medium / MRM).
Field-installed external house-side shield. Provides full cutoff to adjacent property line per City of Scotts Valley lighting requirements.

- Manufacturer: LSI Industries, Inc., Cincinnati, OH (800) 436-7800
- Product: EHS — External House-Side Shield
- Compatible Fixture: Mirada Medium (MRM) — matches Types S1 & S2 on EP1.0
- Construction: Formed aluminum
- Finish: Black DuraGrip polyester powder coat (BLK). Custom colors per factory.
- Mounting: Field-installable. Bolts directly to luminaire housing — no pole modifications.
- Configurations: Single side (F / L / R / B), Corner (LB or RB), or C-shape (LRB).
- Standard heights: 3-inch (30) and 6-inch (60). Custom lengths per factory.
- Restrictions: EHS cannot be combined with internal louvers (IL) or internal house-side (IH).
- Spec reference: SPEC.2036.A.0320, Rev. 11/29/23.

Catalog No.: EHS MRM L BLK 60

EHS	— External House-Side Shield
MRM	— Mirada Medium (matches Types S1 & S2)
L	— Left-side shield — field-orient toward Minor Arterial (north property line)
BLK	— Black DuraGrip finish
60	— 6-inch height — recommended for full cutoff at 25 ft mounting height

NOTE: Contractor to verify shield orientation in field prior to installation.

Shield to be installed on the property-line side of each pole-mounted Mirada fixture (S1, S2).

PREFIX	PRODUCT	SIDES	FINISH	HEIGHT
EHS — Ext.	MRS Mirada Small	F Front	BLK Black	30 3 inch
House-Side	MRM Mirada Medium ■	L Left	(Custom	60 6 inch ■
Shield	ZNM Zone Medium	R Right	colors per	Custom
	SLM Slice Medium	B Back	factory)	per factory
	MRL Mirada Large	LRB C-shape		
	ZNL Zone Large	LB / RB		
	ZNX Zone Slice	Corner		

Typical order example (per LSI): EHS MRM FB BLK 30

■ = configuration specified for this project

EHS SHIELD
(House-Side, 6" tall)

MIRADA MEDIUM (MRM)
Types S1 / S2

← **LIGHT BLOCKED TOWARD PROPERTY LINE**

LIGHT THROW (street side) →

The diagram illustrates the installation of an EHS Shield and a Mirada Medium (MRM) Type S1/S2. The EHS Shield is a black, rectangular barrier, 6 inches tall, positioned on the house side. The MRM is a yellow, rectangular barrier, positioned on the street side. A red 'X' is placed on the EHS Shield, indicating that light is blocked toward the property line. Dashed orange lines show the light throw from the MRM, directed toward the street side. A grey vertical post is shown in the center, likely for the MRM. Arrows indicate the orientation: left toward the property line and right toward the street side.

SIDE VIEW

BACK VIEW

FRONT VIEW

Dimensions per LSI EHS spec sheet (SPEC.2036.A.0320, Rev. 11/29/23). Shield height "60" = 6.0". Standard 3" (30) version also available.

Tilt	0°	30°	45°
Single	1.1	2.1	2.5
D180°	1.6	2.1	2.5
D90°	1.5	2.5	2.9
T90°	1.6	3.1	3.4
TN120°	1.6	3.9	4.5
Q90°	1.6	3.1	3.4

1. All pole-mounted Type S1 and S2 luminaires fronting the north property line shall be furnished with LSI EHS-MRM external house-side shields, BLK finish, 6-inch (60) height, field-oriented toward property line.
2. Shields are field-installable; contractor shall coordinate orientation prior to set.
3. Confirm EPA loading with pole manufacturer. Single-shield 6" EHS adds 1.1 EPA at 0° tilt.
4. Shields shall match luminaire finish (Black DuraGrip). Confirm color match on submittal.
5. Submit shop drawings showing shield orientation on each pole location for review by Engineer of Record.
6. Refer to EP1.0 SITE PHOTOMETRIC PLAN for fixture locations and aiming.

2012 West 25th Street,
Suite 900 Cleveland, OH
44113
Phone: 216.227.8505

SEAL:

PROJECT:

5451 SCOTTS VALLEY DRIVE,
SCOTTS VALLEY CA, 95066

ISSUES:	DATE:	BY:	
REVIEW	03.19.2026		DA
SHIELDING ADDENDUM	05.27.2026		DA

DRAWING TITLE:

