



# A G E N D A

## Scotts Valley Planning Commission November 14, 2019 Time: 6:00 PM

|                                                                                                 |                                                                                                     |                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CITY OF SCOTTS VALLEY</b><br>1 Civic Center Drive<br>Scotts Valley, CA 95066<br>831-440-5630 | <b>MEETING LOCATION</b><br>City Council Chambers<br>1 Civic Center Drive<br>Scotts Valley, CA 95066 | <b>POSTING:</b> The agenda was posted on November 8, 2019, at City Hall, SV Senior Center, SV Library and on the Internet at <a href="http://www.scottsvalley.org">www.scottsvalley.org</a> . |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Appointed Officials                                                                                                                               | City Staff Members                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Carlos Arcangeli, Chair<br>Rosanna Herrera, Vice Chair<br>Lori Gentile, Commissioner<br>David Hodgins, Commissioner<br>Chuck Maffia, Commissioner | Taylor Bateman, Community Development Director<br>Brenda Stevens, Associate Planner<br>Martin Carver, Consulting Planner<br>Jonathan Kwan, Consulting Planner |

### Notice regarding Planning Commission Meetings:

The Planning Commission meets regularly on the 2<sup>nd</sup> 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](http://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](http://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 September 12, 2019 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:** 440 Kings Village Road // APNs 022-221-01,02,03,&05; 022-611-01  
**Applicant:** City of Scotts Valley  
**Planning Permit Application No.:** Development Agreement DA19-001  
**Project Description:** A recommendation to the City Council for a Development Agreement to accompany the proposed General Plan Amendment and Zone Change for the site at 440 Kings Village Road, formerly Aviza Technologies.  
**Staff:** Martin Carver, Consulting Planner, 831-588-5417, mcarver@zero.city

### **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:** 245 Mount Hermon Road Unit V // APN 021-221-05  
**Applicant:** Cynthia Vo / Al Dente Pasta Market  
**Planning Permit Application No.:** U19-008  
**Project Description:** Consideration of a Use Permit to allow a restaurant use at a 763 square foot tenant space within the Scotts Village Shopping Center at 245 Mount Hermon Road.  
**Staff:** Jonathan Kwan, Consulting Planner, jonathank@csgengr.com

3. **Address:** 100 Enterprise Way // APN 024-031-16  
**Applicant:** Lynn Yang, American Yiluen Development  
**Planning Permit Application No.:** U19-007  
**Project Description:** Consideration of a Use Permit to allow a daycare facility to operate at 100 Enterprise Way, Suite A103.  
**Staff:** Jonathan Kwan, Consulting Planner, jonathank@csgengr.com
  
4. **Address:** 262-274 Mount Hermon Road // APN 022-231-17  
**Applicant:** The Pratt Company  
**Planning Permit Application No.:** DR19-011  
**Project Description:** Consideration of a Design Review application for landscaping of the Scotts Valley Square Shopping Center.  
**Staff:** Brenda Stevens, Associate Planner, 831-440-5635, bstevens@scottsvally.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.



# Minutes

## Scotts Valley Planning Commission

**Date: September 12, 2019**

**Time: 6:00 PM**

|                                                                                                 |                                                                                                     |                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CITY OF SCOTTS VALLEY</b><br>1 Civic Center Drive<br>Scotts Valley, CA 95066<br>831-440-5630 | <b>MEETING LOCATION</b><br>City Council Chambers<br>1 Civic Center Drive<br>Scotts Valley, CA 95066 | <b>POSTING:</b> The agenda was posted on September 5, 2019, at City Hall, SV Senior Center, SV Library and on the Internet at <a href="http://www.scottsvally.org">www.scottsvally.org</a> . |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| <b>Appointed Officials</b>                                                                                                                        | <b>City Staff Members</b>                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Carlos Arcangeli, Chair<br>Rosanna Herrera, Vice Chair<br>Lori Gentile, Commissioner<br>David Hodgins, Commissioner<br>Chuck Maffia, Commissioner | Taylor Bateman, Community Development Director<br>Brenda Stevens, Associate Planner |

**CALL TO ORDER:** 6:03pm

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

**ROLL CALL:** Present: Arcangeli, Gentile, Herrera, Hodgins, Maffia; Absent: None

**PUBLIC COMMENT:** None.

**ALTERATIONS TO CONSENT AGENDA:** None.

**CONSENT AGENDA:**

A. Action Meeting Minutes from August 8, 2019 meeting.

**M/S: Gentile/Herrera**

To approve the minutes from the August 8, 2019 meeting.

**Carried:** 4-0-1 Hodgins abstained due to recusal at prior meeting.

**ALTERATIONS TO PUBLIC HEARING AGENDA:** None.



**PUBLIC HEARING AGENDA:**

1. **Address:** 245 Mount Hermon Road L,M and N // 021-221-05  
**Applicant:** Jerry Souza, Executive Director, Dignity Medical Foundation  
**Planning Permit Application No:** U19-006  
**Project Description:** Consideration of a Use Permit to allow a 4,947 square foot medical care facility to occupy three tenant spaces located at Scotts Village Shopping Center and zoned Commercial Shopping Center (C-SC).  
**Staff:** Jonathan Kwan, Consulting Planner

To approve Resolution No. 1747 with an added Condition to state: Applicant is approved for a Primary Care facility and associated medical care and not for emergency medical services.

**M/S: Maffia/Hodgin**

**Carried: 5-0-0**

**AYES: Maffia, Hodgin Arcangeli, Gentile, and Herrera**

**NOES: None**

**ABSTAIN: None**

**ALTERATIONS TO REGULAR AGENDA:** None.

**REGULAR AGENDA:** None.

**DISCUSSION ITEMS AND FUTURE AGENDA ITEMS:** None

**WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY:**

**DIRECTOR UPDATES:** None.

**ADJOURNMENT: 7:05**

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

**Applicant:** 440 Kings Village, LLC

**Property Owner:** Same

**Application:** Development Agreement (DA19-001)

**Location:** 440 Kings Village Road and 467 Bean Creek Road (APNs 022-221-01, -02, -03, -04, and -05; 022-611-01)

**General Plan/Zoning:** Light Industrial (I-L); Rural Residential (R-R-2.5)

**Environmental Status:** A Draft Environmental Impact Report (SCH# 2017022011) has been prepared for the project.

**Request:** Consider a recommendation to the City Council concerning the adoption of a development agreement for the project located at 440 Kings Village Road, formerly occupied by Aviza Technologies. The project is to change the allowed use of the site from industrial and rural residential use to medium high-density residential and open space use. (There are no specific development plans associated with the proposed project).

**Staff Planner:** Martin Carver, Consulting Planner, (831) 588-5417 and [mcarver@zero.city](mailto:mcarver@zero.city)

**SUMMARY**

On June 13, 2019 and August 8, 2019, the Planning Commission held public hearings and recommended approval of the Aviza Project to the City Council. Since that time, City Staff have been negotiating the terms of a development agreement with 440 Kings Village, LLC, the project applicant. Government Code Section 65867 requires the Planning Commission to hold a public hearing regarding adoption of a development agreement.

**OVERVIEW OF THE DEVELOPMENT AGREEMENT**

A Development Agreement is an optional step in the development approval process designed to strengthen the public planning process, encourage private participation and comprehensive planning, and identify the economic costs of such development. The proposed Development Agreement would apply to the group of properties at 440 Kings

Village Road and 467 Bean Creek Road, collectively referred to as the Aviza Project, owned by 440 King Village, LLC.

The main terms of the proposed Development Agreement are briefly summarized as follows:

- Vesting rights – The main benefit to the applicant is the right to develop under existing regulations of the City in effect at the time the re-designation and re-zoning are approved.
- Affordable housing – The applicant would be required to make 15% of all housing proposed as part of any future development application affordable.
- Community benefit payment – The applicant would be required to pay \$2 million into a fund that can be used at the City’s discretion to pay for community benefit projects.
- Improve access to Bean Creek Road – The applicant would improve the road providing access to Bean Creek Road and would limit the use of the road to emergency access purposes.

As part of the project mitigation measures, the applicant would complete all clean-up and remediation of the property that is required by the EPA for residential development standards. The applicant will also dedicate sand hill habitat on the property for permanent protection.

### **CEQA**

The adoption of a development agreement was included in the project description contained the “Aviza Site General Plan and Zone Change Draft EIR” (SCH #2017022011; Kimley-Horn 2018). This and Final EIR were considered by the Planning Commission at its August 8, 2019 meeting, and at that meeting the Planning Commission recommended that the FEIR be approved by the City Council. No further action is required by the Planning Commission.

### **PUBLIC NOTICE**

For this November 14, 2019 hearing, a Notice of Intention to Consider Adoption of a Development Agreement was posted on November 1, 2019 at City Hall, the Scotts Valley Branch Public Library, and the Scotts Valley Senior Center. The notice was also mailed to surrounding property owners located within 300 feet of the subject property, pursuant to Government Code Section 65091.

### **RECOMMENDED ACTION**

Staff recommends that the Planning Commission approve the attached resolution recommending approval of the Development Agreement to the City Council.

**ATTACHMENTS**

- 1) August 8, 2019 Planning Commission Staff Report (which includes the Staff Report and Planning Commission Meeting Minutes from June 13<sup>th</sup>) (available on the City's website at <https://www.scottsvalley.org/AgendaCenter>)
- 2) August 8, 2019 Planning Commission Meeting Minutes (available on the City's website at <https://www.scottsvalley.org/AgendaCenter>)
- 3) Aviza Project Draft EIR and Final EIR, including Mitigation Monitoring and Reporting Program (<https://www.scottsvalley.org/350/440-Kings-Village-Road-Aviza>)
- 4) Resolution Recommending Approval of the Development Agreement

*\*Please note that the project EIR was provided separately to the Planning Commission at an earlier date. This document is available for public review in the Planning Department Monday-Thursday 8AM-12PM, or by appointment, at City Hall, One Civic Center Drive, Scotts Valley. Please call the Planning Department at (831) 440-5630 if you have any questions.*

*This page intentionally left blank*

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
SCOTTS VALLEY RECOMMENDING TO THE CITY COUNCIL  
ADOPTION OF DEVELOPMENT AGREEMENT DA-19-001 FOR THE  
AVIZA SITE GENERAL PLAN AMENDMENT AND ZONE CHANGE  
PROJECT LOCATED AT 440 KINGS VILLAGE ROAD AND 467 BEAN  
CREEK ROAD (APNS 022-221-01, -02, -03, -04, AND -05; 022-611-01)**

WHEREAS, the City of Scotts Valley has received an application and technical reports from 440 Kings Village, LLC (the "Applicant"), proposing a General Plan Amendment, Zoning District change, and Development Agreement to convert a former 43-acre industrial site to residential and open space use at 440 Kings Village Road and 467 Bean Creek Road / APNs 022-221-01, -02, -03, -04, and -05; 022-611-01); and

WHEREAS, the Planning Commission, at its August 8, 2019 meeting, recommended approval of the project to the City Council; and

WHEREAS, the City of Scotts Valley has received an application for a development agreement from the Applicant concerning the future development of the Aviza property; and

WHEREAS, Government Code 65867 requires that the Planning Commission hold a public hearing on the application for a development agreement; and

WHEREAS, the City has caused to be prepared for the Aviza Project a DEIR (State Clearinghouse # 2017022011) in accordance with the State CEQA Guidelines and requirements, which included in its project description the intention to enter into a development agreement. The DEIR was duly noticed, published, and distributed for a 45-day public review period from March 1, 2018 to April 16, 2018 and was made available for public review at the Planning Department at City Hall; and

WHEREAS, the City's Consultant prepared a duly noticed and published Final Environmental Impact Report (Final EIR) on June 4, 2019, that was distributed to public agencies that commented on the Draft EIR and that was made available at City Hall, Planning Department, the City's website, and upon request at the Planning Department; and

WHEREAS, the Planning Commission held duly published and noticed public hearings on June 13, 2019, and August 8, 2019, to review and consider the Final EIR and the requested General Plan and Zoning changes, hear public testimony, and provide comments and recommendations to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Scotts Valley ("Commission") that:

SECTION 1: The Planning Commission has reviewed and considered the information contained in the accompanying staff report and finds that the basic

provisions to be contained in the Development Agreement are consistent with the Scotts Valley General Plan.

