

1. Planning Commission Special Meeting Agenda

Documents:

[MAY 22, 2017 - SPECIAL MEETING .PDF](#)

2. Planning Commission Meeting Material

Documents:

[MAY 22, 2017 ATTACHMENT 2 .PDF](#)

[MAY 22, 2017 ATTACHMENT 3 .PDF](#)

[MAY 22, 2017 STAFF REPORT .PDF](#)

[MAY 22, 2017 ATTACHMENT 1 .PDF](#)



A G E N D A

Special Meeting of the Scotts Valley Planning Commission

Date: May 24, 2017

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	POSTING: The agenda was posted at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvalley.org .
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Appointed Officials	City Staff Members
Derek Timm, Chair Carlos Arcangeli, Vice Chair Robin Donovan, Commissioner Rosanna Herrera, Commissioner Deborah Muth, Commissioner	Taylor Bateman, Acting Community Development Dir Michelle Edwards, Senior Planner Brenda Stevens, Assistant Planner

Notice regarding Planning Commission Meetings:

The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6:00 pm 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 is available for review the Friday before the Thursday meeting on the Internet at the City's website: www.scottsvalley.org and in the lobby of City Hall at 1 Civic Center Drive, Scotts Valley, CA. Pursuant to Government Code §54957.5, materials related to an agenda item, submitted after distribution of the agenda packet, are available for public inspection in the lobby of City Hall during normal business hours, Monday-Friday, 8am-12 pm and 1-5 pm. In accordance with AB 1344, such documents will be posted on the City's website at www.scottsvalley.org.

CALL TO ORDER 6:00 p.m. (The Planning Commission Chair calls the meeting to order.)

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

(The Planning Commission Chair leads the 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.)

A. None.

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. **Title:** 1440 Way Finding Sign
Address: 800 Bethany Drive
Applicant/Property Owner: 1440 Foundation
Planning Permit Application/s: PD14.001.1
Project Description: Meeting of the Planning Commission to provide a recommendation to the Planning Director regarding a Planned Development Permit Adjustment for a way finding sign located on an existing retaining wall at the corner of Bethany Drive and Bethany Way for 1440 Multiversity.
Staff: Taylor Bateman, Acting Community Development Director

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

(City Council Minutes or other items are provided if available.)

DIRECTOR UPDATES

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

Date: May 24, 2017

ADJOURNMENT

(Adjournment shall be no later than 11:00 p.m. 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.

PROCEDURAL INFORMATION FOR THE PUBLIC

**THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN
APPROVAL OF A RESOLUTION:**

1. Move the Resolution number for approval.
2. Second the motion.
3. Vote by body, a roll call vote is not required.

**THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN
INTRODUCTION/ADOPTION OF AN ORDINANCE:**

1. Move the Ordinance number for introduction (or adoption).
2. Move the Ordinance be introduced by title only and waive the reading of the text.
3. Read the Ordinance title.
4. Second the motion.
5. Vote by body, a roll call vote is not required.

**THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN
PUBLIC COMMENT/PUBLIC HEARINGS:**

Unless otherwise determined by the presiding officer of the meeting:

1. Three minutes allowed per individual to speak.
2. Five minutes allowed per individual representing a group of three or more.



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Exterior Entry Wall
Details & Specs

April 11, 2017

☐ Accept As Is

☐ Amend : see changes marked

☒ Accept As Noted

☐ Rejected

☐ Returned for Corrections

Acceptance is for General Compliance with the Contract Documents only. The Contractor is responsible for confirming and correlating all quantities and dimensions; selecting fabrication processes and techniques of construction; coordinating its work with that of all other trades; and performing its work in a safe and satisfactory manner.