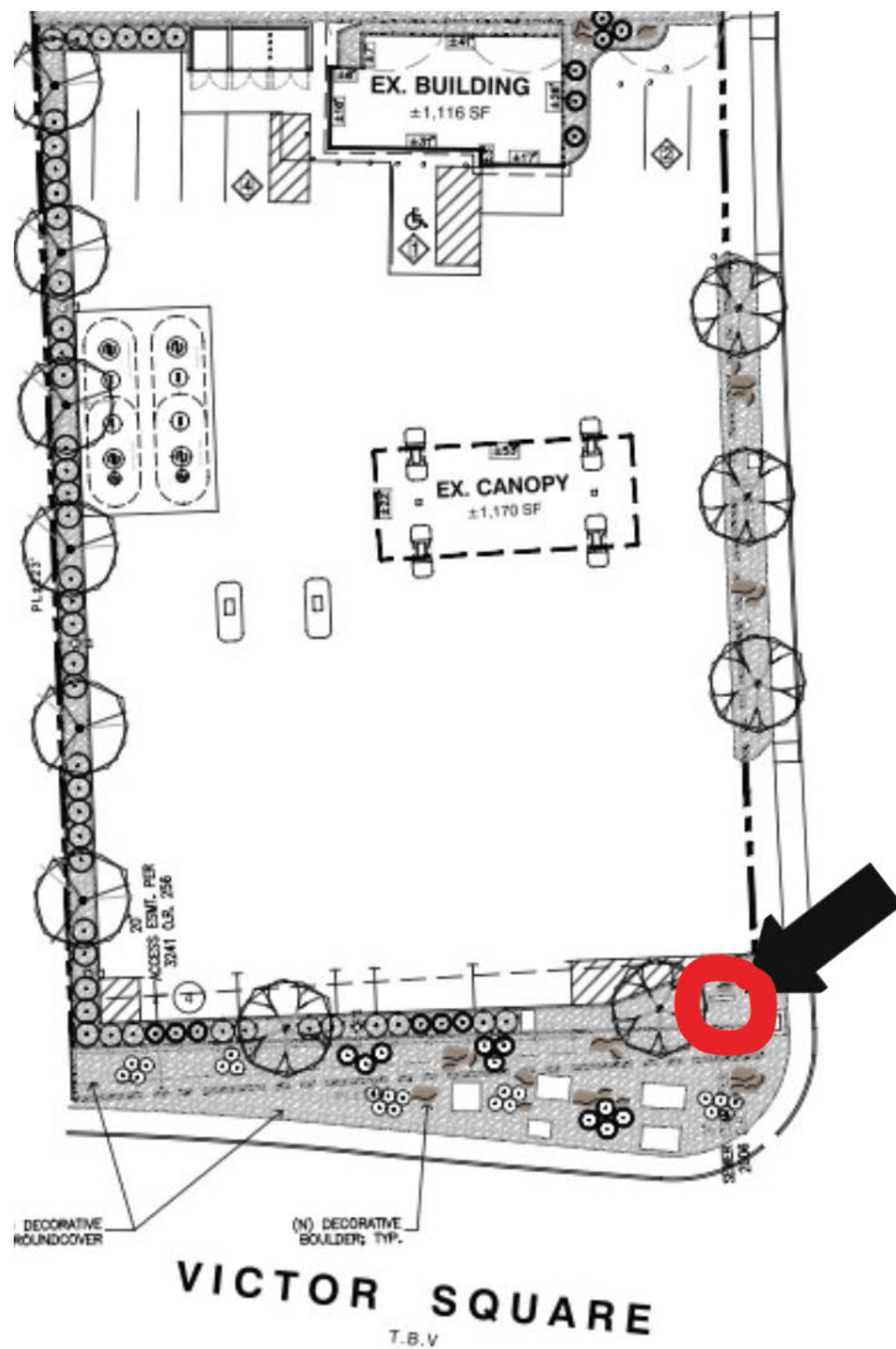
**EXTERNAL HOUSE-SIDE
SHIELD SPEC (EHS)**
MIRADA MEDIUM FIXTURES

DRAWN BY: DA CHECKED BY: GSS APPROVED BY: GSS

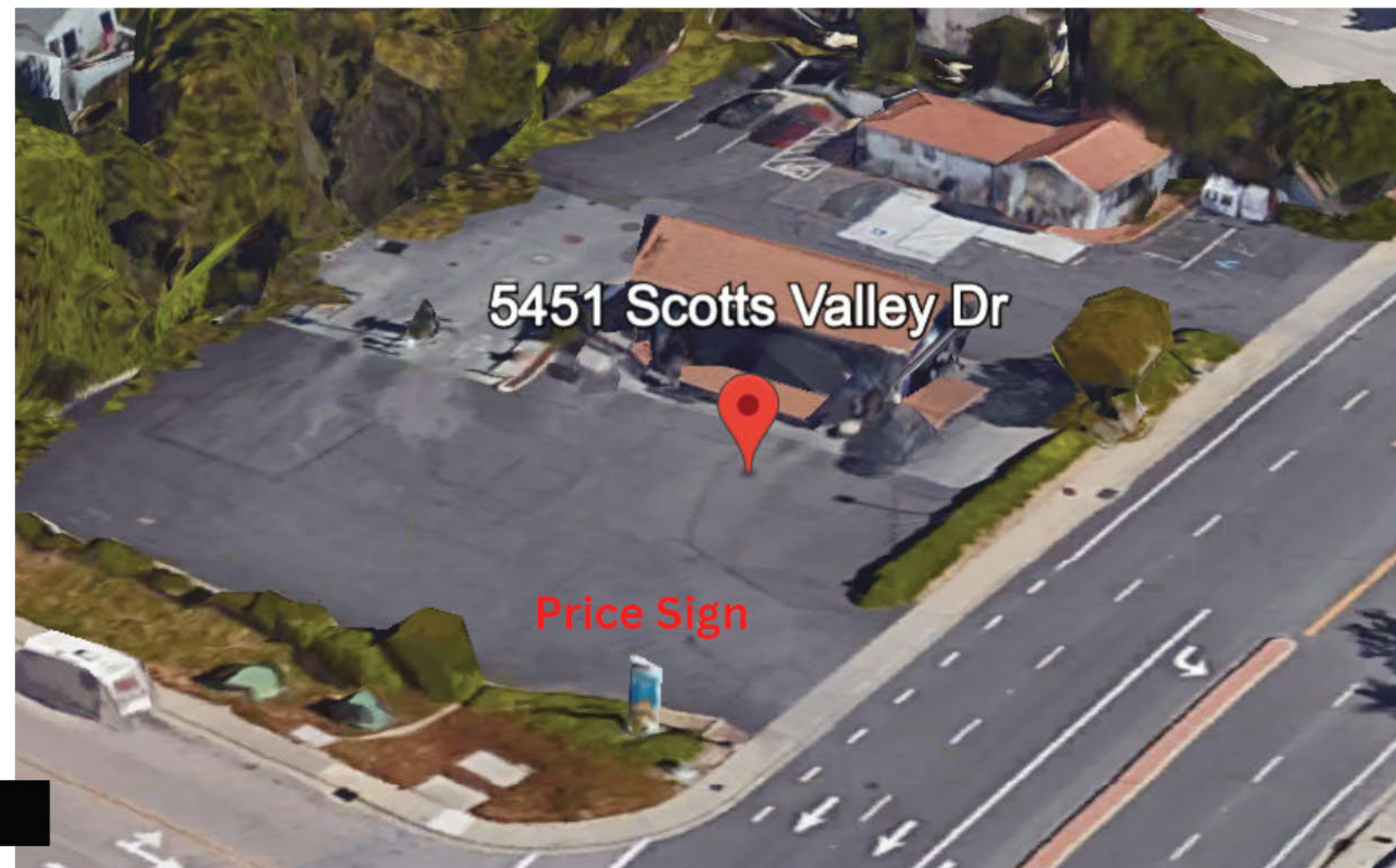
DATE:
05-27-2026

DRAWING NUMBER:

EP1.2



1) PRICE SIGN
55 Sq. Ft.