SECTION 2: The Planning Commission hereby recommends to the City Council that it approve a Development Agreement between 440 Kings Village, LLC and the City of Scotts Valley that contains the basic provisions described in the staff report that accompanies this resolution.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 14<sup>th</sup> day of November 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Carlos Arcangeli  
Planning Commission Chair

Attest: \_\_\_\_\_  
Taylor Bateman  
Community Development Director

**STAFF REPORT**  
CITY OF SCOTTS VALLEY  
PLANNING COMMISSION

**Date:** November 14, 2019

**Applicant:** Cynthia Vo, Al Dente Pasta Market

**Owner:** Wendy Volpano, Scotts Village LLC c/o PGI Management

**Application:** Use Permit No. U19-008

**Location:** 245 Mount Hermon Road Unit V / APN 021-221-05

**General Plan / Zoning:** Commercial Shopping Center / C-SC

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

**Request:** Consideration of a Use Permit to allow a restaurant use to occupy a 763 square foot tenant space within the Scotts Village Shopping Center at 245 Mount Hermon Road.

**Staff Planner:** Brenda Stevens, Associate Planner  
Jonathan Kwan, Associate Planner, CSG Consultants

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission conduct a public hearing and approve Use Permit No. U19-008, subject to the attached conditions in Exhibit A.

**PROJECT LOCATION**

The project site is a 763 square foot tenant space located at the 245 Mount Hermon Road in the Scotts Village Shopping Center. The tenant space was previously occupied on the western side of the building as shown in the Location Map (Attachment 1).

**PROJECT DESCRIPTION**

Al Dente Pasta Market is seeking approvals to operate a restaurant with indoor and outdoor seating at Scotts Village Shopping Center. The proposed plans indicate two tables on the exterior with the potential for approximately eight seats. All business and



services would be conducted between the hours of 8:00 AM and 11:00 PM, seven days a week. The busiest hours of operation are anticipated from the lunch hour at 12:00 PM until 1:00 PM and the dinner rush from 5:00 PM until 7:00 PM. The facility is anticipated to have three to five employees on staff at all times. No signs have been proposed as a part of this project.

## **DISCUSSION**

The proposed request has been reviewed for compliance with the City's regulations. The project application, plans, and project description were routed internally and to outside agencies for comments. In addition, the properties within 300' of the project site were notified of this project and no public comments have been received. An analysis of the issues for Planning Commission consideration is provided below.

### **Restaurants are allowed with a Use Permit**

The proposed restaurant would occupy 245 Mount Hermon Road Unit V at the Scotts Village Shopping Center, a property that is in the Commercial Shopping Center (C-SC) zoning district. Restaurant uses in the C-SC zoning district require a Use Permit and approval by the Planning Commission.

Many restaurants exist in the Scotts Village Shopping Center where Pasta Al Dente Market Place is proposed to be located. The proposed use is compatible with the existing uses at the shopping center and the restaurant would fill a currently vacant tenant space, which creates a more consistent store frontage and attractive shopping center.

### **Signs**

No signs are proposed with this project at this time. All signs are required to comply with the shopping center's Master Sign Program. Signs that do not comply with the Master Sign Program would require Design Review approval by the Planning Commission.

### **Parking**

The proposed use is a restaurant use that occupies a 763 square foot tenant space. Per the City's Municipal Code, a parking requirement of one space for every 60 square feet of floor area for public accommodation plus one space for each 250 square feet of floor area for non-public accommodation is required for restaurant uses. As shown on the Sheet A0.0 of the proposed plans, the proposed use includes 453 square feet of public space and 310 square feet of non-public space, which requires a total of 8.79, or nine, parking spaces.

The applicant prepared a parking analysis (Attachment #3), which considers all of the tenants in the shopping center, including anticipated uses for vacant spaces. Based on this information, the parking lot would near capacity as the remaining vacant tenant spaces are leased out. In addition to the parking requirement table, the applicant submitted a map indicating underutilized areas of the parking lot. These areas are typically further away from the storefronts and are designated for employee parking by

the shopping center management, leaving the prime spaces for patrons at the shopping center.

Staff has visited the site on different days during the lunch hour and dinner time and confirmed that while parking availability can be limited in front of certain food uses in the shopping center, the parking lot was not filled to capacity.

#### Outdoor seating and ADA Accessibility

The proposed plans (Attachment 4) show two tables with four benches, or approximately eight seats, on the exterior of the tenant space. Outdoor seating can enhance the dining experience for people and already exists in other areas of the shopping center, such as: the area between Otoro Sushi and Subway, in front of Los Gallos and Tim's Chinese, and near Baskin Robbins. However, the proposed seating may impact pedestrian activity by creating a narrow walkway by the entrance of the proposed restaurant. In addition, ADA compliant seating is required for outdoor seating and is not shown on the current plans. On the interior, an ADA seat is proposed in the walkway and will need to be modified to maintain a path of travel. Staff is recommending a condition of approval for the applicant to work with the Building Department to ensure that the proposed seating arrangements comply with ADA standards and meet all accessibility requirements.

#### FINDINGS

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 subject property is located in the City's Commercial Shopping Center (C-SC) zoning district which allows for restaurant uses with the approval of a Use Permit. Restaurant uses currently exist in the shopping center and the proposed restaurant would provide an additional food service option to patrons at the shopping center. In addition, the proposed restaurant would fill a vacant tenant space, and create a consistent frontage at 245 Mount Hermon Road.
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 restaurant use meets the requirement of this finding in that the facility will be compatible with the other tenants in the shopping center. An additional restaurant provides shoppers with a new dining option in the shopping center and the City. As noted above, the proposed use fills vacant tenant spaces and will likely increase the number of shoppers at Scotts Village Shopping Center.

**ATTACHMENTS**

**Page Number**

|    |                                |          |
|----|--------------------------------|----------|
| 1. | Resolution (Action Item) ..... | 4        |
| 2. | Location Map .....             | 8        |
| 3. | Parking Analysis .....         | 9        |
| 4. | Proposed Plans .....           | Attached |

## RESOLUTION NO. \_\_\_\_

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT NO. U19-008 TO ALLOW A RESTAURANT USE IN AN EXISTING BUILDING IN THE COMMERCIAL SHOPPING CENTER ZONING DISTRICT, LOCATED AT 245 MOUNT HERMON ROAD UNIT V / APN 021-221-05.**

WHEREAS, the Planning Department of the City of Scotts Valley has received a use permit application filed by Cynthia Vo, Al Dente Pasta, Use Permit No. U19-008 to allow a restaurant use in an existing building in the Commercial Shopping Center zoning district, located at 245 Mount Hermon Road Unit V / APN 021-221-05; and,

WHEREAS, the application was reviewed for completeness and is determined to be Categorically Exempt from the Environmental Quality Act (CEQA), Class 1, Existing Facilities, Section 15301; and,

WHEREAS, the project was reviewed by the Planning Commission at a regularly scheduled meeting on Thursday, November 14, 2019.

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 staff report dated November 14, 2019:

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 subject property is located in the City's Commercial Shopping Center (C-SC) zoning district which allows for restaurant uses with the approval of a Use Permit. Restaurant uses currently exist in the shopping center and the proposed restaurant would provide an additional food service option to patrons at the shopping center. In addition, the proposed restaurant would fill a vacant tenant space, and create a consistent frontage at 245 Mount Hermon Road.
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 restaurant use meets the requirement of this finding in that the facility will be compatible with the other tenants in the shopping center. An additional restaurant provides shoppers with a new dining option in the shopping center and the City. As noted above, the proposed use fills vacant tenant spaces and will likely increase the number of shoppers at Scotts Village Shopping Center.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Use Permit No. U19-008 to allow a restaurant use in an existing building in the Commercial Shopping Center zoning district, located at 245 Mount Hermon Road Unit V / APN 021-221-05 subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Use Permit No. U19-008 shall lapse and shall become void if the permit is not exercised within one year from the date of this resolution and if the use ceases for more than a one-year period.

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 14<sup>th</sup> day of November 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Carlos Arcangeli, Chair

---

Taylor Bateman, Community Development Director

## **EXHIBIT A CONDITIONS OF APPROVAL**

### **Standard / Legal**

1. The property owner, applicant, and tenant have 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. Prior to issuance of building permits or occupancy, the property owner and applicant shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval within 30 days of approval.
3. The property owner/applicant shall obtain all required building permits and pay all required fees before starting any interior tenant improvements on site.
4. The applicant shall include the project Conditions of approval to all of the plans submitted for a building Permit.
5. Minor changes to the approved plans require review and approval by the Community Development Director (CDD). Proposed changes that the CDD determines to be significant may require review and approval by the Planning Commission, with associated fees paid by the applicant.

### **Planning Department**

6. The applicant shall obtain all necessary approvals before constructing any exterior improvements such as new signage on the building.

### **Building Department**

7. All requirements of the Building Department of the City of Scotts Valley shall be met.
8. The Applicant shall obtain a building permit (s) and pay appropriate fees before conducting any earth disturbing work on the subject property.
9. All structures shall comply with the most current California Energy Commission

Standards. (2016 California Energy Code)

10. The plans shall include all required Accessibility Plans and details per 2016 CBC Chapter 11B. All new improvements shall comply with accessibility requirements.
11. 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.).
12. All trades of electrical, plumbing and mechanical will be issued under one building permit for the project (General Contractor permittee).
13. All construction activity shall be limited to the hours between 8:00 am and 6:00 pm, Monday through Friday, and 9:00 am through 5:00 pm on Saturday. No construction activity is allowed on Sunday.

**Scotts Valley Fire Protection District**

14. Prior to submitting for building permits, modify the plans to note the following: "These plans are in compliance with California Building and Fire Codes (2016 edition) and the Scotts Valley Fire Protection District Amendments." (CFC 1.1.3)
15. The Applicant shall obtain all necessary permits and comply with all Scotts Valley Fire Protection District requirements.

**Water District**

16. The applicant shall comply with all Scotts Valley Water District requirements

**Wastewater**

17. Prior to building permit issuance, the plans shall be modified to show existing exterior grease interceptor. A 100-gallon, exterior grease interceptor may be required.