By Shereen Wahba

Date _____

REVIEWED

By Shereen Wahba at 9:23 am, Apr 13, 2017

Graphical Standards & Materials

Typeface

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

Museo Sans - 500 - Letters

0123456789 (?&!•'::;)

Museo Sans - 500 - Numerals

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

Museo Sans - 300 - Letters

0123456789 (?&!•'::;)

Museo Sans - 300 - Numerals

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0987654321 (?&!•'::;)

Gotham, Book

Sign Materials



Wood
Satin Finish



Textured Concrete
Chalk Color

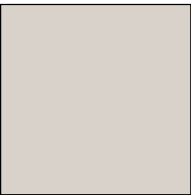


Corten Steel
Aged



Texture Black
Powdercoat
Non-Glare Finish

Sign Colors

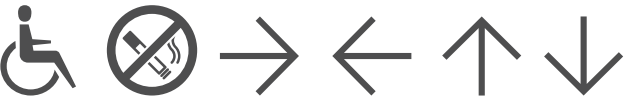


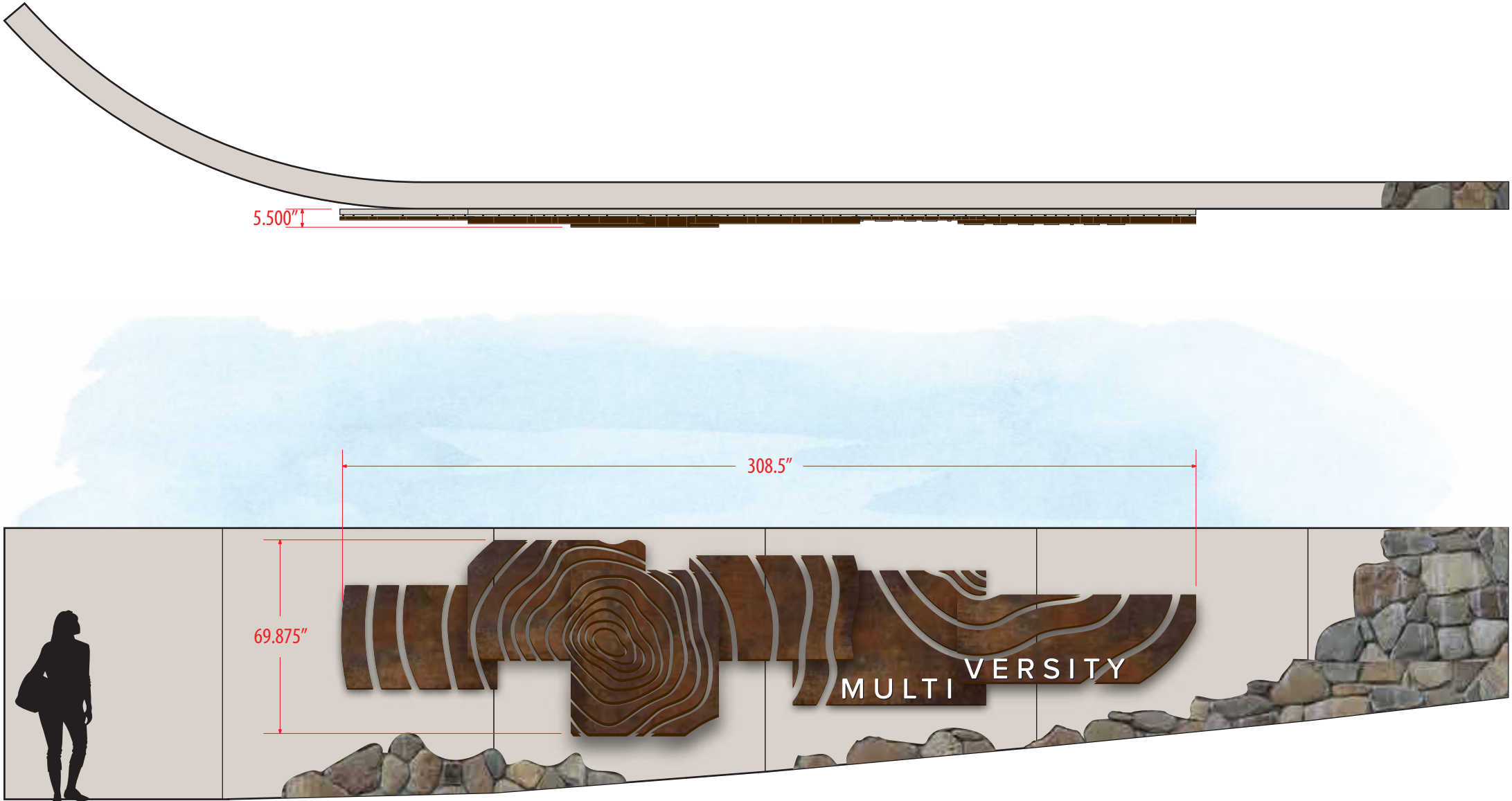
Warm Gray 1



Brown

Icons & Graphics





QTY: 1

SCALE: 1/4" = 1'

