



A G E N D A

Special Meeting of the Scotts Valley Planning Commission

Date: January 24, 2019
Time: 6pm

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 on January 10, 2019, 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
Carlos Arcangeli, Vice Chair Rosanna Herrera, Commissioner Deborah Muth, Commissioner David Hodgin, Commissioner	Taylor Bateman, Community Development Director 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 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 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-Noon and 1-5pm. In accordance with AB 1344, such documents will be posted on the City's website at www.scottsvalley.org.

CALL TO ORDER

(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.)

Approve the Action Meeting Minutes from the December 13, 2018 meeting.

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. **Address:** 5400 Scotts Valley Drive // APN 022-042-15
Applicant / Property Owner: Cori Landivar // Josh Simpson
Planning Permit Application No: Use Permit U18-012
Project Description: Consideration of a recommendation to the Scotts Valley Planning Commission for a Use Permit for the operation of a veterinary clinic in the C-S Commercial Service zoning district.
Staff: Brenda Stevens, Assistant Planner, 440-5635 bstevens@scottsvalley.org

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.)

2. **Address:** 260 Mount Hermon Road // APN 022-231-03
Applicant / Property Owner: Corbett Wright // Hangar at Skypark, LLC
Planning Permit Application No.: Design Review DR19-001
Project Description: Consideration of a recommendation to the Scotts Valley Planning Commission for a Design Review for the installation of five freestanding

metal sculpture displays of outdoor public art in the C-S Commercial Service zoning district.

Staff: Brenda Stevens, Assistant Planner, 440-5635 bstevens@scottsvalley.org

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 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.

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Minutes

Scotts Valley Planning Commission and Cultural Resources Preservation Commission Special Meeting

Date: December 13, 2018

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 Rosanna Herrera, Commissioner Deborah Muth, Commissioner	Taylor Bateman, Community Development Dir. Brenda Stevens, Assistant Planner Scott Harriman, Contract Planner

CALL TO ORDER: 6:05 pm.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE: The Planning Commission Chair led the pledge of allegiance.

ROLL CALL: Present: Arcangeli, Herrera, Muth and Timm. Absent: None. Vacant Seat: One

PUBLIC COMMENT: None

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA: None Scheduled.

A. Action Meeting Minutes from August 9, 2018 meeting.

M/S: Arcangeli/Herrera

Carried: 4/0/0 (AYES: Arcangeli, Herrera, Muth and Timm NOES: None;
ABSENT: None)

ALTERATIONS TO REGULAR AGENDA: None

PUBLIC HEARING AGENDA:

1. **Address:** 75 Mount Hermon Rd, Scotts Valley CA, 95066 // APN 021-271-04
Applicant / Property Owner: Larry Olivo / John Kontoudakis
Planning Permit Application No's: Use Permit U18-011, Environmental Assessment EA18-011
Project Description: Consideration of a recommendation to the Scotts Valley Planning Commission for a Use Permit to allow for a 1,300 square foot, indoor only, wine tasting room in an existing building, to operate Friday through Sunday.
Staff: Brenda Stevens, Assistant Planner

M/S: Arcangeli/Herrera

To approve the project via Resolution No. 1738 subject to conditions of approval.

Carried: 4/0/0 (AYES: Arcangeli, Herrera, Muth and Timm; NOES: None; ABSENT: None)

2. **Address:** 22 Blake Lane, Scotts Valley, CA, 95066 APN 022-902-16
Applicant / Property Owner: Maria Jenson
Planning Permit Application No's: Environmental Assessment EA18-001, Planned Development PD18-001, Minor Land Division MLD18-01 and Design Review DR18-001
Project Description: Project proposes to subdivide an existing 0.42-acre site into four lots and one common parcel, and construct two duet-style single family homes (4 units total). Project requires a Mitigated Negative Declaration, Planned Development, Minor Subdivision and Design Review. The Planning Commission will hold a public hearing, review the application, hear public comment, and make a recommendation to the City Council for final action at a future public hearing to be scheduled.

M/S: Muth/Arcangeli

To approve the project via Resolution No. 1739 subject to conditions of approval and a revision regarding ponderous pine (Condition No. 32) and to work with staff on ways to reduce site coverage, such as by using pervious pavers (added Condition No. 9).