SCOPE OF WORK:
Reface Price Sign

5451 Scotts Valley Drive
Scotts Valley, CA

1250 S Wilson Way #E1
Stockton, CA 95205
(209) 983-5023
FAX: (209) 234-2384
C-45 #1003877
team@asignimage.com

Designed by
Juan Carlos De La Torre

PRICE SIGN REFACE



EXISTING

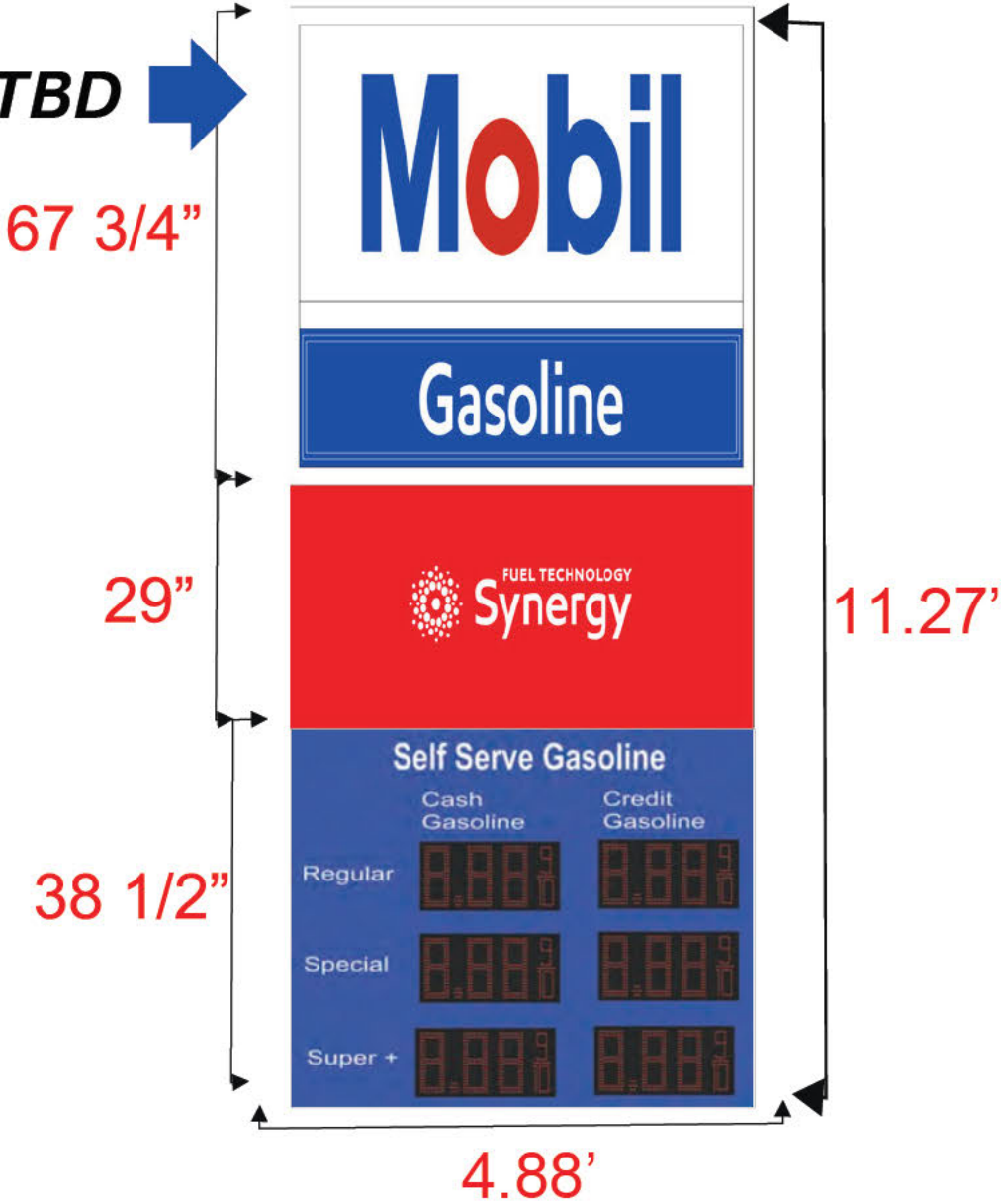
PART NUMBER	COLORS	
3630-8248	VINYL	BLUE (Mobil ID)
3630-2590	VINYL	RED (Mobil ID)
C8-1002	PLASTIC PAINT	BLUE
LEF-2003	PLASTIC PAINT	WHITE
C8-1434	PLASTIC PAINT	RED



PROPOSED

- Mobil - Embossed (1st surface vinyl)
- Synergy
- Regular - To use existing 6" Multi-Segment LEDs
- Special - To use existing 6" Multi-Segment LEDs
- Super+ - To use existing 6" Multi-Segment LEDs
- Diesel #2 - New 6" Green Able Multi-Segment LEDs

Branding TBD



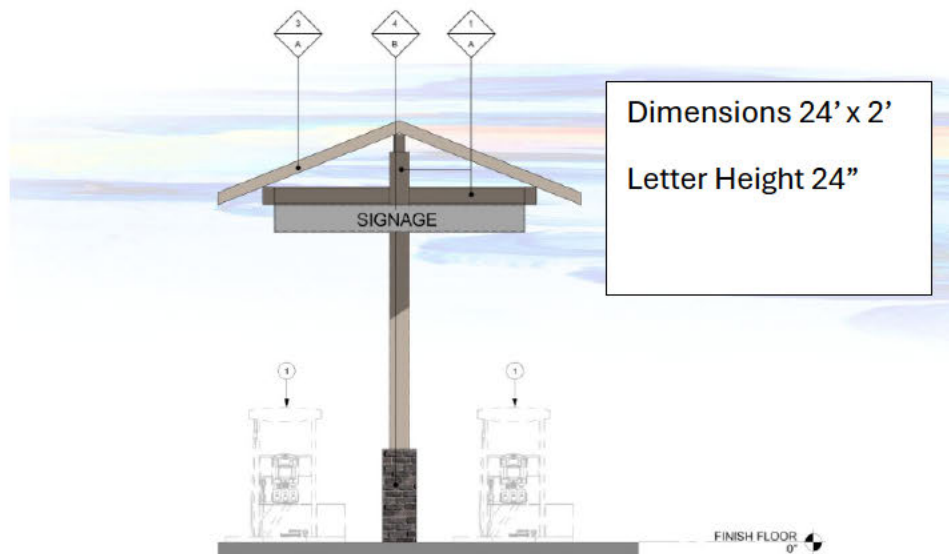
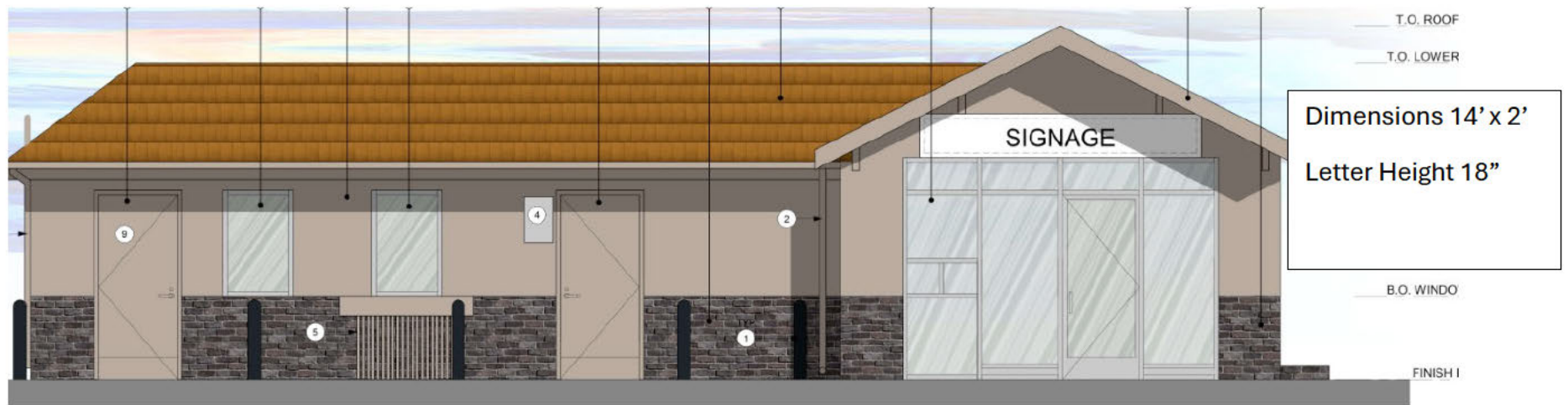
Note: Signage and Attachments to be UL Listed





1250 S Wilson Way #E1
Stockton, CA 95205
(209) 983-5023
FAX: (209) 234-2384
C-45 #1003877
team@assignimage.com

Designed by
Juan Carlos De La Torre



PROJECT DESCRIPTION

Use Permit Application
5451 Scotts Valley Drive
Scotts Valley, California 95066
APN: 022-022-06

PROJECT OVERVIEW

This Use Permit Application is for the reactivation of a previously closed gas station and convenience store located at 5451 Scotts Valley Drive in Scotts Valley, California. The project involves bringing the facility back into full operation, including cosmetic rehabilitation of the building, installation of new underground storage tanks (USTs), and re-establishment of retail fuel sales and convenience store operations.