DESCRIPTION: Entry Wall: Stone

Fabricated aluminum logo pieces with varied depth returns, halo LED illumination, and Corten overlays laminated to faces.
Mounted with 1/2" stand-off spacers to 2" deep raceway on wall.
Non-illuminated dimensional letters, surface & edges painted white, mounted to front of Corten.



NIGHT ILLUMINATION

Change to illuminated dimensional letters.

Ellis & Ellis
SIGN SYSTEMS

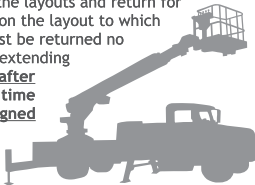
Phone/916.924.1936 1111 Joellis Way
Fax/916.924.3133 Sacramento, CA 95815
Contractors License #545167

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of Ellis & Ellis, and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever, without the written permission of Ellis & Ellis.

Date: 04.04.17	
Revisions	
A: 04.11.17	B: 00.00.00
C: 00.00.00	D: 00.00.00
E: 00.00.00	F: 00.00.00

Quote#	Order# 5412
Designer: Micah K.	Sales Rep: Eric B.
Sales Rep. Approval for Production	
X	Date

Please check spelling and layouts. If approved, sign the layouts and return for production. If there are changes, please note them on the layout to which they pertain and send back for revision. Layouts must be returned no more than 72 hours after receipt, or a change order extending contract time will be issued. All signs are produced after the approval of shop drawings by client. Production time will be 6-8 weeks after layouts are received and signed without any changes. Any signs made incorrectly due to inaccurate client-approved drawings will not be the responsibility of Ellis & Ellis.



This document is submitted for review/approval of all aspects including; layout spelling, context / content, grammar, graphics, etc. By signing, I acknowledge my review / approval and further acknowledge that any requested revisions may result in additional charges. Written dimensions on these drawing shall have precedence over scaled dimensions.

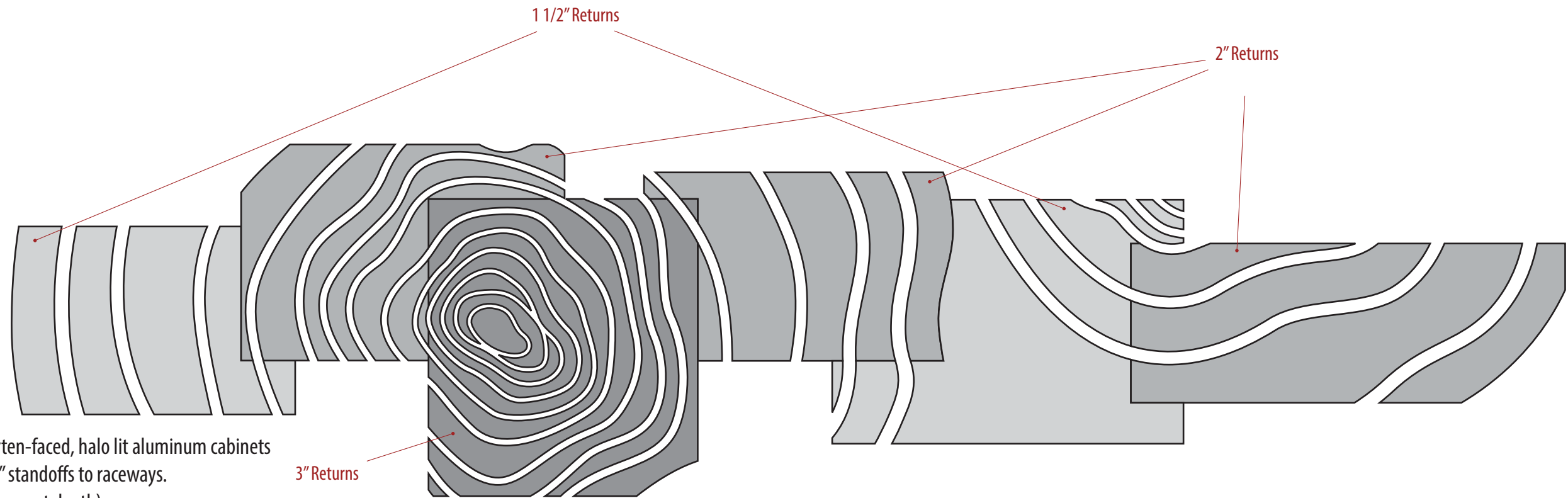
Tenant Signature	Date
Landlord Signature	Date