Carried: 4/0/0 (AYES: Arcangeli, Herrera, Muth and Timm; NOES: None; ABSENT: None)

REGULAR AGENDA: None.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None.

DIRECTOR UPDATES: None.

ADJOURNMENT: 7:15 pm.

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01/24/19 Special PC Meeting
Coast Veterinary Services
5400 Scotts Valley Drive

Agenda Item No. 1
APN 022-042-15
Use Permit U18-012

STAFF REPORT

Applicant / Owner: Cori Landivar / Josh Simpson

Application: Use Permit U18-012

Location: 5400 Scotts Valley Drive // APN 22-042-15

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

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

Request: Consideration of a Use Permit to operate a veterinary clinic
in the Commercial Service zoning district.

Staff Planner: Brenda Stevens, Assistant Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the proposed application and approve Use Permit U18-012, by adopting the attached resolution and conditions provided in Exhibit A.

BACKGROUND

The applicant is proposing to operate a veterinary clinic in an existing commercial center under the name *Coast Veterinary Services* (Attachment 1, Location Map). The commercial center is located on the northeast corner of Scotts Valley Drive and Victor Square. The building is currently divided into seven suites, with five suites on the first story and two suites on the second level. Stairs to the second story are available from the rear of the building. Current tenants include: Hair Styles, JC Nails, Sounds in Motion and Quik Stop mini mart/gas station on the first level. One of the second level suites is vacant and the other suite is used by Sounds in Motion for an additional upstairs office. Property adjacencies include Scotts Valley Feed to the north, Victor Square and Winchester Auto to the south, an office building to the east, and Scotts Valley Drive and a Beacon station to the west. The proposed use requires a Use Permit in the C-S zoning district.

DISCUSSION

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

1. Use Permit

The subject property is located in the C-S (Commercial Service) zoning district. Per Scotts Valley Municipal Code Section 17.20.030, a veterinary clinic requires a Use Permit. The tenant space would occupy 2,500 square feet. The small animal veterinary clinic services would include: general medicine and surgery, radiology, laser therapy, rehabilitation, acupuncture and grooming for dogs and cats. All services performed would be on an outpatient basis. The clinic's business hours would be Monday through Saturday from 8am to 5pm. The total number of staff on site is anticipated to be six. No overnight boarding of animals would occur and animal care would take place in an area furthest from any adjoining walls of other tenants. The number of patients in the clinic at any one time would be restricted to the number of procedures per day, approximately six. There is no anticipated noise or odors from the animals as they will be closely managed within the clinic. The only chemicals proposed to be on site are standard cleaning chemicals. Given that all surrounding uses are commercial, it is not anticipated that any use conflicts will occur.

2. Parking/Circulation

Onsite parking includes 44 parking spaces, including two accessible spaces. Parking is located both in front and to the rear of the building. Parking requirements for the center's tenants are summarized below:

Parking Requirements for 5400 Scotts Valley Drive			
<i>First Floor Tenants:</i>	<i>Square Footage:</i>	<i>Parking Standard:</i>	<i>Parking Required:</i>
Proposed Veterinary Clinic	2,300	1/250 sf	9.2
Hair Styles	705	1/250 sf	2.8
JC Nails	780	1/250 sf	3.1
Sounds in Motion	1,430	1/250 sf	5.7
Quik Stop	2,000	1/250 sf	8
Continued on next page...			

Parking Requirements for 5400 Scotts Valley Drive			
<i>Second Floor Tenants:</i>	<i>Square Footage:</i>	<i>Parking Standard:</i>	<i>Parking Required:</i>
Vacant (Office)	1,430	1/250 sf	5.7
Sounds in Motion	1,430	1/250 sf	5.7
Total Parking Required:	10,075	1/250 sf	40.2
<i>Total Parking Available:</i>			44

The parking requirement for the center based on the number of required parking spaces per tenant is 40.2 spaces. There are 44 parking spaces on site. The parking requirement for the center is therefore satisfied by the existing conditions.

The commercial center includes two points of ingress/egress (one on Scotts Valley Drive and one on Victor Square), and one point in egress (onto Victor Square from the rear parking area).