---

Name and Signature of Property Owner

---

Date



# Location Map

245 Mount Hermon Road // APN 021-221-05



## Project Site

 Parcels



**Scotts Village Shopping Center  
Parking Analysis (245-V/AI Dente)**

10/10/2019

**Scotts Village LLC**

| TENANT | USE DESCRIPTION | PARKING RATIO | LEASE AREA (SQ.FT.) | SPACES REQUIRED |
|--------|-----------------|---------------|---------------------|-----------------|
|--------|-----------------|---------------|---------------------|-----------------|

**PAD 1 - 259 Mt. Hermon (3,578 sf)**

|                            |            |       |              |      |
|----------------------------|------------|-------|--------------|------|
| McDonald's                 | Public     | 1/60  | 1,606        | 26.8 |
|                            | Non-Public | 1/250 | 1,972        | 7.9  |
| <b>Total Tenant Spaces</b> |            |       | <b>3,578</b> |      |

**PAD 2- 247 Mt. Hermon (3,500 sf)**

|       |      |       |       |    |
|-------|------|-------|-------|----|
| Chase | Bank | 1/250 | 3,500 | 14 |
|-------|------|-------|-------|----|

**Proposed - PAD 2A - 243 Mt. Hermon (3,165 sf)**

|                           |         |       |              |              |
|---------------------------|---------|-------|--------------|--------------|
| VACANT ( B )              | Service | 1/250 | 964          | 3.9          |
| VACANT (C)                | Service | 1/250 | 1,004        | 4.0          |
| VACANT (A)                | Retail  | 1/250 | 1,140        | 4.6          |
| Common Hallway            |         |       | 201          | NON-RENTABLE |
| <b>Total Tenant Space</b> |         |       | <b>3,108</b> |              |

**PAD 3 - 237 Mt. Hermon (3,800 sf)**

|                           |         |       |              |     |
|---------------------------|---------|-------|--------------|-----|
| Century 21 (B)            | Service | 1/250 | 2,359        | 9.4 |
| H&R BLOCK (A)             | Service | 1/250 | 1,441        | 5.8 |
| <b>Total Tenant Space</b> |         |       | <b>3,800</b> |     |

**PAD 4 - 233 Mt. Hermon (2,200 sf)**

|                           |            |       |              |      |
|---------------------------|------------|-------|--------------|------|
| Taco Bell                 | Public     | 1/60  | 900          | 15.0 |
|                           | Non-public | 1/250 | 1,300        | 5.2  |
| <b>Total Tenant Space</b> |            |       | <b>2,200</b> |      |

**SHOPS A - 255 Mt. Hermon (9,750 sf)**

|                                     |            |       |              |       |
|-------------------------------------|------------|-------|--------------|-------|
| CVS/Pharmacy                        |            |       |              |       |
| 257 Mt. Hermon                      | Retail     | 1/250 | 26,587       | 106.3 |
| Insight Eye Care (D)                | Service    | 1/250 | 1,600        | 6.4   |
| Bay Fed Credit Union ( C )          | Bank       | 1/250 | 2,345        | 9.4   |
| Scotts Valley Children's Center (B) | Daycare    | 1/300 | 3,200        | 10.7  |
| Coffee Cat (A)                      | Restaurant | 1/250 | 2,605        | 10.4  |
| Safeway                             |            |       |              |       |
| 253 Mt. Hermon                      | Retail     | 1/250 | 33,333       | 133.3 |
| <b>Total Tenant Space</b>           |            |       | <b>9,750</b> |       |

**SHOPS B - 245 Mt. Hermon (29,712 sf)**

|                             |            |       |               |      |
|-----------------------------|------------|-------|---------------|------|
| Baskin Robbins (Z)          | Public     | 1/60  | 150           | 2.5  |
|                             | Non-public | 1/250 | 700           | 2.8  |
| Geene Jewelers (Y)          | Service    | 1/250 | 700           | 2.8  |
| Diamond Wireless (W)        | Retail     | 1/250 | 850           | 3.4  |
| AI Dente (V)                | Public     | 1/60  | 455           | 7.6  |
|                             | Non-public | 1/250 | 372           | 1.5  |
| Bella Nails (U)             | Service    | 1/500 | 827           | 1.7  |
|                             | Restaurant | 1/250 | 750           | 3.0  |
| Papa Murphy's Pizza (S & T) | Restaurant | 1/250 | 600           | 2.4  |
| Tina's Hair Salon ( R )     | Service    | 1/250 | 900           | 3.6  |
| Flying Crane (Q)            | Service    | 1/250 | 1,500         | 6.0  |
| VACANT (N)                  | Medical    | 1/200 | 1,570         | 7.9  |
| Mathnasium (M)              | Service    | 1/250 | 1,440         | 5.8  |
| VACANT (L)                  | Medical    | 1/200 | 1,937         | 9.7  |
| VACANT (J)                  | Standard   | 1/250 | 2,100         | 8.4  |
| Kao Sook Thai (H)           | Public     | 1/60  | 764           | 12.7 |
|                             | Non-public | 1/250 | 924           | 3.7  |
| Art's Cleaners (G)          | Service    | 1/250 | 1,400         | 5.6  |
| VACANT (E)                  | Service    | 1/250 | 1,235         | 4.9  |
| Exhale Day Spa (D)          | Service    | 1/250 | 1,752         | 7.0  |
|                             | Retail     | 1/250 | 1,700         | 6.8  |
| CSK/O'Reilly Auto (B&C)     | Retail     | 1/250 | 4,875         | 19.5 |
|                             | Public     | 1/60  | 1,089         | 18.2 |
| Round Table (A)             | Non-public | 1/250 | 1,329         | 5.3  |
| <b>Total Tenant Space</b>   |            |       | <b>29,919</b> |      |

| TENANT | USE<br>DESCRIPTION | PARKING RATIO | LEASE AREA<br>(SQ.FT.) | SPACES<br>REQUIRED |
|--------|--------------------|---------------|------------------------|--------------------|
|--------|--------------------|---------------|------------------------|--------------------|

**SHOPS C - 235 Mt. Hermon (5,902 sf)**

|                           |            |       |              |      |
|---------------------------|------------|-------|--------------|------|
| Cutesy Cupcakes (A)       | Public     | 1/60  | 125          | 2.1  |
|                           | Non-public | 1/250 | 1,075        | 4.3  |
| Taqueria Los Gallos( C)   | Public     | 1/60  | 200          | 3.3  |
|                           | Non-public | 1/250 | 1,010        | 4.0  |
| Tim's Chinese Express (E) | Public     | 1/60  | 100          | 1.7  |
|                           | Non-public | 1/250 | 880          | 3.5  |
| Otoro Sushi (G & H)       | Public     | 1/60  | 709          | 11.8 |
|                           | Non-public | 1/250 | 1,813        | 7.3  |
| <b>Total Tenant Space</b> |            |       | <b>5,912</b> |      |

|                 |
|-----------------|
| SPACES REQUIRED |
| 563.7           |

|                              |
|------------------------------|
| EXISTING NUMBER<br>OF SPACES |
| 563                          |

|             |                             |
|-------------|-----------------------------|
| ADJ.        | -ADJUSTABLE                 |
| BD.         | -BOARD                      |
| BFP         | -BACK FLOW PREVENTER        |
| BLDG.       | -BUILDING                   |
| BLKG.       | -BLOCKING                   |
| C.A.R.      | -COLD AIR RETURN            |
| C.B.        | -CATCH BASIN                |
| C.C.        | -CENTER TO CENTER           |
|             | -CENTER LINE                |
| CJ          | -CONTROL JOINT              |
| CLG.        | -CEILING                    |
| CLR.        | -CLEAR                      |
| COL.        | -COLUMN                     |
| CONC.       | -CONCRETE                   |
| CONT.       | -CONTINUOUS                 |
| CTR.        | -CENTER/COUNTER             |
| DBL.        | -DOUBLE                     |
| DIA.        | -DIAMETER                   |
| D.F.        | -DOUGLAS FIR                |
| EA          | -EXISTING                   |
|             | -EACH                       |
| ELECT.      | -ELECTRICAL                 |
| EQ.         | -EQUAL                      |
| EXP.        | -EXPANSION                  |
| EXT.        | -EXTERIOR                   |
| EXTR.       | -EXTRUDED                   |
| FC          | -FRAMING CLIP               |
| FIN.        | -FINISH                     |
| FLR.        | -FLOOR                      |
| FLOR.       | -FLORESCENT                 |
| F.O.        | -FACE OF                    |
| F.O.S.      | -FACE OF STUD               |
| F.O.C.      | -FACE OF COLUMN             |
| GA.         | -GAUGE                      |
| GAL.        | -GALLON                     |
| GLV.        | -GLASS/VANIZED              |
| GEN. CONTR. | -GENERAL CONTRACTOR         |
| GSM         | -GALVANIZED SHEET METAL     |
| GYP.        | -GYPSUM                     |
| HB          | -HOSE BIB                   |
| HD.         | -HEADER                     |
| HDWR.       | -HARDWARE                   |
| HSP.        | -HOUSE SERVICE PANEL        |
| HT.         | -HEIGHT                     |
| H/W         | -HOT WATER                  |
| ID.         | -INSIDE DIAMETER            |
| INSUL.      | -INSULATION                 |
| INT.        | -INTERIOR                   |
| I.S.        | -INSIDE                     |
| LAV.        | -LAVATORY                   |
| LOC.        | -LOCATION                   |
| MAX.        | -MAXIMUM                    |
| MECH.       | -MECHANICAL                 |
| MFGR.       | -MANUFACTURE                |
| MIN.        | -MINIMUM                    |
| MTD.        | -MOUNTED                    |
| MTL.        | -METAL                      |
| (N)         | -NEW                        |
| N.I.C.      | -NOT IN CONTRACT            |
| NTS         | -NOT TO SCALE               |
| O.C.        | -ON CENTER                  |
| O.H.        | -OVERHEAD                   |
| OPN'G       | -OPENING                    |
| PL          | -PROPERTY LINE              |
|             | /PLATE LINE                 |
| PWD.        | -PLYWOOD                    |
| R.A.D.      | -RETURN AIR DUCT            |
| REF.        | -REFERENCE                  |
| REQ'D       | -REQUIRED                   |
| (RL)        | -RELOCATE                   |
| (RU)        | -RE-USE                     |
| R.W.L.      | -RAIN WATER LEADER          |
| S.A.D.      | -SUPPLY AIR DUCT            |
| S.A.R.      | -SUPPLY AIR RETURN          |
| SCHED.      | -SCHEDULE                   |
| SHT.        | -SHEET                      |
| SHVS.       | -SHELVES                    |
| SMS.        | -SHEET METAL                |
|             | -SCREW                      |
| SQ.         | -SQUARE                     |
| S.S.        | -STAINLESS                  |
|             | -STEEL                      |
| STL.        | -STEEL                      |
| STRUCT.     | -STRUCTURAL                 |
| T.B.R.      | -THICKNESS REMOVED          |
| THK.        | -THICK                      |
| T.M.E.      | -TO MATCH EXISTING          |
| T/W         | -TOP OF WALL                |
| TY          | -TYPICAL                    |
| UON         | -UNLESS OTHERWISE NOTED     |
| VCT         | -VINYL TILE                 |
| VGD.        | -VERTICAL GRAIN DOUGLAS FIR |
|             | -WITH                       |
| W/O         | -WITHOUT                    |
| W/H         | -WATER HEATER               |
| W/C         | -WATER CLOSET               |
| WP          | -WATER PROOF                |