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

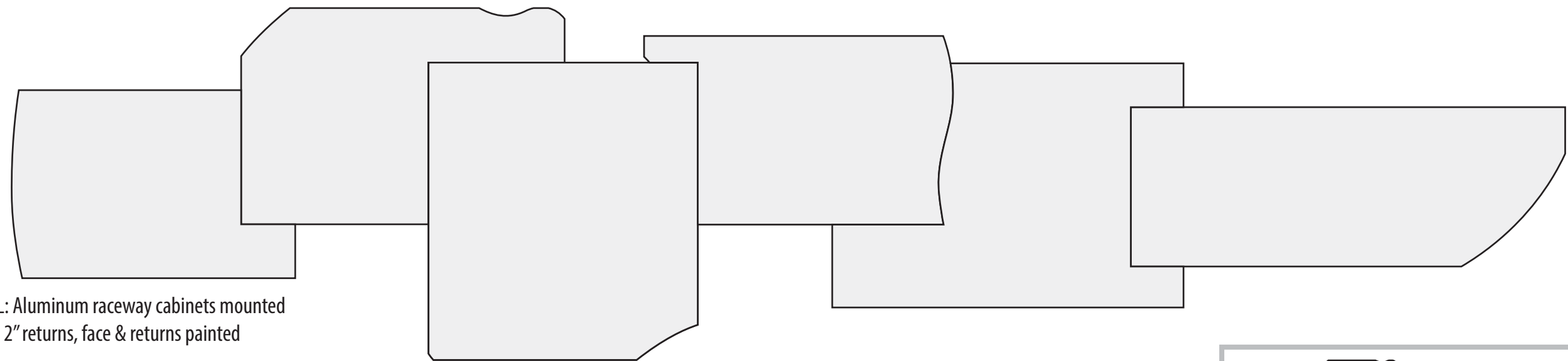
Electrical requirements client is responsible for;

- 1) Electrical must be within 6ft of sign.
- 2) Must have bonded earth ground from electrical panel to sign location.
- 3) N.E.C. requires dedicated circuits for signs.
- 4) No roof penetrations.

Landlord Signature	Date
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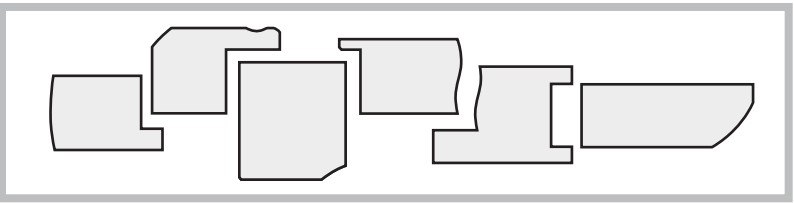
SIGN DETAIL: Corten-faced, halo lit aluminum cabinets mounted on 1/2" standoffs to raceways. (Color only to represent depth)



RACEWAY DETAIL: Aluminum raceway cabinets mounted to concrete wall, 2" returns, face & returns painted to match wall.

SCALE: 1/2" = 1'

DESCRIPTION: Entry Wall: Stone Option 2 - Cont'd



DETAIL: Exploded view of raceways

Ellis & Ellis
SIGN SYSTEMS

Phone/916.924.1936 1111 Joellis Way
Fax/916.924.3133 Sacramento, CA 95815
Contractors License #545167

Project: Scotts Valley Exterior Entry Wall

Address:

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Date: 04.04.17

Revisions

A: 04.11.17 B: 00.00.00
C: 00.00.00 D: 00.00.00
E: 00.00.00 F: 00.00.00

Quote# Order# 5412

Designer: Micah K. Sales Rep: Eric B.