3. Signs

The center has an existing Planned Sign Program. The applicant proposes to install a sign consistent with the approved Planned Sign Program.

FINDINGS

Based upon the analysis conducted by staff and the proposed conditions contained in the attached resolution, it can be found that:

1. ***The proposed location for the veterinary clinic is in accordance with the objectives of the Zoning Ordinance and the purpose of the zoning district in which the site is located.*** The subject property is located in the Commercial Service zoning district. The proposed veterinary clinic will be located in an existing commercial center. The building is currently divided into seven suites, with five suites on the first story and two suites on the second level. Adjacencies include Scotts Valley Feed to the north, Victor Square and Winchester Auto to the south, an office building to the east, and Scotts Valley Drive and a Valero station to the west. The proposed use is consistent and compatible with the surrounding uses.
2. ***The establishment, maintenance or operation of the veterinary clinic 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 or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare***

of the city. The operation of a veterinary clinic within the existing commercial center does not promote adverse health effects. There is adequate parking on site for all existing tenants. Given that all surrounding uses are commercial, it is not anticipated that any use conflicts will occur.

ATTACHMENTS

PAGE

Resolution (Action Item)

- | | | |
|----|---------------------|----------|
| 1. | Location Map | 10 |
| 2. | Project Plans | Attached |

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT NO. U18-012 TO OPERATE A VETERINARY CLINIC IN THE EXISTING COMMERCIAL CENTER LOCATED AT 5400 SCOTTS VALLEY DRIVE // APN 022-042-15.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Cori Landivar for Use Permit No. U18-012 to operate a veterinary clinic in the existing commercial center located at 5400 Scotts Valley Drive // APN 022-042-15; and,

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

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

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, January 24, 2019.

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

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

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

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, January 24, 2019:

The proposed location for the veterinary clinic is in accordance with the objectives of the Zoning Ordinance and the purpose of the zoning district in which the site is located. The subject property is located in the Commercial Service zoning district. The proposed veterinary clinic will be located in an existing commercial center. The building is currently divided into seven suites, with five suites on the first story and two suites on the second level. Adjacencies include Scotts Valley Feed to the north, Victor Square and Winchester Auto to the south, an office building to the east, and Scotts Valley Drive and a Valero station to the west. The proposed use is consistent and compatible with the surrounding uses.

The establishment, maintenance or operation of the veterinary clinic 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 clinic, or be detrimental or injurious to property and

improvements in the neighborhood or to the general welfare of the city. The operation of a veterinary clinic within the existing commercial center does not promote adverse health effects. There is adequate parking on site for all existing tenants. The proposed use is consistent and compatible with the surrounding uses.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, minutes, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Use Permit No. U18-012 to operate a veterinary clinic in the existing commercial center located at 5400 Scotts Valley Drive // APN 022-042-15, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Use Permit No. U18-012 shall lapse and shall become void one year from the date of this resolution unless prior to the expiration date, a building permit is issued by the Building Division and construction has commenced and diligently pursued toward completion, or the commercial use has commenced, or an extension of this approval is granted by the Planning Commission.

SECTION 6: This use is permitted, and subject to the conditions of Use Permit No. U18-012, which was approved by the Planning Commission of the City of Scotts Valley, at a special meeting held on January 24, 2019.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a special meeting held on the 24th day of January 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Vice-Chair Carlos Arcangeli

Taylor Bateman, Community Development Director

**EXHIBIT A
CONDITIONS OF APPROVAL**

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. Property owner shall sign below (at the end of these conditions) agreeing to the Conditions of Approval noted above prior to issuance of the building permit for the veterinary clinic.
3. The Use Permit shall become null and void one year following the date the appeal period ends, unless prior to the expiration of said period, a building permit is issued and construction commenced or the commercial use has commenced, or an extension of this approval is granted by the Planning Commission.
4. An extension may be requested prior to expiration in accord with the City of Scotts Valley Zoning Ordinance 17.50.040 (F).
5. All required building permits shall be obtained and the applicant shall pay all appropriate fees prior to commencement of construction on the property.
6. Applicant shall attach one copy of the approved Conditions of Approval to the building permit application.