1. ACTIVITIES INSIDE THE BUILDING

The interior of the building will be utilized exclusively for convenience store operations. Activities will include:

- Retail sales of packaged food and beverages
- Sales of convenience items (snacks, drinks, automotive supplies, etc.)
- Point-of-sale transactions
- Product storage and display
- Restroom facilities

No food preparation or cooking activities will occur on-site. All food items will be pre-packaged.

2. ACTIVITIES OUTSIDE THE BUILDING

Outdoor activities will be limited to:

- Fuel dispensing at designated pump islands (regular gasoline and diesel)
- Vehicle parking for customers
- Pedestrian access to and from the convenience store
- No car wash, air/vacuum stations, propane exchange, or other ancillary services are proposed at this time.

3. HOURS OF OPERATION

5:00 AM to 11:00 PM, Seven Days per Week

The facility will operate daily from 5:00 AM to 11:00 PM. Self Serve Fuel Dispensing will be available 24 hours a day.

Refueling and store stock deliveries will be limited to the hours of 8am to 10pm.

4. EMPLOYEES

Total Number of Employees: 6 employees

Maximum Number on Largest Shift: 2 employees

Employee responsibilities will include customer service, cash handling, inventory management, facility maintenance, propane tank exchange, and fuel system monitoring.

5. PARKING SPACES

Existing Parking Spaces: Quantity to be verified during site plan preparation

Proposed Parking Spaces: 7 spaces

The proposed parking configuration will provide adequate parking for customers and employees while maintaining safe circulation around the fuel dispensing area. Detailed dimensions and layout will be shown on the Site Plan.

6. NOISE-GENERATING EQUIPMENT

The following equipment will be installed and operated on-site:

Fuel Dispensing Pumps

Modern fuel dispensers with submersible pumps. These systems operate at minimal noise levels and are enclosed within the dispenser housing. Noise levels are typically 50-60 dBA at 3 feet, well within acceptable limits for commercial operations.

HVAC System

Standard commercial heating, ventilation, and air conditioning unit(s) for the convenience store. Unit(s) will be located on the roof or at the rear of the building to minimize noise impact on adjacent properties.

Refrigeration Equipment

Commercial refrigeration units for coolers and freezers within the convenience store. All refrigeration equipment will be located inside the building or in screened exterior locations. Compressors will be selected for low noise operation and positioned to minimize impact on neighboring properties.

Note: Detailed manufacturer specification sheets for all noise-generating equipment will be provided upon equipment selection during the construction phase. All equipment will comply with City of Scotts Valley noise ordinances.

7. WATER CONSUMPTION

Estimated Daily Water Consumption: 150-200 gallons per day

Water usage will primarily consist of:

- Restroom facilities (approximately 100-120 gallons/day)
- Employee handwashing and janitorial cleaning (approximately 30-50 gallons/day)
- Landscape irrigation (approximately 20-30 gallons/day, seasonal)

This estimate is based on a convenience store/gas station of approximately 1,500-2,000 square feet with 6 employees and moderate customer traffic. Low-flow fixtures will be installed to minimize water consumption.

8. WATER DISCHARGE AND UNUSUAL DISCHARGES

No unusual water discharges are anticipated.

All wastewater will be directed to the municipal sanitary sewer system. There will be no car wash operations, industrial processes, or other activities that would generate unusual discharge volumes or require special water treatment. The site will include standard stormwater management features in compliance with local regulations, including oil/water separators in the fuel dispensing area if required by the City.

9. ENERGY CONSERVING TECHNIQUES

At this time, no specific energy conservation measures beyond standard Title 24 compliance are proposed. The project will meet all current California Energy Code requirements for commercial buildings, including:

- Standard efficiency lighting
- Code-compliant HVAC systems
- Insulation per current energy code
- Energy-efficient refrigeration equipment

Future upgrades to LED lighting or other enhanced energy efficiency measures may be considered during the construction phase or as ongoing improvements.

10. CONSTRUCTION SCHEDULE

Estimated Project Duration: 6 to 8 months

The construction schedule will include the following major phases:

Phase 1: Permitting and Pre-Construction (1-2 months)

Finalize permits, contractor selection, and pre-construction meetings

Phase 2: Site Preparation and UST Installation (2-3 months)

Excavation, underground storage tank installation, fuel piping, and associated underground utilities

Phase 3: Building Rehabilitation and Systems (2-3 months)

Interior and exterior cosmetic improvements, HVAC installation, refrigeration equipment, fuel dispenser installation, and final finishes

Phase 4: Inspections and Opening (1 month)

Final inspections, testing, employee training, and operational preparations

All construction activities will be conducted during permitted hours in accordance with City of Scotts Valley regulations.

11. SIGNAGE

Existing Signage:

The property currently has existing signage from previous operations, including:

- Pole-mounted price sign (to be replaced)
- Building-mounted identification signage
- Pump island signage

Proposed Changes:

All existing signage will be reused in its current configuration with the following exception:

- **Gas Price Sign Replacement:** The existing pole-mounted fuel price sign will be removed and replaced with a new LED digital price display sign. The new sign will be located in the same position as the existing sign and will be of similar or smaller dimensions. The LED technology will allow for easier price updates and improved visibility.

New Signage:

No other new signs are proposed at this time beyond the LED price sign replacement.

***Note:** If additional signage changes are required or desired in the future, a separate Design Review application will be submitted to the Planning Commission as required by the City of Scotts Valley.*

12. UNDERGROUND STORAGE TANKS (USTs)

The project includes installation of new underground storage tanks to support fuel retail operations:

Proposed UST Configuration:

- New UST for regular gasoline (capacity to be determined based on site requirements and regulatory approvals, typically 20,000 gallons)
- New UST for diesel fuel (capacity to be determined based on site requirements and regulatory approvals, typically 20,000 gallons)

Compliance and Safety:

All underground storage tanks will be:

- Double-walled steel or fiberglass construction
- Equipped with secondary containment and leak detection systems
- Installed in compliance with all California Code of Regulations Title 23 requirements
- Registered with Santa Cruz County Environmental Health Services
- Equipped with overfill protection and spill containment
- Connected to monitoring systems for continuous leak detection

UST installation will require separate permitting through Santa Cruz County Environmental Health and will include soil sampling, tank testing, and certification prior

to operation. All installation work will be performed by licensed UST contractors with appropriate certifications.

PROJECT SUMMARY

This project represents the reactivation of an existing gas station and convenience store facility at 5451 Scotts Valley Drive. The scope includes cosmetic rehabilitation of the existing building, installation of new underground fuel storage tanks, replacement of one LED price sign, and resumption of retail fuel sales and convenience store operations.

The facility will operate from 5:00 AM to 11:00 PM daily with a maximum of 2 employees per shift (6 total employees). Water consumption is estimated at 150-200 gallons per day with no unusual discharges. All operations will comply with applicable environmental, safety, and building codes.

Construction is anticipated to take 6-8 months from permit issuance, with all work conducted in compliance with City regulations. The project will restore an important community service while meeting current safety and environmental standards.