## CONTACTS

**TENANT:** PASTANGO, L.L.C.  
ATTN: CYNTHIA VO  
245 MT HERMON ROAD, SUITE V  
SCOTTS VALLEY, CA 95066  
PH: (408) 824-0338  
EMAIL: cynthiavo@rocketmail.com

**LANDLORD:** Scotts Village LLC  
c/o PGI Management  
1606 N. Main St., Salinas, CA 93906  
Phone: (831) 449-6672 ext. 2  
Fax: (831) 449-3255  
EMAIL: Wendy@pgicenters.com

**ARCHITECT:** ZEPHYR ARCH, INC  
2053 E. BAYSHORE ROAD #14,  
REDWOOD CITY, CA 94063  
PH: (650) 861-1444 FX: (650) 839-1444  
EM: zeden@zephyr-arch.com or jason@zephyr-arch.com

**GENERAL CONTRACTOR:** T.B.D.

**JURISDICTION:** PLANNING, BUILDING, CODE ENFORCEMENT  
CITY OF SCOTTS VALLEY  
1 CIVIC CENTER DRIVE  
SCOTTS VALLEY, CA 95066  
ph: (831) 440-5640

**HEALTH DEPT:** SANTA CRUZ COUNTY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
701 OCEAN STREET #312  
SANTA CRUZ, CA 95060  
ph: (831) 454-2022

**SCOPE OF PROJECT IS AS FOLLOWS:**

TECHNICAL IMPROVEMENTS WILL INCLUDE: NEW PARTITION & COUNTER WALLS, FLOORING AND PAINTING; MODIFIED LIGHTING FOR CUSTOMER AREAS. ELECTRIC & PLUMBING FOR UPDATED PASTA EQUIPMENT.

CONSTRUCTION TYPE ----- V-B  
SPRINKLERED ----- YES IN ACCORDANCE WITH NFPA-13  
OCCUPANCY GROUP ----- B (CAFE - COMMERCIAL KITCHEN)  
EMPLOYEES ----- COMMON  
REQUIRED RESTROOMS ----- EXISTING ALL-GENDER SINGLE USER  
APN # ----- 021-221-05  
ZONING ----- C-1

|     |             | LIN./SQ.<br>FEET | LOAD<br>FACT | OCC<br>LOAD |
|-----|-------------|------------------|--------------|-------------|
| 100 | DINING AREA | 409              | /30          | 16          |
| 101 | BAR         | 107              | /200         | 1           |
| 102 | KITCHEN     | 203              | /200         | 1           |
| 103 | ALL GENDER  | 44               | N/A          | 0           |
|     | TOTAL       | 763              |              | 18          |

# Al Dente PASTA BAR

**NO CHANGE OF USE IS PROPOSED. BRAND-SPECIFIC MENU IS IMPETUS FOR RENOVATION.**

**MOST LIGHTING IS EXISTING (EITHER FIXTURES OR JUNCTION BOXES). CUSTOMER AREA LIGHTING IS PROPOSED NEW.**

**SIGNAGE SHALL BE UNDER A SEPARATE PERMIT.**

|               |                                |
|---------------|--------------------------------|
| ARCHITECTURAL |                                |
| A0.0          | TITLE SHEET                    |
|               |                                |
| A0.2          | SITE PLAN                      |
|               |                                |
|               |                                |
| A1.1          | EXISTING & DEMO FLOOR PLAN     |
| A2.1          | FLOOR PLAN & DETAILS           |
|               |                                |
| A2.3          | EQUIPMENT PLAN                 |
| A3.1          | EXTERIOR & INTERIOR ELEVATIONS |



| REV | DATE    | DESCRIPTION                      |
|-----|---------|----------------------------------|
|     | 3/17/19 | PLAN CHECK SUBMISSION            |
|     | 8/14/19 | PLANNING SUBMITTAL -- USE PERMIT |
|     |         |                                  |
|     |         |                                  |
|     |         |                                  |
|     |         |                                  |
|     |         |                                  |

## TENANT IMPROVEMENT

# Al Dente PASTA BAR

**245 MT HERMON ROAD, SUITE V  
SCOTTS VALLEY, CA 95066**

SCALE: See Plan

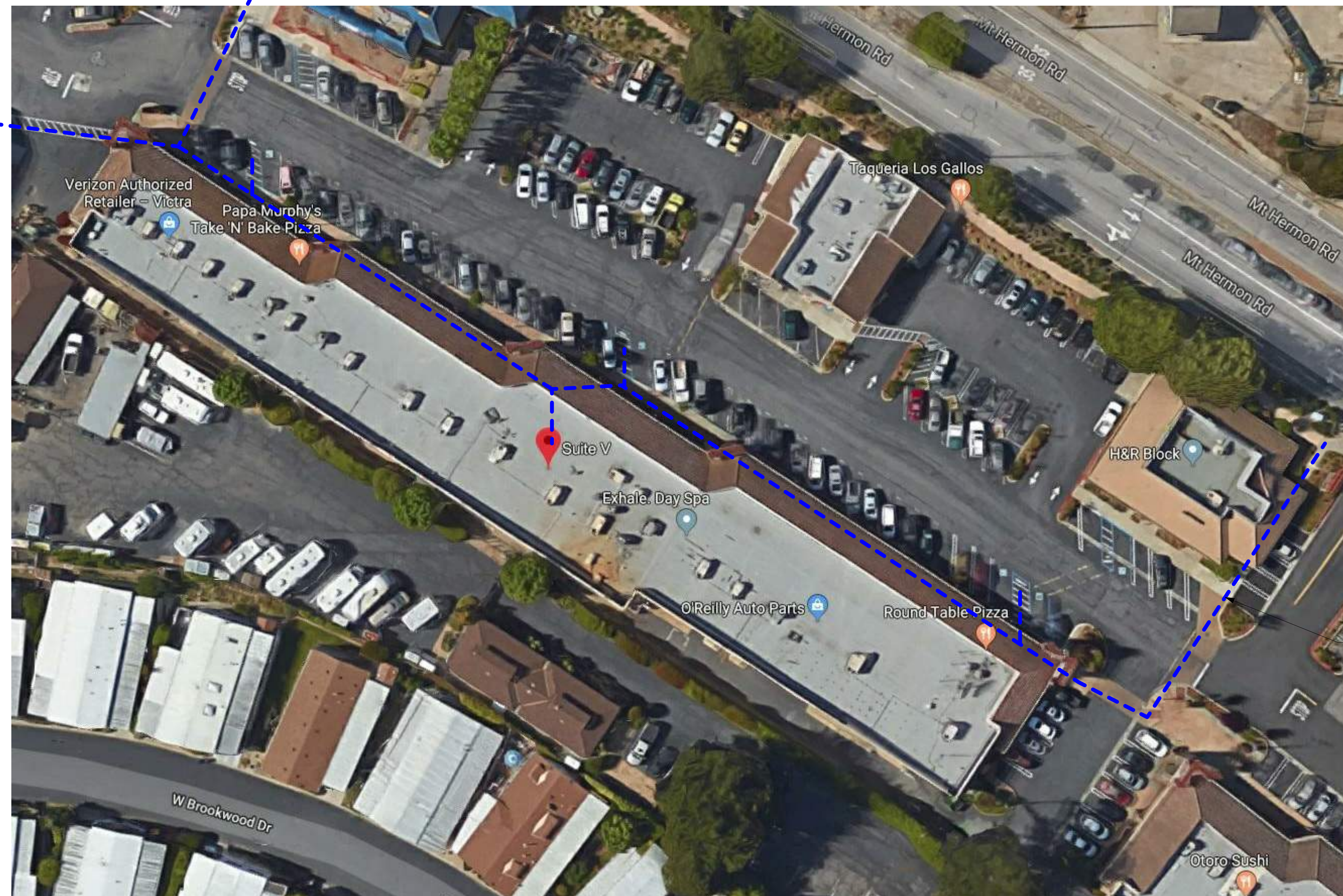
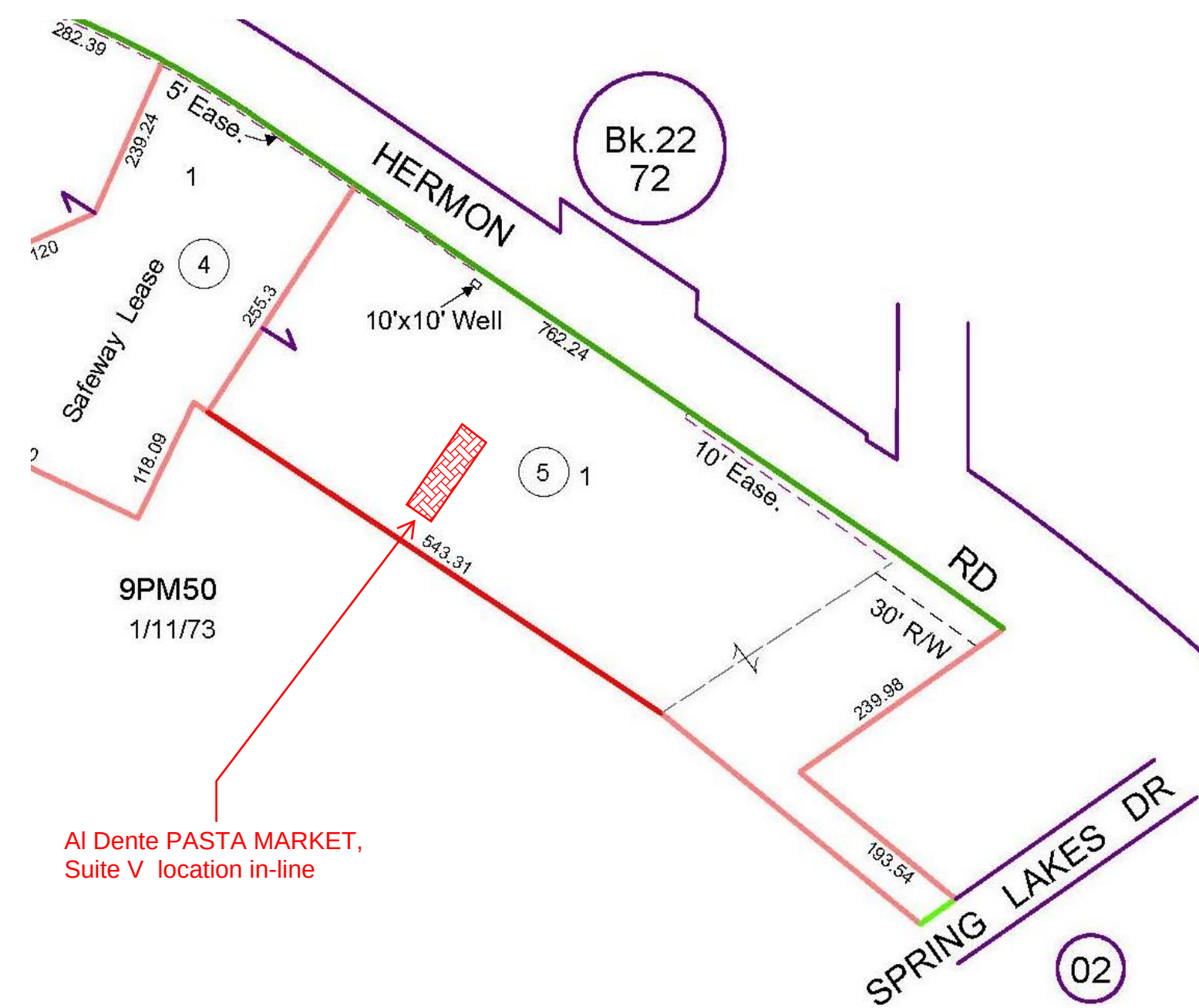
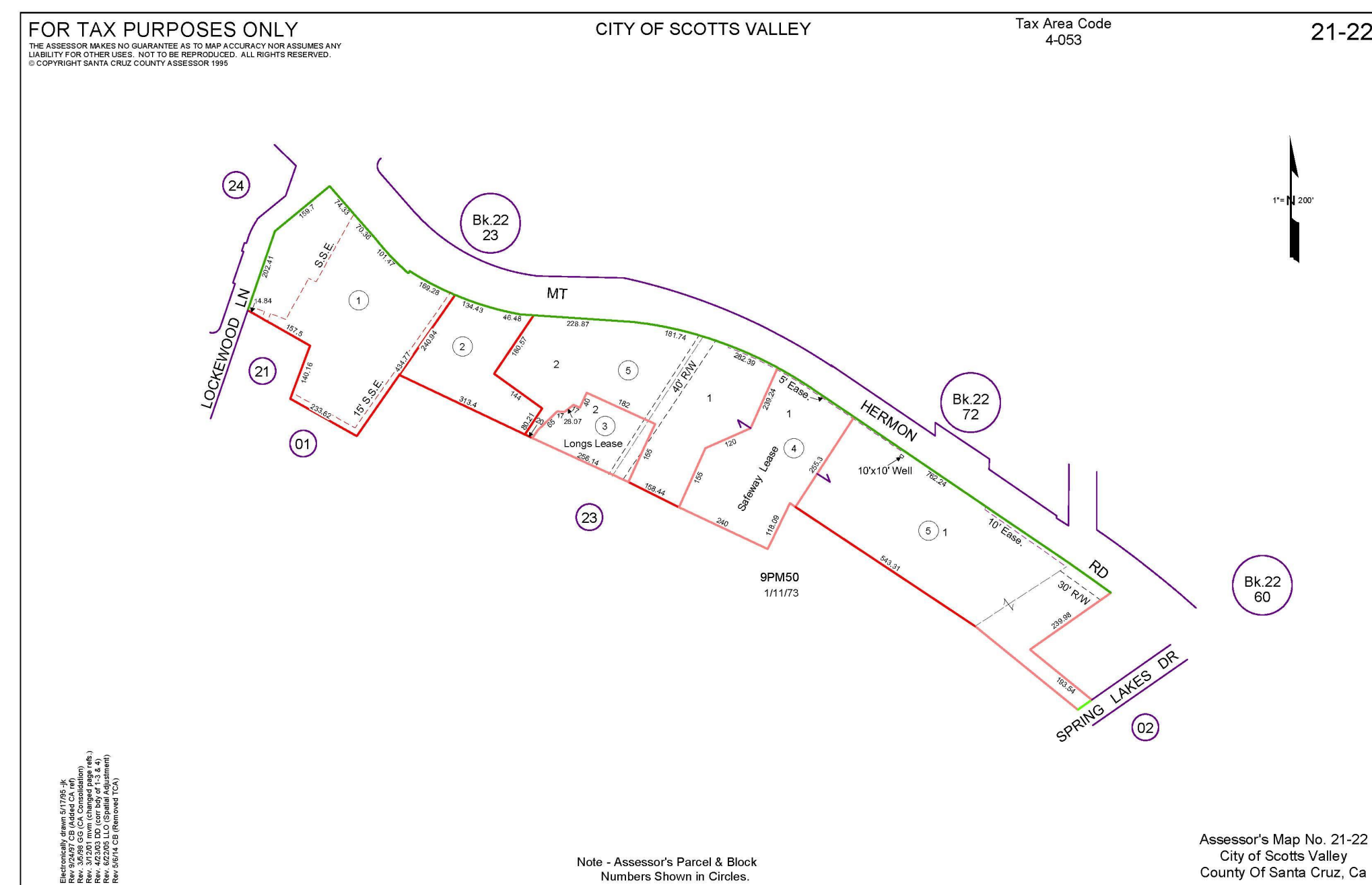
DATE: March 17, 2019