PLANNING DEPARTMENT

7. The veterinary clinic hours of operation shall be 8am to 5pm, Monday through Saturday. No animals will be housed overnight.
8. The applicant shall install a sign consistent with the approved Sign Program and obtain all necessary building permits for sign installation.

BUILDING DEPARTMENT

Standard

1. All requirements of the Building Department of the City of Scotts Valley shall be met.
2. Applicant shall obtain a building permit(s) and pay appropriate fees before doing any earth disturbing work on the subject property.
3. All construction shall be contained within the building envelope shown on the proposed map. No encroachment of structures outside of the building envelope shall be allowed. (*USED FOR PLANNED DEVELOPMENTS*)
4. All structures shall comply with the most current California Energy Commission Standards. (2016 California Energy Code)
5. The buildings must be designed to comply with the California Building Code (CBC), 2016 edition, structural and seismic/earthquake requirements.
6. The plans shall include all required Accessibility Plans and details per 2016 CBC Chapter 11B.
7. The building permit plans must comply with the California Building Code (CBC), 2016 edition, for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards (2016) (which includes energy-saving appliances, etc.).
8. All construction within the City shall be limited to the hours between 8 AM and 6 PM, Monday through Friday, and 9 AM through 5 PM on Saturday. ***No construction activity is allowed on Sundays.***
9. 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.

Project-specific

10. All new construction shall comply with the City of Scotts Valley's Green Building Guidelines. Handouts will be provided upon request.

U18-012
1/24/19 PC Meeting
Veterinary Clinic

Resolution No. _____
5400 Scotts Valley Drive
APN 022-042-15

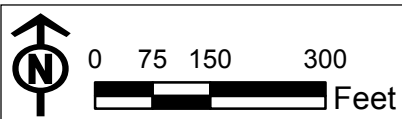
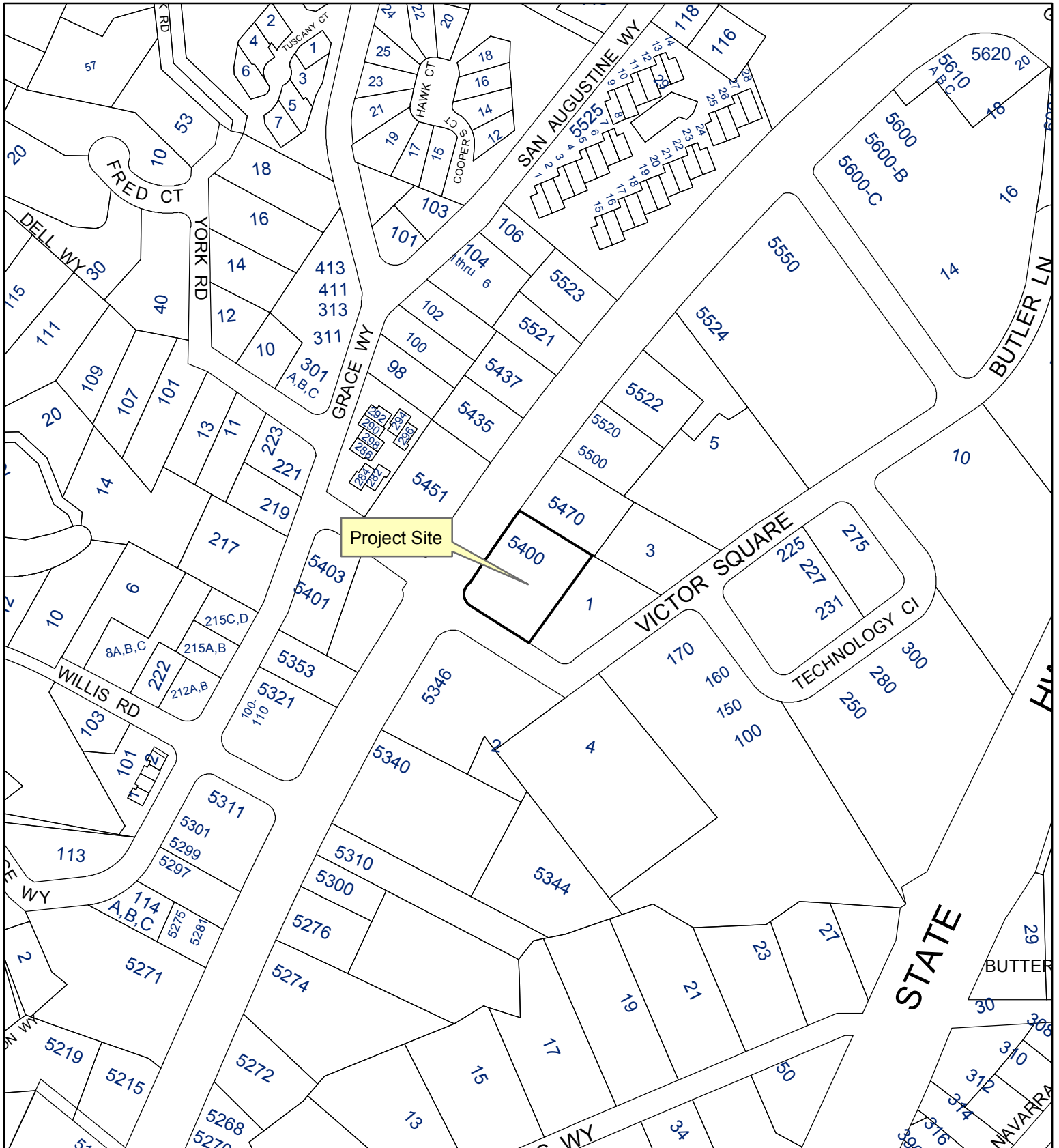
11. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).
12. All of the following Codes shall be used: 2016 California Building Code (CBC), 2016 California Electrical Code (CEC), 2016 California Plumbing Code (CPC), 2016 California Mechanical Code (CMC), 2016 California Green Building Code.