City of Scotts Valley PLANNING COMMISSION STAFF REPORT

Applicant: Promotion Plus Sign Co, Inc, Aaron Hamilton

Property Owner: Hasco Holdings LLC,

Application: Design Review No. DR26-001

Location: 90 Mt. Hermon Rd. / APN 22-162-73

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

Environmental Status: Exempt from CEQA (Sections 15301)

Request: Consideration of a Design Review application to modify an existing Planned Sign Program and exterior changes to rebrand the current Shell gas station to Chevron at 90 Mount Hermon Road.

Staff Planner: Joshua Wozynski, Associate 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 rebrand the existing Shell gas station to Chevron at 90 Mount Hermon Road and modify the Planned Sign Program (Attachment 1 - Location Map). The proposed project consists of the following:

- Remove existing Shell canopy fascia signage and replace with new illuminated Chevron wordmark and hallmark graphics;
- Remove existing Shell monument/price sign and replace with a new Chevron illuminated cabinet price sign on a new foundation, measuring approximately 4'-2"

wide by 10'-6" tall (43.75 sq ft);

- Convert five (5) existing fuel dispensers to Chevron branding, including replacement of toppers, valances, skirts, and decals;
- Repaint other parking lot elements, including bollards and pump islands, per Chevron brand standards (Attachment 2).

PROJECT DISCUSSION

The scope of the project will include canopy fascia changes and replacement of the freestanding business/price sign, in compliance with the City's adopted Zoning Ordinance and General Plan. Below is a discussion of the work to be performed.

Planned Sign Program

The original Planned Sign Program for this site was approved in 2003 and has been amended through multiple Design Review approvals over the years. The approved plans and conditions associated with each successive approval serve to modify the program, with the most recently approved project plans constituting the current Planned Sign Program. As proposed, the new canopy logo imaging and freestanding price sign will be larger than the existing sign. The new Chevron blue-and-white color scheme will replace the existing Shell yellow-and-red colors on the canopy fascia.

Canopy

Modifications to the canopy include the replacement of all existing Shell branding with new Chevron illuminated wordmark and hallmark graphics on the North, South, and West canopy elevations, with a non-illuminated hallmark on the East elevation. The canopy fascia will be updated with new Chevron corporate blue and white colors. No structural changes to the canopy are proposed.

Project Design and Analysis

Existing signage on the site includes two 9-square-foot canopy Pecten (Shell logo) signs and one 35.3-square-foot freestanding primary business/price sign. The applicant is proposing to replace the existing freestanding signage with a 19.44-square-foot freestanding primary business sign and a 24.31-square-foot price sign, resulting in a combined total of 43.75 square feet. In addition, the proposal includes new canopy signage consisting of one 2.53-square-foot Chevron Hallmark sign on the west elevation and two 10.95-square-foot Chevron wordmark signs on the north and south canopy elevations.

Overall, the freestanding business/price signage would increase from 35.3 square feet

to 43.75 square feet, an increase of 8.45 square feet. Canopy signage would increase from 18 to 24.4 square feet, representing a 6.4-square-foot increase. In total, the proposed modifications result in a net increase of approximately 14.95 square feet of signage across the site. All other signs authorized under the current Planned Sign Program, as established through prior Design Review approvals and amendments, would remain unchanged (Table 1).

Table 1

Existing Signage	SQFT	Proposed Signage	SQFT
Canopy Pecten	9 sq. ft. (x2)	Canopy Hallmark	2.5 sq. ft.
Canopy Wordmark	-	Canopy Wordmark	10.95 sq. ft. (x2)
Freestanding Business/Price Sign	35.3 sq. ft.	Freestanding Business/Price Sign	43.75 sq. ft.
Convenience Store	137 sq. ft.	Convenience Store	No Change
Carwash	9.9 sq. ft.	Carwash	No Change
Total	200.2 sq. ft.	Total	215.15 sq. ft.

The proposed signage complies with SVMC Section 17.56 and is consistent with previously approved Planned Sign Programs for this site.

PUBLIC COMMENT

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

ATTACHMENTS

Resolution No. _____ to Approve DR26-001
Location Map
Project Plans (Received 02/16/26)

RESOLUTION NO. ____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SCOTTS VALLEY APPROVING DESIGN REVIEW NO. DR26-001
FOR PLANNED SIGN PROGRAM MODIFICATIONS AND EXTERIOR
IMPROVEMENTS TO REBRAND THE EXISTING SHELL GAS
STATION TO CHEVRON 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. DR26-001 for Planned Sign Program modifications and exterior improvements to the fuel canopy 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); and,

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on June 11, 2026.

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 reports dated June 11, 2026:

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. DR26-001 for Planned Sign Program modifications and exterior improvements to rebrand the existing Shell gas station to Chevron 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 June, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Lori Gentile, Chair

Taylor Bateman, Community Development Director

EXHIBIT 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. 1777 shall remain in effect.

Name and Signature of Property Owner

Date



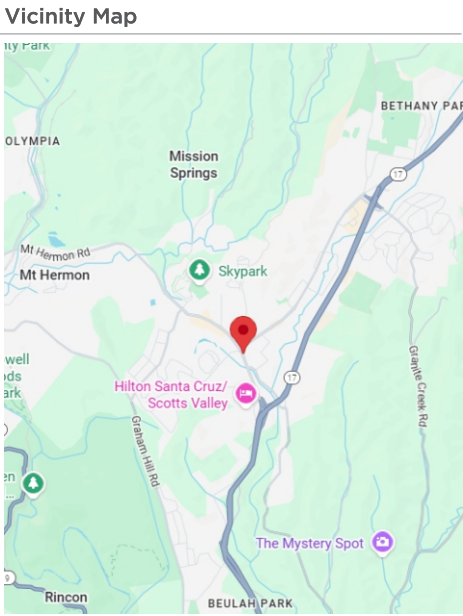
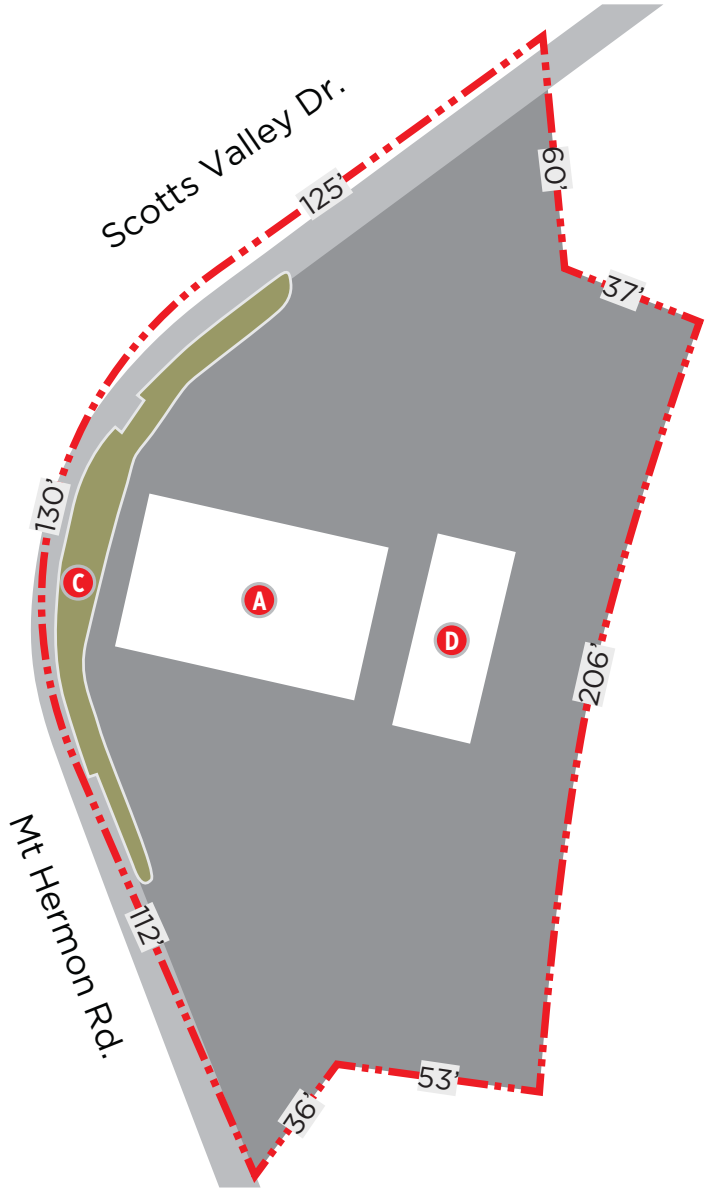
APN 022-162-73