Sales Rep. Approval for Production

X Date

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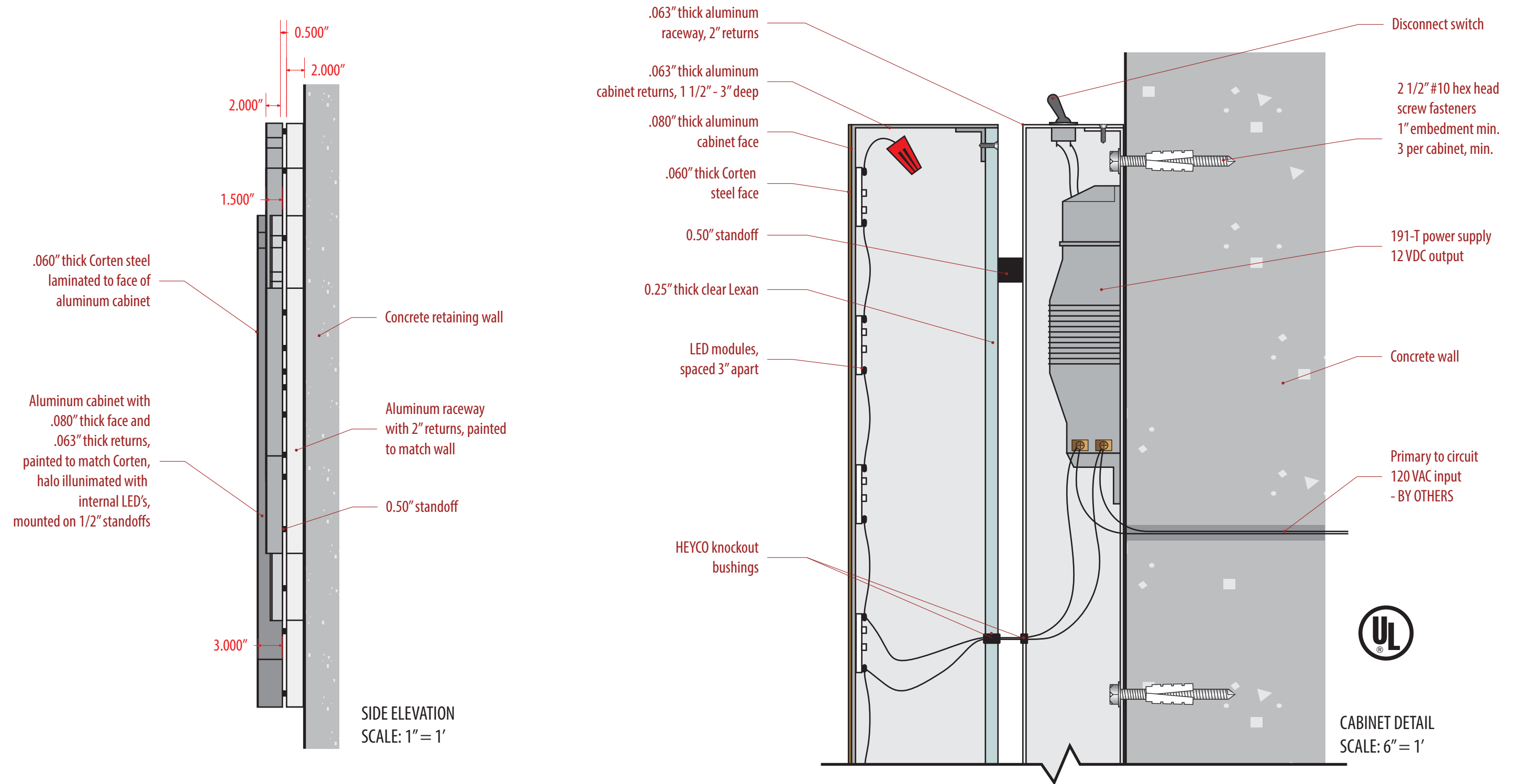
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Tenant Signature Date
Landlord Signature Date

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical requirements client is responsible for;
1) Electrical must be within 6ft of sign.
2) Must have bonded earth ground from electrical panel to sign location.
3) N.E.C. requires dedicated circuits for signs.
4) No roof penetrations.