SCOTTS VALLEY FIRE PROTECTION DISTRICT

1. Show on plan the location of Fire Extinguisher.
2. Show on plans location of and type of any compressed gases.
3. Proposed project shall conform to the 2016 CA Fire Code as amended b SVFPD.

Signature of Property Owner

Location Map



5400 Scotts Valley Drive
APN 022-042-15

STAFF REPORT

Applicant / Owner: Corbett Wright for Hangar at Skypark, LLC

Applications: Design Review DR19-001

Location: 260 Mount Hermon Rd. // APN 022-231-03

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

Environmental Status: Categorically Exempt from California Environmental Quality Act (CEQA), under Section 15301, Class 1, Existing Facilities

Request: Consideration of a Design Review to install five freestanding, internally illuminated, metal sculptures for a permanent outdoor public art display in the C-S zoning district.

Staff Planner: Brenda Stevens, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Design Review DR19-001, by adopting the attached resolution and conditions in Exhibit A.

BACKGROUND

On March 21, 2018, the City Council approved “The Hangar” commercial development project located at 260 Mount Hermon Road. The approved project consists of a 2,412 square foot drive-through restaurant and a 13,318 square foot commercial building with retail space and a restaurant use. Construction is near completion on the drive-through building and is expected to be occupied by Starbucks.

PROJECT DESCRIPTION

The applicant is requesting to permanently display five freestanding, internally illuminated, metal sculptures for the purpose of displaying public art outdoors. (Photo; Attachment 2). Each of the five sculptures would be identical in design. All would be freestanding, internally illuminated with color changing lights, cylindrical shaped and measure 18 inches wide by 7 feet tall. Materials would be plasma-cut, heavy gauge

galvanized sheet metal with wire mesh webbing interior and top. The art would be galvanized dipped again prior to installation. The artist is Pierre Riche, who provided the Mask artwork in front of the Scotts Valley Library.

PROJECT DISCUSSION

Per the Scotts Valley General Plan and per Section 17.20.050 of the Scotts Valley Municipal Code (SVMC), “architectural review” is required for all structures by the Planning Commission. Also, pursuant to the General Plan and the Scotts Valley Town Center Specific Plan (TCSP), in which the subject property lies, commercial projects are required to incorporate public art into the project. As such, the project was conditioned to include public art. Therefore, the developer is proposing to meet the public art requirements by means of this Design Review application for the proposed sculpture.