APN: 02216273
Land SqFt: 30143.5200
Sect Town Range: SEC24; T10S-R2W

Existing Signage		Proposed Signage	
ITEM	SQFT	ITEM	SQFT
Canopy Pecten	9sqft (x2)	Canopy Hallmark	2.5sqft
		Canopy Wordmark	10.95sqft (x2)
MID	35.3sqft	MID	43.75sqft
C-Store	137sqft	C-Store	No Change
Car-Wash	9.9sqft	Car-Wash	No Change

- Part 1 - 2025 California Administrative Code
- Part 2 - 2025 California Building Code - Volume 1 and 2
- Part 2.5 - 2025 California Residential Code
- Part 3 - 2025 California Electrical Code
- Part 4 - 2025 California Mechanical Code
- Part 5 - 2025 California Plumbing Code
- Part 6 - 2025 California Energy Code
- Part 7 - 2025 California Wildland-Urban Interface Code
- Part 8 - 2025 California Historical Building Code
- Part 9 - 2025 California Fire Code - with local modifications
- Part 10 - 2025 California Existing Building Code
- Part 11 - 2025 California Green Building Standards Code
- Part 12 - 2025 California Referenced Standards Code
- Part 13 - 2025 California Title 24



Siteplan Legend	
A	Canopy
B	Under Canopy
C	Monument
D	C-Store/Car Wash



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Job Location	Project Information				
90 Mount Hermon Road, Scotts Valley, California 95066	Project: Chevron				
	Est: 142029				
	Date: 02.19.2026				
	Rev: 03				
	Designer: PS/PC				
	× × <table><tr><th>Owner</th><th>Date</th></tr><tr><td colspan="2">I have reviewed all renderings and I am satisfied with the look and the scope of work listed within.</td></tr></table>	Owner	Date	I have reviewed all renderings and I am satisfied with the look and the scope of work listed within.	
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EXISTING



PROPOSED



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Job Location

90 Mount Hermon Road, Scotts Valley, California 95066

Project Information

Project: Chevron
Est: 142029
Date: 02.19.2026
Rev: 03
Designer: PS/PC

X

Owner

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X

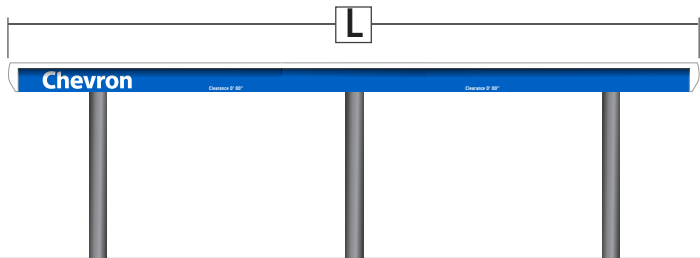
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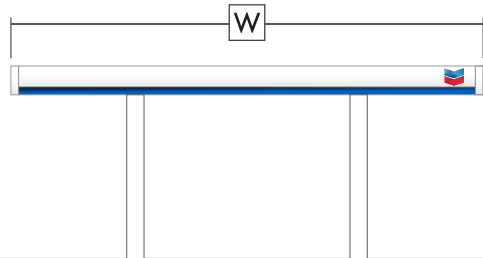
Permit Pack

L Canopy Length: 62'-00" W Canopy Width: 41'-00" Fascia Height: 36" Clearance: 13'-06"

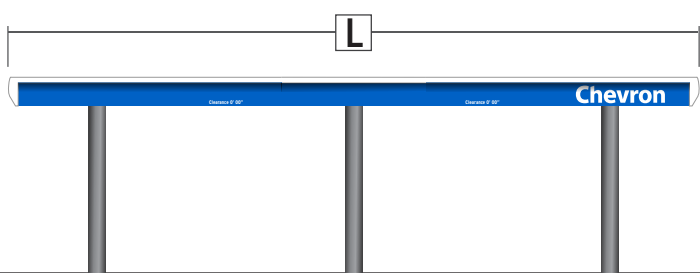
A North Elevation | Level 1 Illuminated



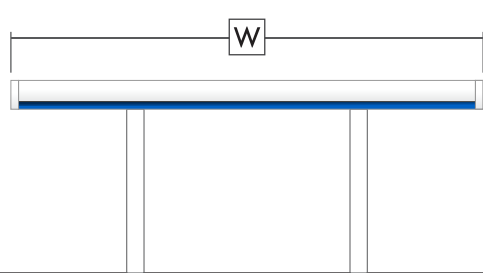
A West Elevation | Level 1 Illuminated



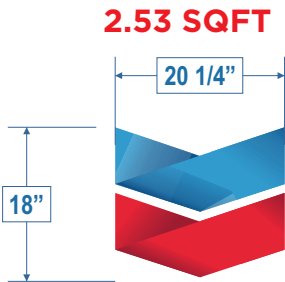
A South Elevation | Level 1 Illuminated



A East Elevation | Level 2 - Non Illuminated



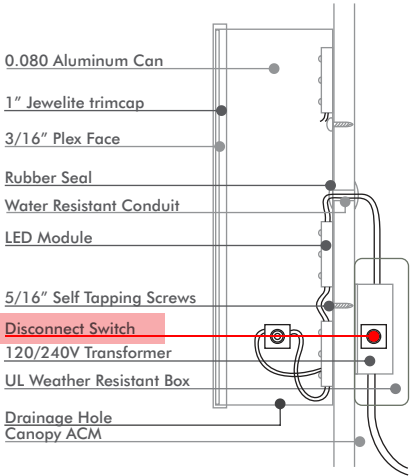
1:200



Hallmark
Qty: 1

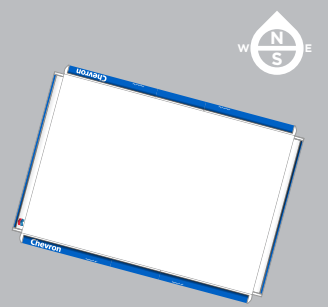


Wordmark
Qty: 2



Canopy Notes

Remove Shell Imaging &
Replace w/ Chevron Imaging



Illumination Area

Chevron



Night view (intensity may vary)