Landlord Signature Date



DESCRIPTION: Entry Wall: Stone Option 2 - Cont'd

Ellis & Ellis
SIGN SYSTEMS

Phone/916.924.1936 1111 Joellis Way
Fax/916.924.3133 Sacramento, CA 95815
Contractors License #545167

Project: Scotts Valley Exterior Entry Wall

Address:

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Date: 04.04.17

Revisions

A: 04.11.17 B: 00.00.00

C: 00.00.00 D: 00.00.00

E: 00.00.00 F: 00.00.00

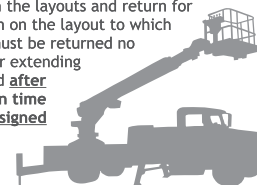
Quote# Order# 5412

Designer: Micah K. Sales Rep: Eric B.

Sales Rep. Approval for Production

X Date

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Tenant Signature Date

Landlord Signature Date

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Electrical requirements client is responsible for;
1) Electrical must be within 6ft of sign.
2) Must have bonded earth ground from electrical panel to sign location.
3) N.E.C. requires dedicated circuits for signs.
4) No roof penetrations.

Landlord Signature Date



STAFF REPORT

Applicant /
Property Owner: 1440 Multiversity

Application: Planned Development No.PD14-001.1

Location: 800 Bethany Drive / 1440 Multiversity

General Plan/Zoning: P/QP - Public/Quasi Public

Environmental Status: A Mitigated Negative Declaration was previously prepared for the project.

Request: Consideration of a recommendation to the Planning Director for a Planned Development Permit Adjustment for a wayfinding sign located on an existing retaining wall at the corner of Bethany Drive and Bethany Way for 1440 Multiversity.

Staff Planner: Taylor Bateman, Acting Community Development Director

PROJECT DESCRIPTION

The 1440 Multiversity is proposing to install a wayfinding sign on an existing retaining wall on the corner of Bethany Drive and Bethany Way (Attachment 1 – Location Map). The sign is intended to direct the public up Bethany Drive to the entrance of 1440 Multiversity rather than through the neighborhood on Bethany Way. As proposed, the sign is approximately 150 square feet in area (25.7' x 5.8') and will consist of fabricated aluminum logo pieces with varied depth returns, halo LED illumination, and corten faces (corten is a type of metal). Illuminated dimensional letters will be mounted in front of the corten (Attachment 2 – Plans). The project also proposes to clad portions of the wall with stone. The existing retaining wall that the proposed sign would be mounted on is located in the public right-of-way and previously had a Bethany University sign and art element on it.

PROJECT BACKGROUND

On October 15, 2014, the City Council approved the redevelopment of the existing Bethany University campus into an educational learning center for the 1440 Multiversity. During the hearing, there were a number of comments from the public focused on potential impacts associated with guest traveling to/from the project site. To address issues associated with guests traveling through a residential neighborhood, project approvals required a Transportation Management Program. In particular, the project was conditioned to provide wayfinding signs at Scotts Valley Drive / Bethany Drive and consideration of signage at Bethany Drive / Bethany Way. The condition reads as follows:

Wayfinding Signage. Prior to building occupancy, the project applicant shall replace the existing Bethany Campus sign located at northeast corner of Bethany Drive and Scotts Valley Drive with a new wayfinding sign to direct guests to the project site and help prevent guests from entering adjacent roadways. The project applicant shall also identify other suitable locations for additional signage (e.g. the retaining wall located on the northeast corner of Bethany Drive and Bethany Way), subject to approval by the City's Public Works Department

In compliance with conditions of approval, 1440 Multiversity has applied for a wayfinding sign at the intersection of Bethany Way and Bethany Drive.

PROPOSED ENTITLEMENTS

The following section is a summary discussion of the relevant planning, entitlement and environmental issues associated with the proposed project.