Location

The subject property is located at 260 Mount Hermon Road, in the City’s Commercial Service (C-S) Zoning District and within the Scotts Valley Town Center Specific Plan (Location Map; Attachment 1). The project proposes the placement of the five metal sculptures to be installed outdoors. Each sculpture would be placed to the rear of the newly constructed commercial building located at 260 Mount Hermon Road (future Starbucks). The sculptures would be positioned in the center of the rear parking lot and would flank a pedestrian walkway. The walkway would be boarded by parking stalls. Three sculptures are proposed on the west side of the walkway and two sculptures would be located on the east side. The sculptures would be positioned in an alternating pattern versus symmetrical. The rear parking lot walkway would connect to a future commercial building, known as “The Hangar at Skypark”. (Site Plan; Attachment 3).

Installation and Lighting

Installation would include bolting the sculptures to a foundation. Lighting bulb access is via a small hatch door in each sculpture.

Maintenance

In the event that the sculpture is the target of vandalism in the way of graffiti or other random acts of malice, staff has conditioned that the owner restore the sculpture to its original appearance within a reasonable amount of time (Condition No 9).

ATTACHMENTS

Resolution No. _____ to approve DR19-001(Action Item)

1.	Location Map.....	6
2.	Photo of sculpture	7
2.	Site Plan.....	8

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING DESIGN REVIEW DR19-001 TO INSTALL FIVE FREESTANDING, OUTDOOR PUBLIC ART SCULPTURES IN THE COMMERCIAL SERVICE (C-S) ZONING DISTRICT AT 260 MOUNT HERMON ROAD // APN 022-231-03

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Corbett Wright for Design Review DR19-001 to install public art in an outdoor space with of cylindrical metal sculptures in the Commercial (C-S) Zoning District at 260 Mount Hermon Road // APN 022-231-03.

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 Conditional Use Permit Application was reviewed by the Planning Commission at a duly noticed hearing on January 24, 2019; and,

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 required by the Scotts Valley Municipal Code, and as further clarified in the staff report dated January 24, 2019,

1. *The siting of the structures on the site as compared with the siting of other structures in the immediate neighborhood is appropriate.* The siting of the sculpture will be appropriate for the pathway linking the commercial buildings and will complement the design features of the commercial buildings while enhancing the parking lot with public art.
2. *The materials, colors, proportion, mass and details 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 materials, colors, proportion, mass and details of the sculpture will be compatible with the surrounding commercial buildings.

SECTION 4: After careful consideration of the Design Review 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 DR19-001 at 260 Mount Hermon Road (APN 022-231-03), subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Design Review DR19-001 shall lapse and shall become void two years from the date of this resolution unless prior to the expiration date, installation of the sculpture has commenced, or an extension of this approval is granted by the Community Development Director.

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 24th day of January 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Carlos Arcangeli, Vice Chair