PMS 2935c

PMS 186c



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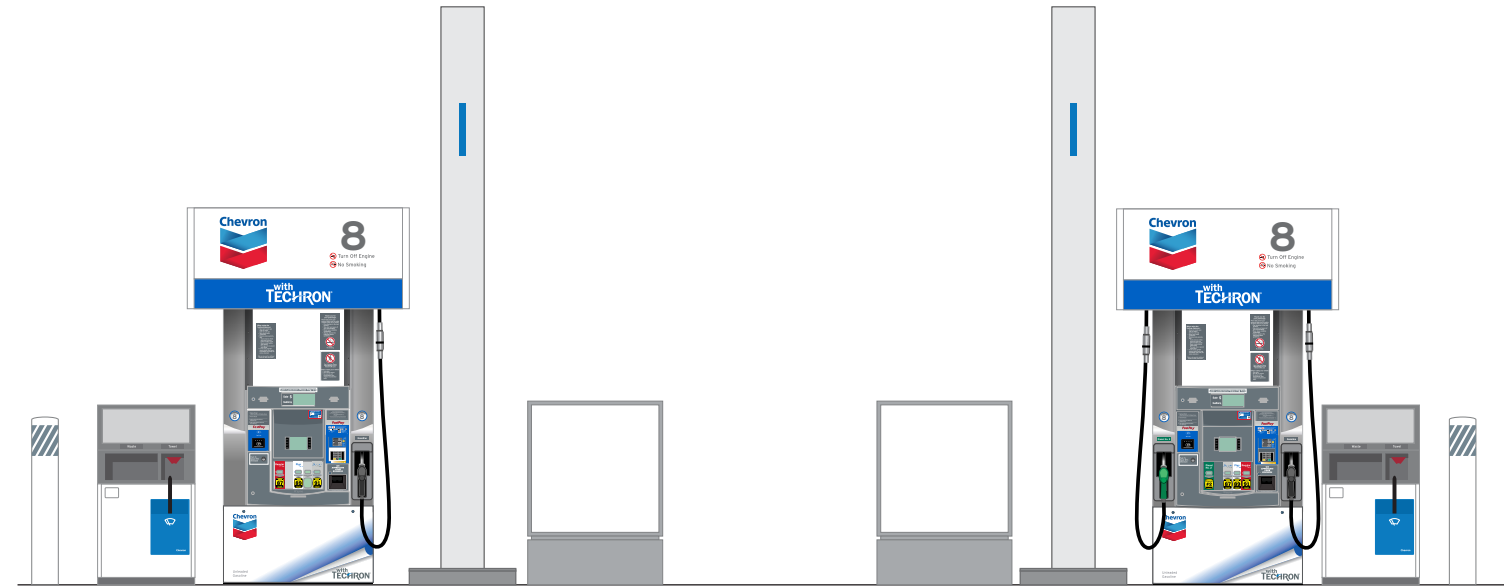
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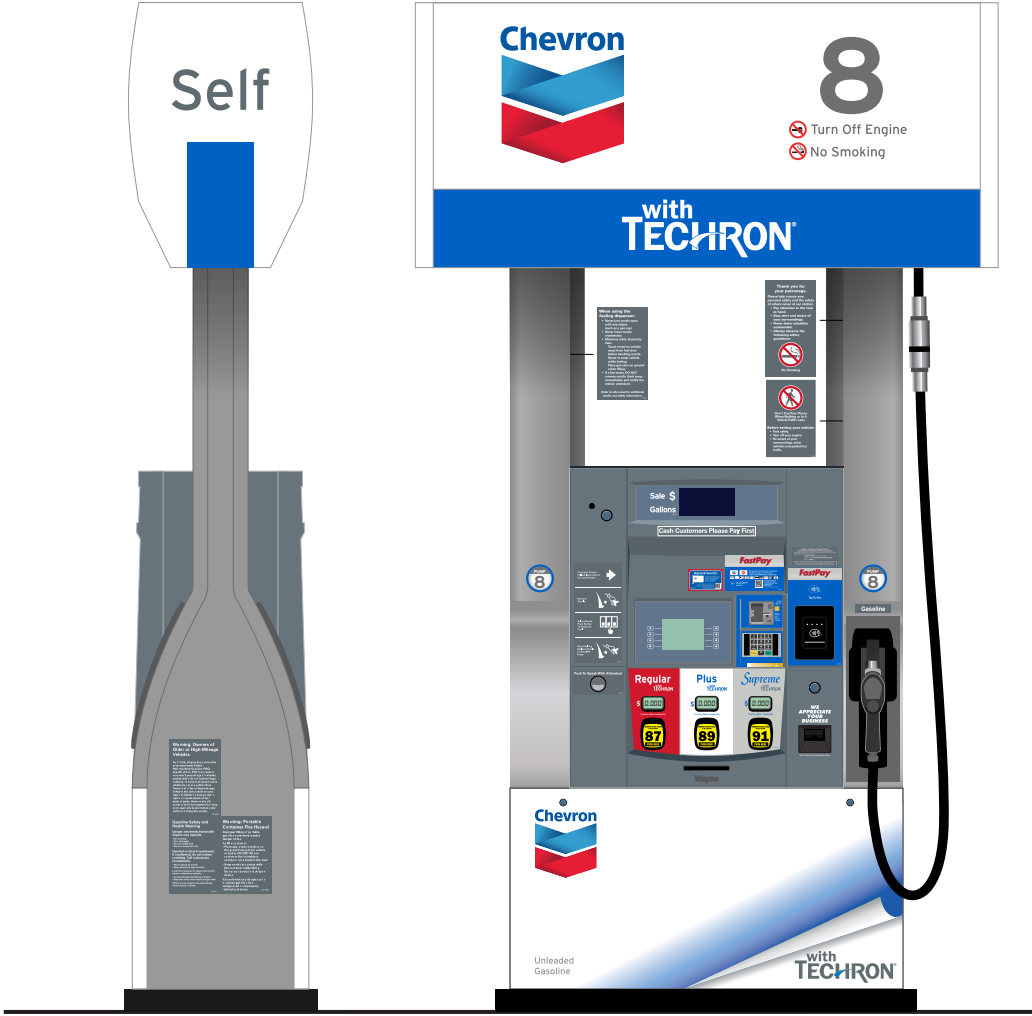
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Notes/Disclaimers	
Convert To Chevron	
Elements	
Disp Flags	Pump Flags Visible From Approach
Valet	Replace Non Approved
Bollards	Paint As per Brand
Islands	Paint As per Brand





Existing Dispenser



Dispenser

Existing: Wayne Ovation 2
Security Keypad
3+0 Dispenser | Qty:4

Dispenser Elements

- | | |
|---------|---|
| Valance | — New Standard G6 Spanners |
| Decals | — - Warning Decal Set
- Valance Pump Number
- Riser Pump Numbers
- Credit Card Decal
- Crind Overlays
- Product ID Decals
- Octane Decals
- Fastpay Decals
- Renewable B20 Regulations
- Security Decal
- Additional Regulatory as Needed |
| Skirts | — Doorskins - Pair |
| Toppers | — Standard Chevron Toppers |