Planned Development Zoning and Permit

The 1440 Multiversity was granted a Planned Development zoning and a Planned Development Permit. Since that approval, the 1440 Multiversity has refined the project to include a wayfinding sign proposal. To allow for the sign the applicant is proposing an adjustment to the Planned Development Permit. Adjustments are for items like minor modifications to architectural elements and for signs that are permitted by the Planned Development zoning. Per Section 17.39.200 of the Scotts Valley Municipal Code (SVMC):

The director, in his discretion, may refer any adjustment required to the design review board for input and recommendation prior to a final decision on the adjustment. The decision to grant, deny or condition an adjustment is an administrative determination and requires no hearing or notice. The action of the director shall be final. However, nothing herein shall preclude the applicant from thereafter filing an application for an amendment pursuant to Section 17.39.190.

According to the General Plan:

Planned Development zoning reflected in General Development Plan and adopted by the City Council provides the means to tailor zoning regulations and to apply specific standards for the development of a particular site. This process enables the City Council to consider the unique characteristics of a site and its surroundings to better implement the citywide objectives, goals and policies of the General Plan and to provide site-specific development standards. Anytime Planned Development zoning is utilized, the standards established for the zoning district which reflects the General Plan designation are tailored as part of a General Development Plan. Tailored zoning regulations include, but are not limited to, site intensities, location, height, coverage and appearance of structures.

As part of the Planned Development approval in 2014, the City Council approved the concept and tentative locations for wayfinding signs, furthermore, the Planned Development Zoning regulations allow for modifications to the City's sign regulations by way of an adjustment.

Design

The subject site is the location of a former Bethany University sign (Attachment 3 – Picture). That sign was removed several years ago; therefore, any new sign requires approval from the City. The current sign has been modeled to mimic the functionality of the former Bethany University sign. As proposed, the new wayfinding sign would be placed to the right side of the wall and be tapered towards the direction of 1440 Multiversity with the goal of subtly directing visitors. The design provides an artistic approach to signage that blends with the surrounding environment while serving the primary purpose of directing guests towards the 1440 Multiversity. To provide visual clarity as to the location and general appearance of the sign, the applicant has temporarily outlined the sign dimensions and location on the wall with blue tape for demonstration purposes.

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the proposed Planned Development Permit Adjustment and provide input and a recommendation prior to a permit issuance determination by the Planning Director. Pursuant to Section 17.39.850 of the SVMC a Planned Development Permit for the wayfinding sign can be issued if all the following findings are made:

1. The planned development permit, as issued, furthers the policies of the general plan;
2. The planned development permit, as issued, conforms in all respects to the

planned development zoning of the property;

3. The interrelationship between the orientation, location, mass and scale of building volumes, and elevations of proposed buildings, structures and other uses on-site are appropriate, compatible and aesthetically harmonious;
4. The environmental impacts of the project have been reviewed and considered.

The following findings were made by the City Council in 2014 when the Planned Development Permit was approved:

1. *The planned development permit, as issued, furthers the policies of the general plan and the Bethany Neighborhood Special Treatment Area (BNSTA).* The General Plan and the *Bethany Neighborhood Special Treatment Area (BNSTA)* specifies a mix of land uses to further the goals and objectives of the General Plan by providing housing and educational opportunities and the necessary City infrastructure and services needed to provide those activities.
2. *The planned development permit, as issued, conforms in all respects to the planned development zoning of the property.* Planned Development district and permit will allow the development to be designed to meet the needs of the individual property and the requirements of the *BNSTA* while maintaining the character of the neighborhood. This permit will enable the applicant to continue to offer educational opportunities and housing in the city.
3. *The interrelationship between the orientation, location, mass and scale of building volumes, and elevations of proposed buildings, structures and other uses on-site are appropriate, compatible and aesthetically harmonious.* The project meets the requirements of this finding in that the siting and size of the proposed buildings are designed in a compatible and cohesive manner for the campus and surrounding area and utilize the existing topography and development to create harmony.
4. *The environmental impacts of the project have been reviewed and considered.* A Mitigated Negative Declaration has been prepared and comments have been reviewed and considered.