Taylor Bateman, Community Dev. Director

January 24, 2019
Corbett Wright
260 Mount Hermon Road

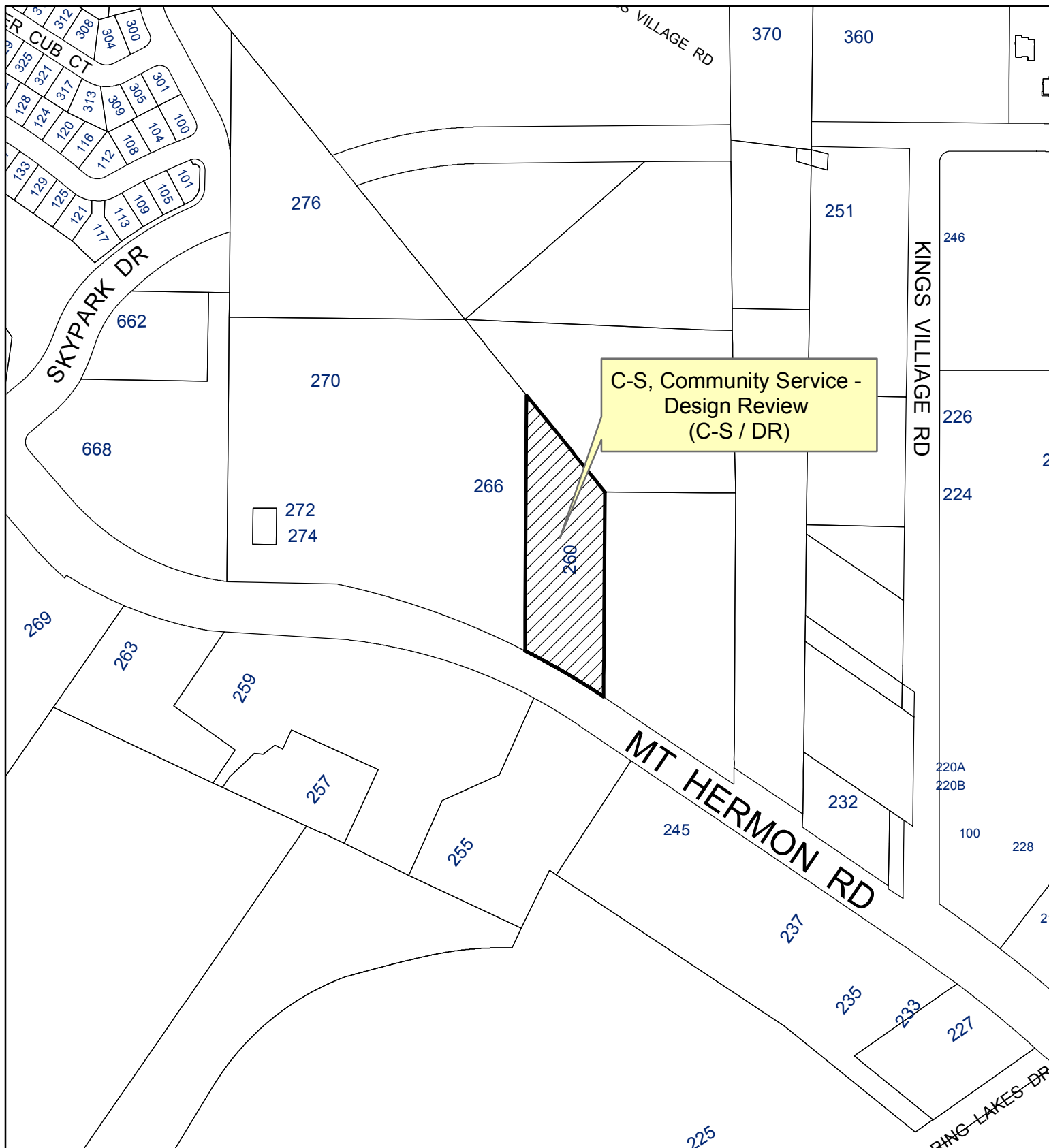
Agenda Item No. 2
DR19-001
APN: 022-231-03

EXHIBIT A
Conditions of Approval
(Nos. 1-x)

1. The developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the owner of any such claim, action or proceeding and shall fully cooperate in defense.
2. The sculpture shall not obstruct the ADA path of travel at any time.
3. All landscaping shall be maintained in and around the sculpture area.
4. All colors, materials, size, height and location of the sculpture shall be maintained as approved; any changes to the approved drawing/photos/location may require approval by the Planning Commission.
5. All necessary permits shall be obtained and appropriate fees shall be paid prior to installation of the sculpture.
6. Complete drawings showing installation details shall be submitted with the building permit application.
7. The improvement shall be reviewed and approved by the Public Work Director prior to issuance of a building permit and any construction.
8. In the event that any drain improvements in the bio swale are damaged in the installation process or due to the sitting of the sculpture overtime, the owner shall repair and or replace any damage.
9. In the event the sculpture is damaged, the owner shall repair and restore the sculpture to its original appearance within a reasonable amount of time.