SHEET:

# A0.0

FILE: 1901-04 Planimetry

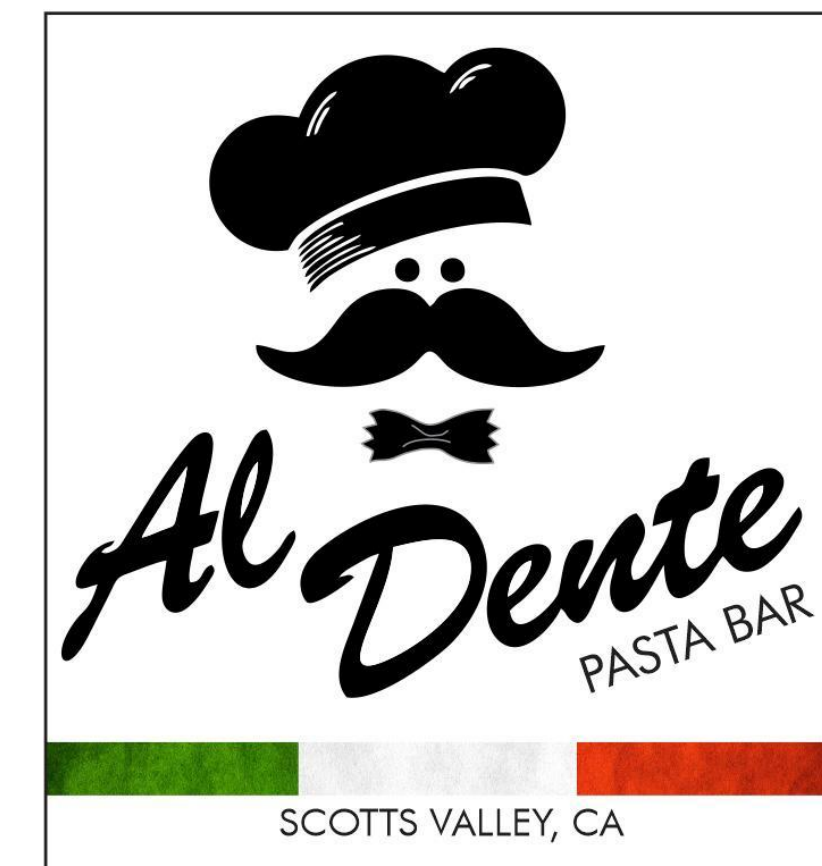




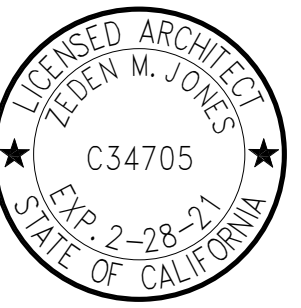
### SITE PLAN LEGEND

 PATH OF TRAVEL  
 ENTRANCE

← ENTRANCE



**2053 E. Bayshore Road #14  
Redwood City, CA 94063  
Tel: (650) 861-1444  
Fax: (650) 839-1444  
[www.zephyr-arch.com](http://www.zephyr-arch.com)**



| REV | DATE    | PLAN CHECK SUBMISSION | DESCRIPTION                      |
|-----|---------|-----------------------|----------------------------------|
|     | 3/17/19 |                       |                                  |
|     | 8/14/19 |                       | PLANNING SUBMITTAL -- USE PERMIT |
|     |         |                       |                                  |
|     |         |                       |                                  |
|     |         |                       |                                  |
|     |         |                       |                                  |

## TENANT IMPROVEMENT

***Al Dente* PASTA BAR**  
245 MT HERMON ROAD, SUITE V  
SCOTTS VALLEY, CA 95066

DRAWING TITLE:  
**SITE PLAN**

SCALE: See Plan

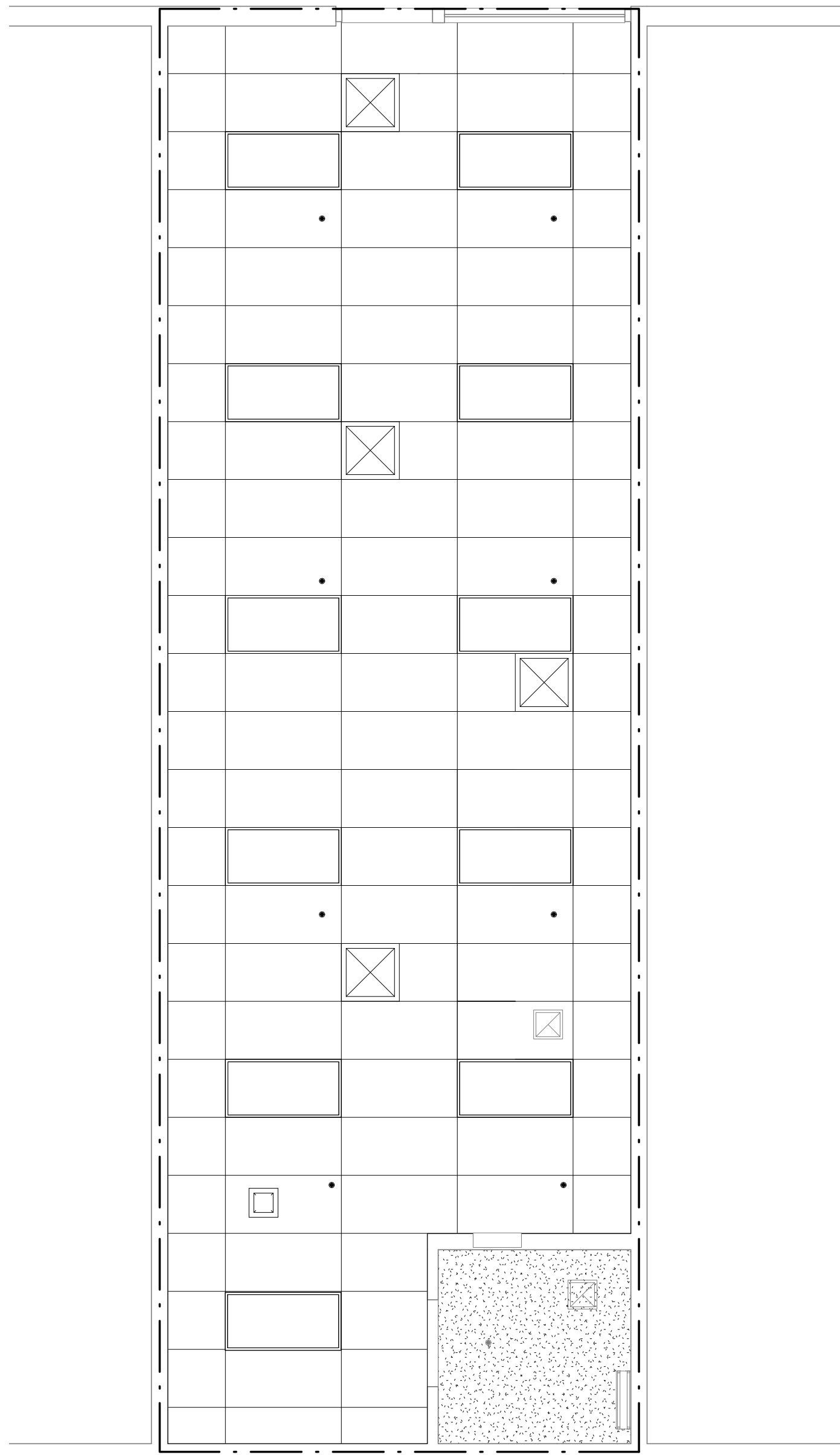
DATE: March 17, 2019

SHEET:

**A0.2**

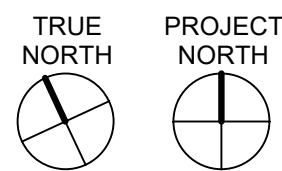
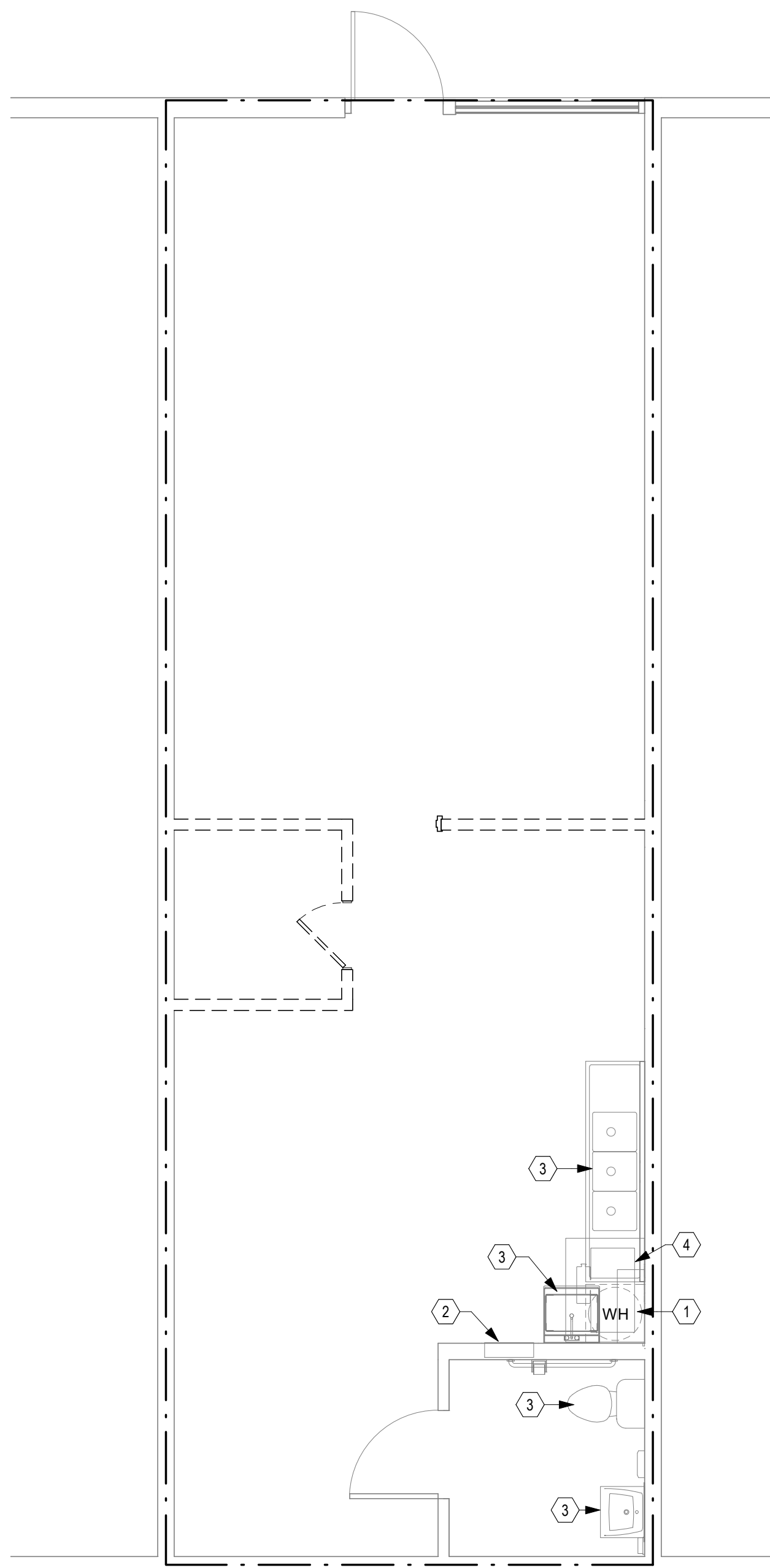
FILE: 1901-04 Planimetry





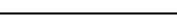
## 2 EXISTING/DEMO REFLECTED CEILING PLAN

SCALE : 1/4" = 1'-0"



**1** **EXISTING/DEMO FLOOR PLAN**  
SCALE : 1/4" = 1'-0"

## LEGEND

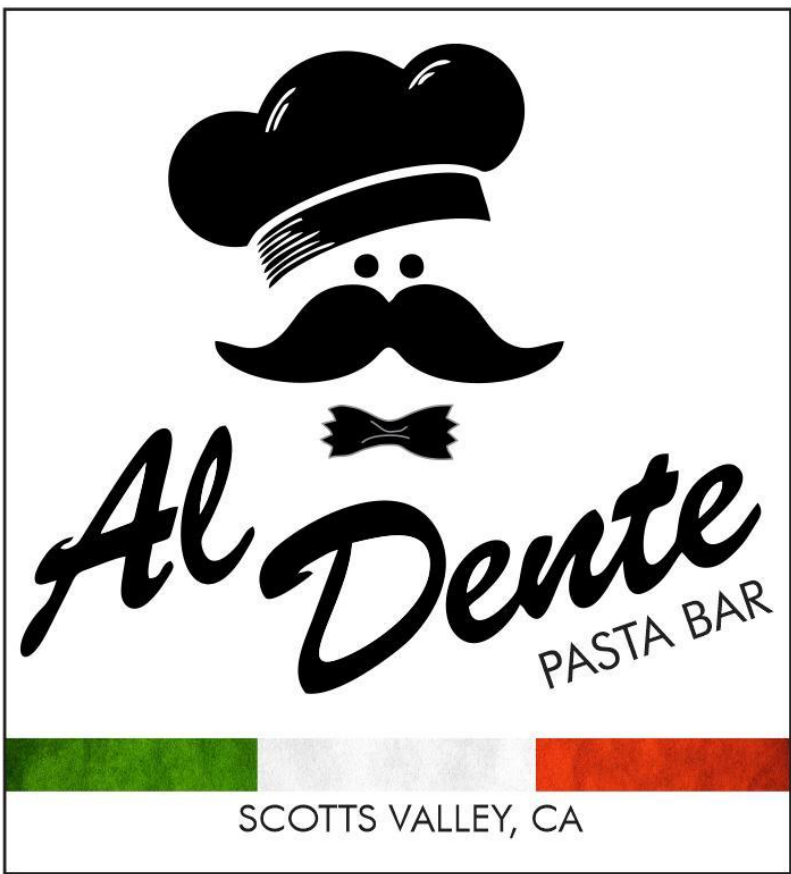
|                                                                                     |                                                                                    |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|  | EXISTING WALL                                                                      |
|  | INTERIOR DEMISING WALL - 6" METAL STUD WALL,<br>SEE NOTE 9 FOR FIRE RATED ASSEMBLY |
|  | INTERIOR NON-BEARING WALL - 3-5/8" METAL STUD WALL                                 |
|  | KEY NOTE, SEE SCHEDULE                                                             |
|  | WALL TYPE, SEE WALL LEGEND                                                         |

## KEY NOTES

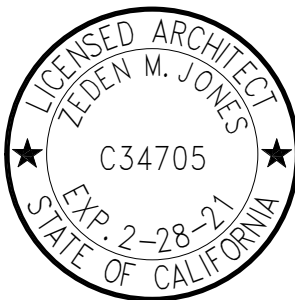
| CODE | DESCRIPTION                          |
|------|--------------------------------------|
| 1    | EXISTING WATER HEATER ON SHELF ABOVE |
| 2    | EXISTING ELECTRICAL PANEL TO REMAIN  |
| 3    | EXISTING PLUMBING FIXTURE TO REMAIN  |
| 4    | EXISTING AUTOMATIC GREASE TRAP       |

## GENERAL NOTES

1. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE INFORMATION



**2053 E. Bayshore Road #14  
Redwood City, CA 94063  
Tel: (650) 861-1444  
Fax: (650) 839-1444  
[www.zephyr-arch.com](http://www.zephyr-arch.com)**

[illegible]

## TENANT IMPROVEMENT

# Al Dente PASTA BAR

245 MT HERMON ROAD, SUITE V  
SCOTTS VALLEY, CA 95066

DRAWING TITLE:

## EXISTING & DEMO FLOOR PLAN

SCALE: See Plan

DATE: March 17, 2019

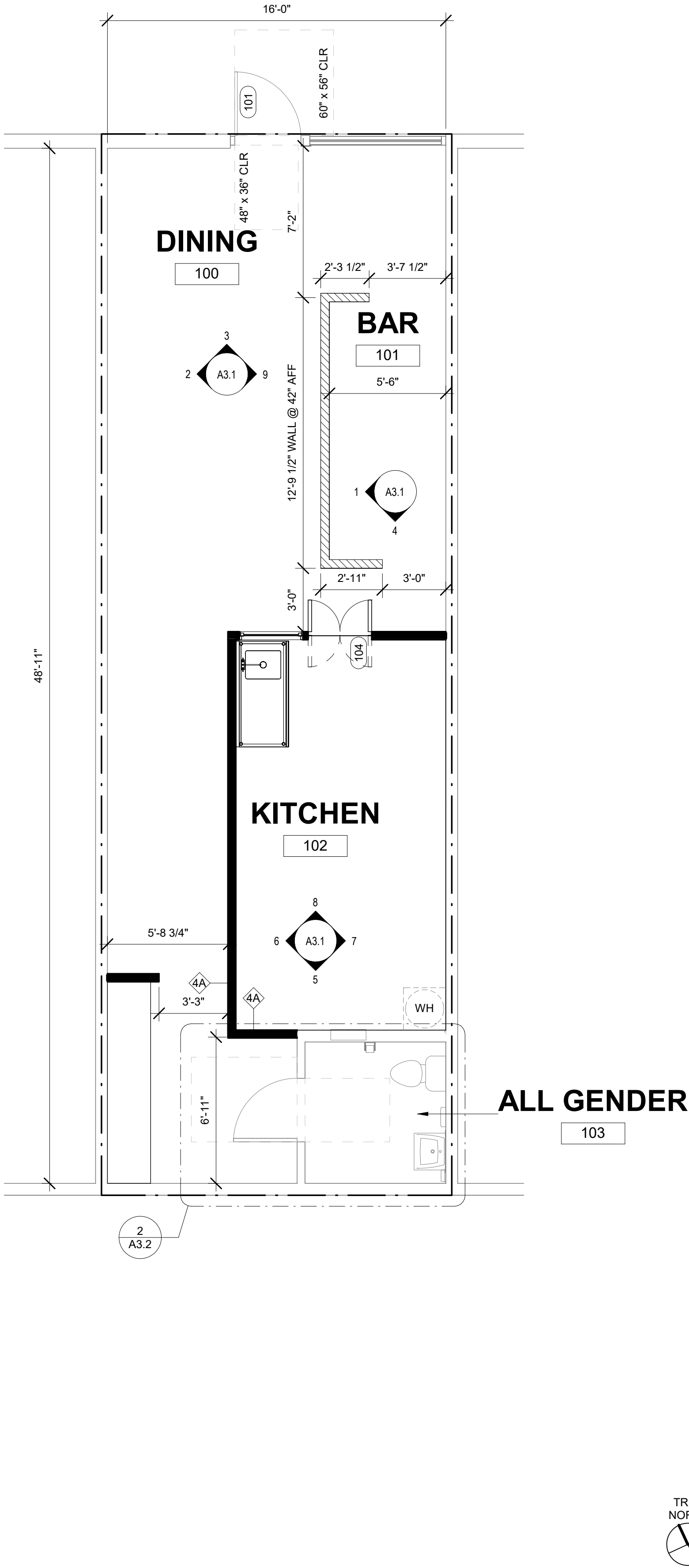
SHEET:

# A1.1

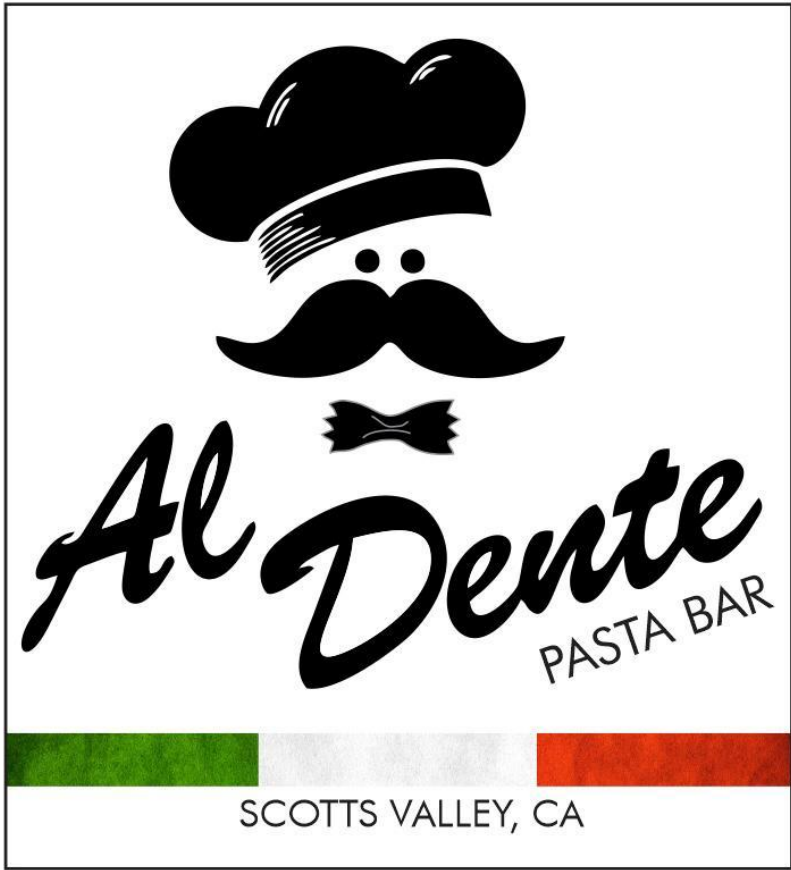
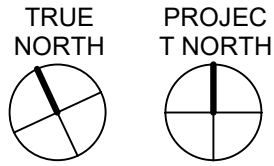
FILE: 1901-04 Planimetry



ZEPHYR ARCHITECTURE EXPRESSLY RESERVES EACH AND EVERY LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND/OR DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF ZEPHYR ARCH. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION OF CONSENT.



**1 FLOOR PLAN**  
SCALE : 1/4" = 1'-0"



### LEGEND

- EXISTING WALL
- INTERIOR DEMISING WALL - 6" METAL STUD WALL, SEE NOTE 9 FOR FIRE RATED ASSEMBLY
- INTERIOR NON-BEARING WALL - 3-5/8" METAL STUD WALL
- KEY NOTE, SEE SCHEDULE
- WALL TYPE, SEE WALL LEGEND

### KEY NOTES

| CODE | DESCRIPTION |
|------|-------------|
|------|-------------|

### GENERAL NOTES

1. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE INFORMATION

2053 E. Bayshore Road #14  
Redwood City, CA 94063  
Tel: (650) 861-1444  
Fax: (650) 838-1444  
www.zephyr-arch.com

LICENSED ARCHITECT  
KEITH M. JONES  
C34705  
STATE OF CALIFORNIA

| REV. | DATE    | DESCRIPTION                      |
|------|---------|----------------------------------|
|      | 3/17/19 | PLAN CHECK SUBMISSION            |
|      | 8/14/19 | PLANNING SUBMITTAL -- USE PERMIT |

TENANT IMPROVEMENT  
**Al Dente PASTA BAR**  
245 MT HERMON ROAD, SUITE V  
SCOTTS VALLEY, CA 95066

DRAWING TITLE:  
**FLOOR PLAN & DETAILS**

SCALE: See Plan

DATE: March 17, 2019

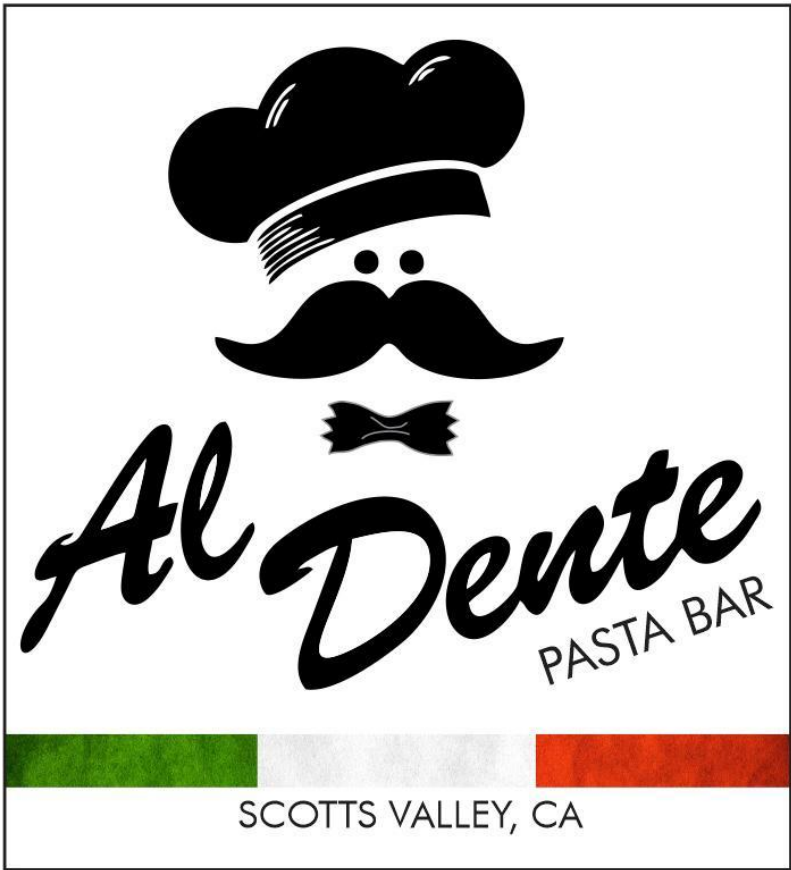
SHEET:  
**A2.1**

FILE: 1901-04 Planimetry



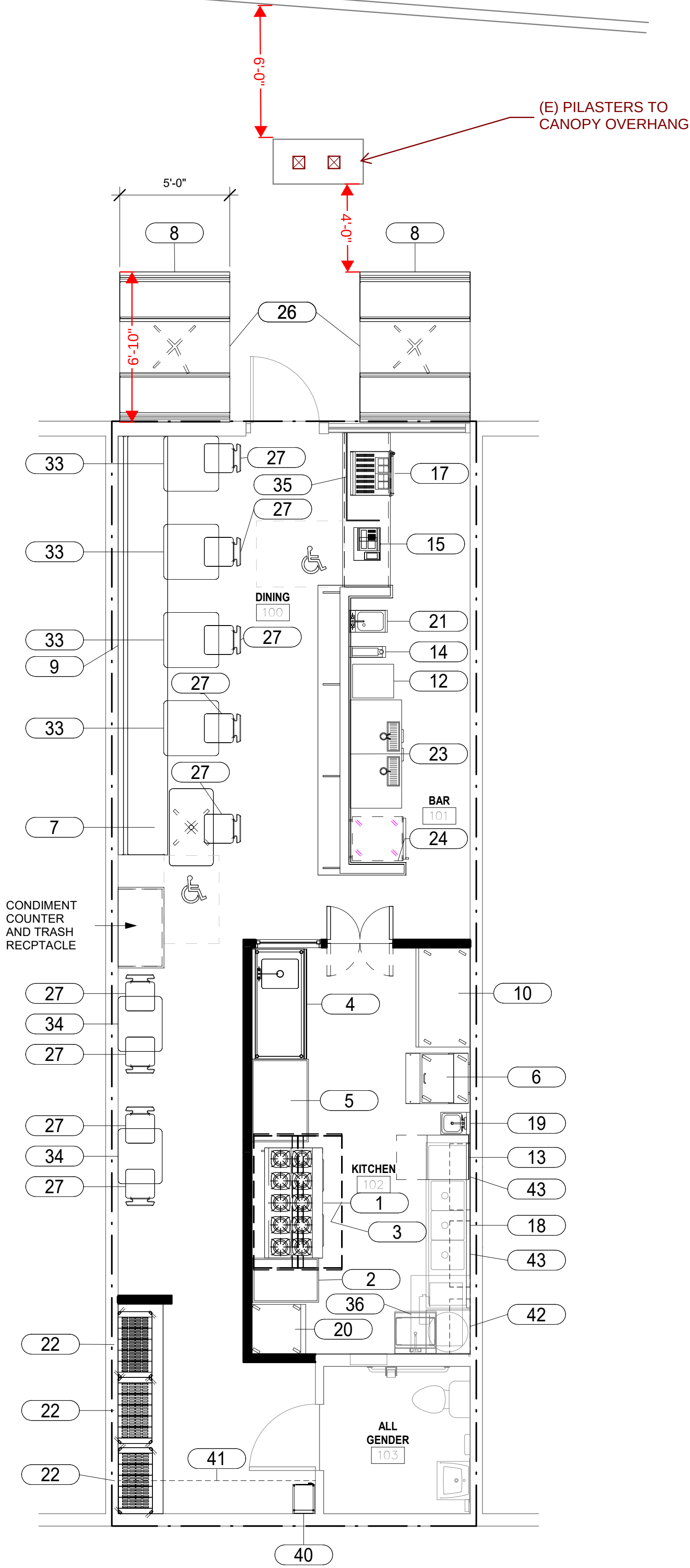
ZEPHYR ARCH HEREBY EXPRESSLY RESERVES EACH AND EVERY LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND/OR DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF ZEPHYR ARCH. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION OF ZEPHYR ARCH.