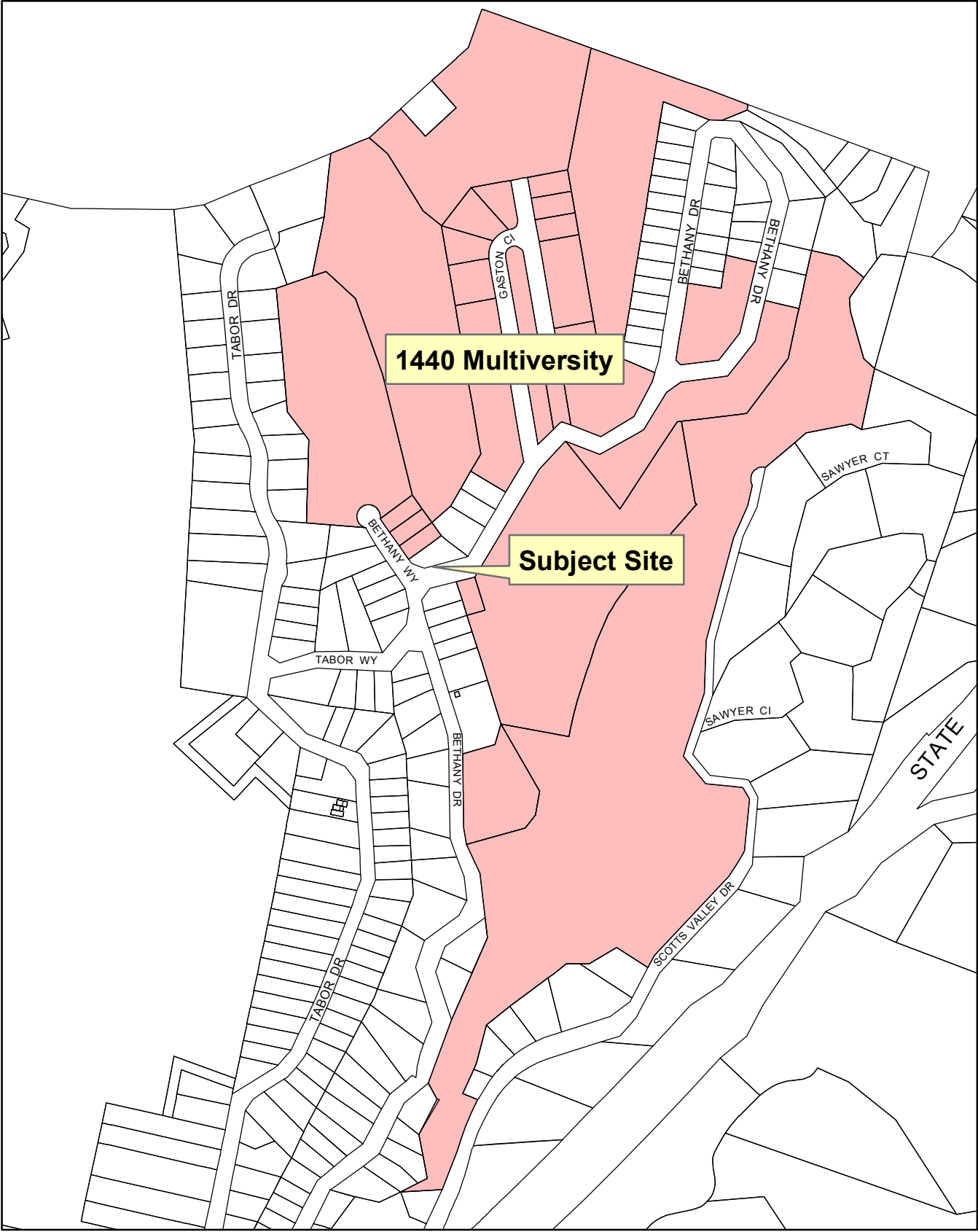
The above findings have been provided to assist the Planning Commission with the formulation of a recommendation. These findings will form the basis of any determination for the wayfinding sign Planned Development Permit Adjustment.

ATTACHMENTS

PAGE No.

1. Location Map Attached
2. Project Plans Attached
3. Picture of Former Bethany University Sign Attached

Location Map



1440 Wayfinding Sign
Corner of Bethany Drive and Bethany Way