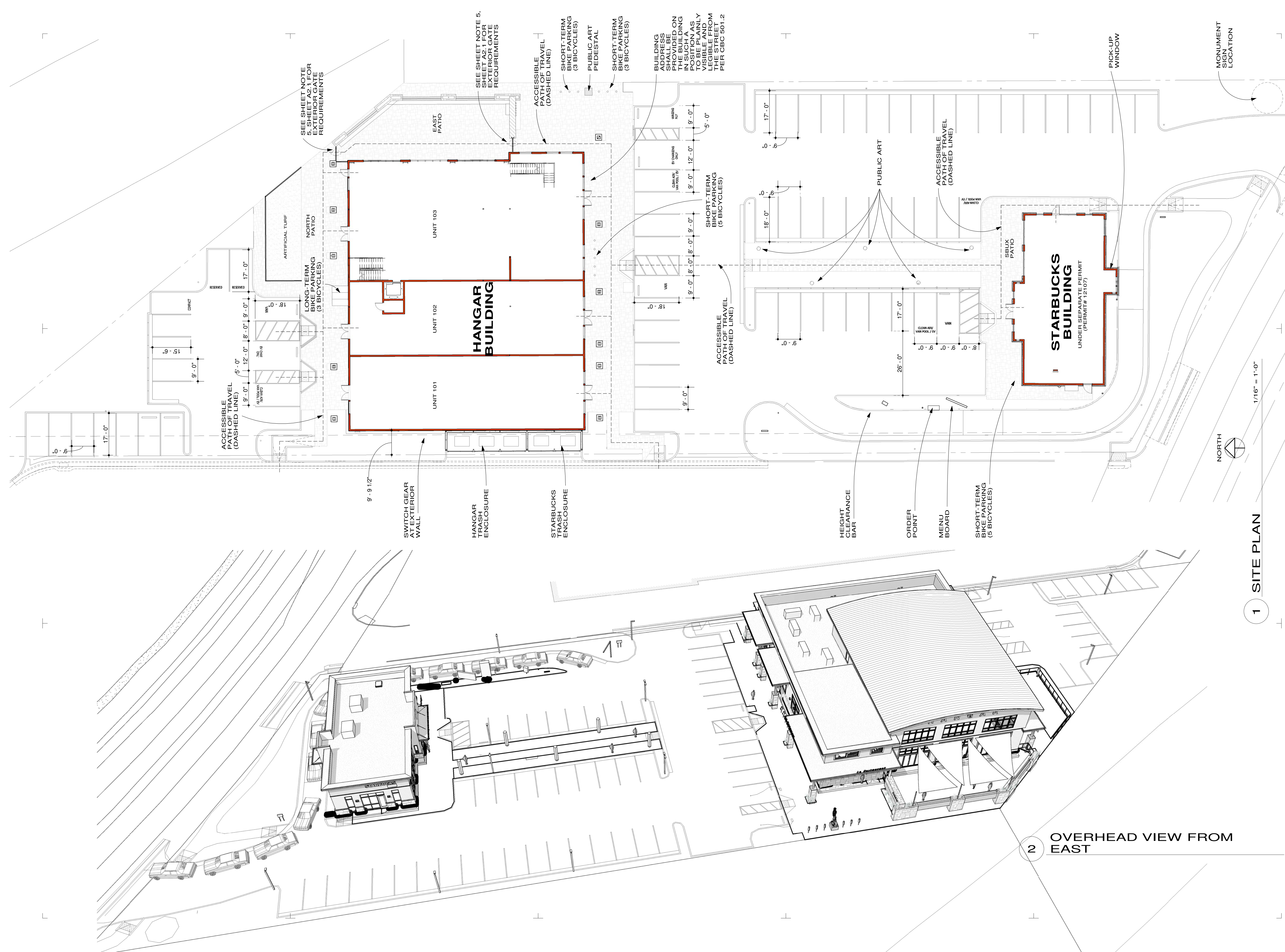
Property Owner Name and Signature

Location Map



260 Mount Hermon Rd.
APN 022-231-03
The Hanger





LOT

C

ARCHITECTURE

p.530.550.7468

p.o. box 8145

truckee, ca 96162

www.lotcarchitecture.com

LICENSED ARCHITECT

JASON WOOLLEY

No. C 27825

EXPIRES 01/31/19

STATE OF CALIFORNIA

PROJECT :

THE HANGAR AT SKY PARK

SHELL PERMIT

260 Mt. Hermon Rd.

Scotts Valley, CA

95066

APN: 022-231-03

REVISIONS :

NO.	DATE	REMARKS
1	1/11/19	corrections

PROJECT NO :

1615

ISSUE DATE :

January 11, 2019

DRAWING TITLE :

ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

DRAWING NO :

A1.1