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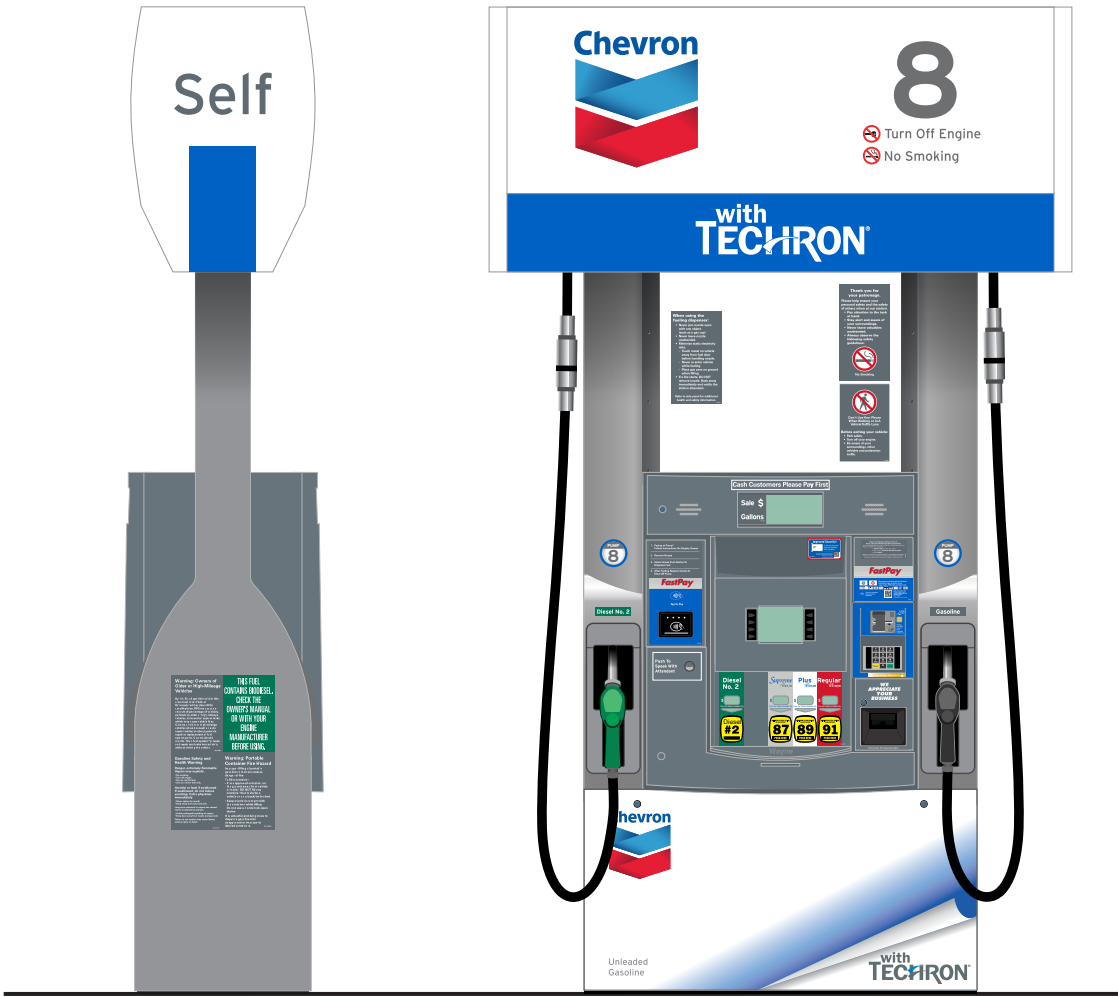
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Existing Dispenser



Dispenser

Existing: Wayne Ovation 1
Security Keypad
3+1 Dispenser | Qty: 1

Dispenser Elements

- | | |
|---------|---|
| Valance | — New Standard G6 Spanners |
| Decals | — - Warning Decal Set
- Valance Pump Number
- Riser Pump Numbers
- Credit Card Decal
- Crind Overlays
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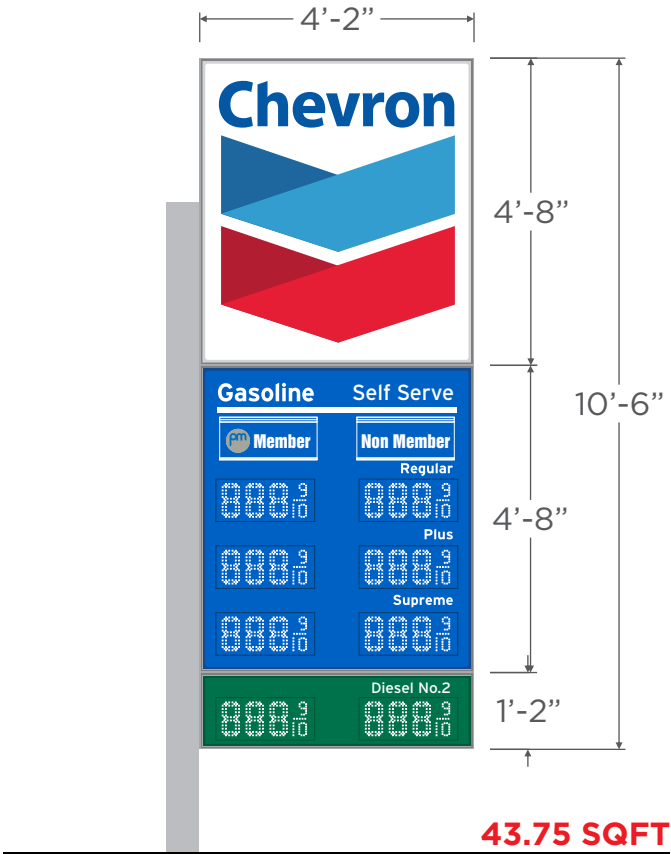
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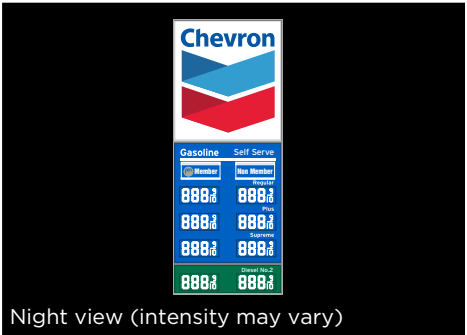
Job Location 90 Mount Hermon Road, Scotts Valley, California 95066	Project Information Project: Chevron Est: 142029 Date: 02.19.2026 Rev: 03 Designer: PS/PC	<table border="1"><tr><td>Owner I have reviewed all renderings and I am satisfied with the look and the scope of work listed within.</td><td>Date</td></tr></table>	Owner I have reviewed all renderings and I am satisfied with the look and the scope of work listed within.	Date
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Existing Sign



Night View



Details

- Cabinet — C-45 Cabinets
- Faces — Lexann/Poly
- Footing — New Pole, Footing & Foundation to Accommodate Taller/Heavier C45 Cabinet Sys.

PMS 186c

PMS 2935c

PMS 3415c

PMS 431c

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