| EQUIPMENT SCHEDULE |     |                                                                                            |                              |                   |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
|--------------------|-----|--------------------------------------------------------------------------------------------|------------------------------|-------------------|----|----------|------------|-------|------|------|----|-------|------|----|--------|----------|----|--|
| ITEM               | QTY | DESCRIPTION                                                                                | MANUFACTURER                 | MODEL             | BY | REMARKS  | ELECTRICAL |       |      |      |    | WATER |      |    | WASTE  |          |    |  |
|                    |     |                                                                                            |                              |                   |    |          | VOLTS      | PHASE | AMPS | CONN | HT | HOT   | COLD | HT | DIRECT | INDIRECT | HT |  |
| 1                  |     | STOVE                                                                                      | BAKERS PRIDE                 | 60-BP-6B-G24-S26  |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 2                  |     | STAINLESS TABLE                                                                            | Advance Tabco                | VLG-244           |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 3                  |     | HOOD                                                                                       | CAPTIVE-AIRE                 |                   |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 4                  |     | WORK TABLE W/ PREP SINK                                                                    | ADVANCE TABCO                | EPT6R5-3060GSK-R  |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 5                  |     | STAINLESS TABLE                                                                            | Advance Tabco                | VLG-244           |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 6                  |     | Mega-Top Solid Door Sandwich/Salad Unit                                                    | TRUE FOOD SERVICE            | TSSU-27-12M-B     |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 7                  |     | TABLE                                                                                      | Actiu Berbegal y Formas S.A. | PC69              |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 8                  |     | Ayre Bench w/ Upholstered Seat                                                             |                              |                   |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 9                  |     | Ayre Bench w/ Upholstered Seat                                                             |                              |                   |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 10                 |     | REACH-IN REFRIGERATOR                                                                      | TRUE                         | T-49              |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 12                 |     | Ice Maker                                                                                  | Ice-O-Matic                  | ICEU86            |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 13                 |     | Warewasher, Undercounter, Low Temp                                                         | Jackson WWS                  | DishStar LT       |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 14                 |     | PRESTIGE SODA GUN HOLDER, 6"W X 20"D, MANIFOLD HOUSING FOR SODA LINES WITH REMOVABLE COVER | Advance Tabco                | PRSH-19-6         |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 15                 |     | POS                                                                                        | TBD                          |                   |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 16                 |     | HAND WASH SINK                                                                             | A. O. SMITH                  | DEL-30            |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 17                 |     | SUPER AUTOMATIC POD                                                                        | UNIC                         | PONY 4            |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 18                 |     | 3-COMPARTMENT SINK                                                                         | SELECT STAINLESS             | 3BC18-2D18        |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 19                 |     | Hand Sink                                                                                  | Advance Tabco                | 7-PS-56           |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 20                 |     | Reach-In Solid Swing Door Refrigerator                                                     | TRUE FOOD SERVICE            | T-23              |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 21                 |     | UNDERBAR BASICS™ HAND SINK, UNDERBAR, 12"W X 21"D X 33"H, 10" X 14" SINK BOWL              | Advance Tabco                | CR-HS-12          |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 22                 |     | Shelving Unit, 4-Tier, Casters                                                             | Metro                        | X336PG4           |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 23                 |     | Draft Beer Dispenser                                                                       | Beverage Air                 | DD58HC-1-S        |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 24                 |     | Undercounter Refrigerator                                                                  | Beverage Air                 | UCR24AHC-25       |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 26                 |     | TABLES                                                                                     | Teknion Studio               | BBCTQBF           |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 27                 |     | CHAIRS                                                                                     | TBD                          |                   |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 33                 |     | CAFE TABLE                                                                                 |                              |                   |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 34                 |     | CAFE TABLE                                                                                 |                              |                   |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 35                 |     | SNEEZE GUARD                                                                               |                              |                   |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 36                 |     | AUTOMATIC GREASE TRAP                                                                      | BIG DIPPER                   | W-250-AST         |    | EXISTING |            |       |      |      |    |       |      |    |        |          |    |  |
| 40                 | 1   | EMPLOYEE LOCKERS                                                                           | Traka ASSA ABLOY             | Personnel Deposit | O  |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 41                 |     | WIRE SHELVING                                                                              |                              |                   |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 42                 |     | KD Wall Shelf                                                                              | Advance Tabco                | AWS-KD-36         |    |          |            |       |      |      |    |       |      |    |        |          |    |  |
| 43                 |     | KD Wall Shelf                                                                              | Advance Tabco                | AWS-KD-48         |    |          |            |       |      |      |    |       |      |    |        |          |    |  |



**1** EQUIPMENT PLAN  
SCALE : 1/4" = 1'-0"

CONCRETE CURB OF PARKING STALLS





2053 E. Bayshore Road #14  
Redwood City, CA 94063  
Tel: (650) 861-1444  
Fax: (650) 839-1444  
www.zephyr-arch.com



| REV. | DATE    | DESCRIPTION           |
|------|---------|-----------------------|
| 1    | 3/17/19 | PLAN CHECK SUBMISSION |
| 2    |         |                       |
| 3    |         |                       |
| 4    |         |                       |
| 5    |         |                       |
| 6    |         |                       |
| 7    |         |                       |
| 8    |         |                       |
| 9    |         |                       |
| 10   |         |                       |
| 11   |         |                       |
| 12   |         |                       |
| 13   |         |                       |
| 14   |         |                       |
| 15   |         |                       |
| 16   |         |                       |
| 17   |         |                       |
| 18   |         |                       |
| 19   |         |                       |
| 20   |         |                       |
| 21   |         |                       |
| 22   |         |                       |
| 23   |         |                       |
| 24   |         |                       |
| 25   |         |                       |
| 26   |         |                       |
| 27   |         |                       |
| 28   |         |                       |
| 29   |         |                       |
| 30   |         |                       |
| 31   |         |                       |
| 32   |         |                       |
| 33   |         |                       |
| 34   |         |                       |
| 35   |         |                       |
| 36   |         |                       |
| 37   |         |                       |
| 38   |         |                       |
| 39   |         |                       |
| 40   |         |                       |
| 41   |         |                       |
| 42   |         |                       |
| 43   |         |                       |
| 44   |         |                       |
| 45   |         |                       |
| 46   |         |                       |
| 47   |         |                       |
| 48   |         |                       |
| 49   |         |                       |
| 50   |         |                       |

TENANT IMPROVEMENT  
**Al Dente** PASTA BAR  
245 MT HERMON ROAD, SUITE V  
SCOTT'S VALLEY, CA 95066

DRAWING TITLE:  
**EQUIPMENT PLAN**

SCALE: See Plan

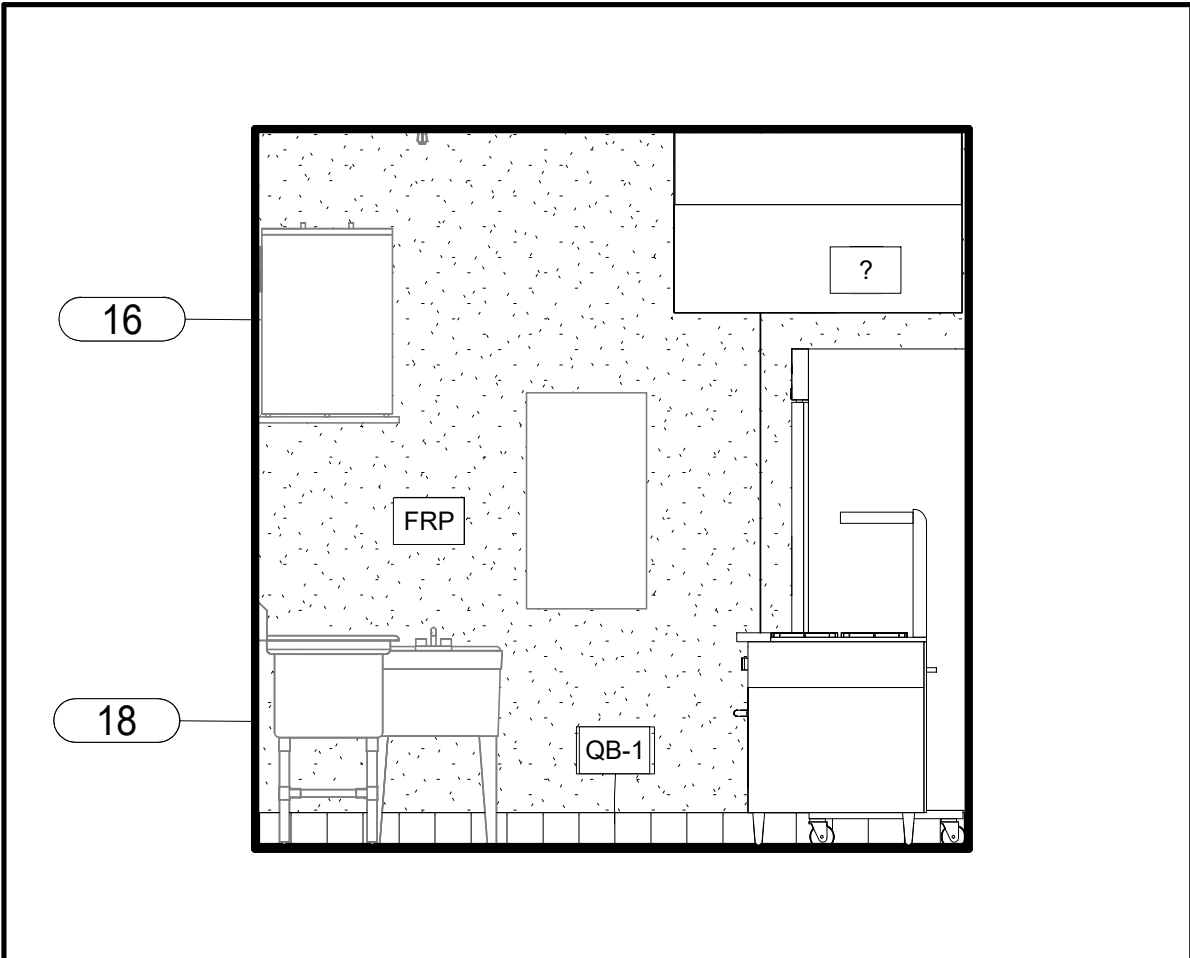
DATE: March 17, 2019

SHEET:  
**A2.3**

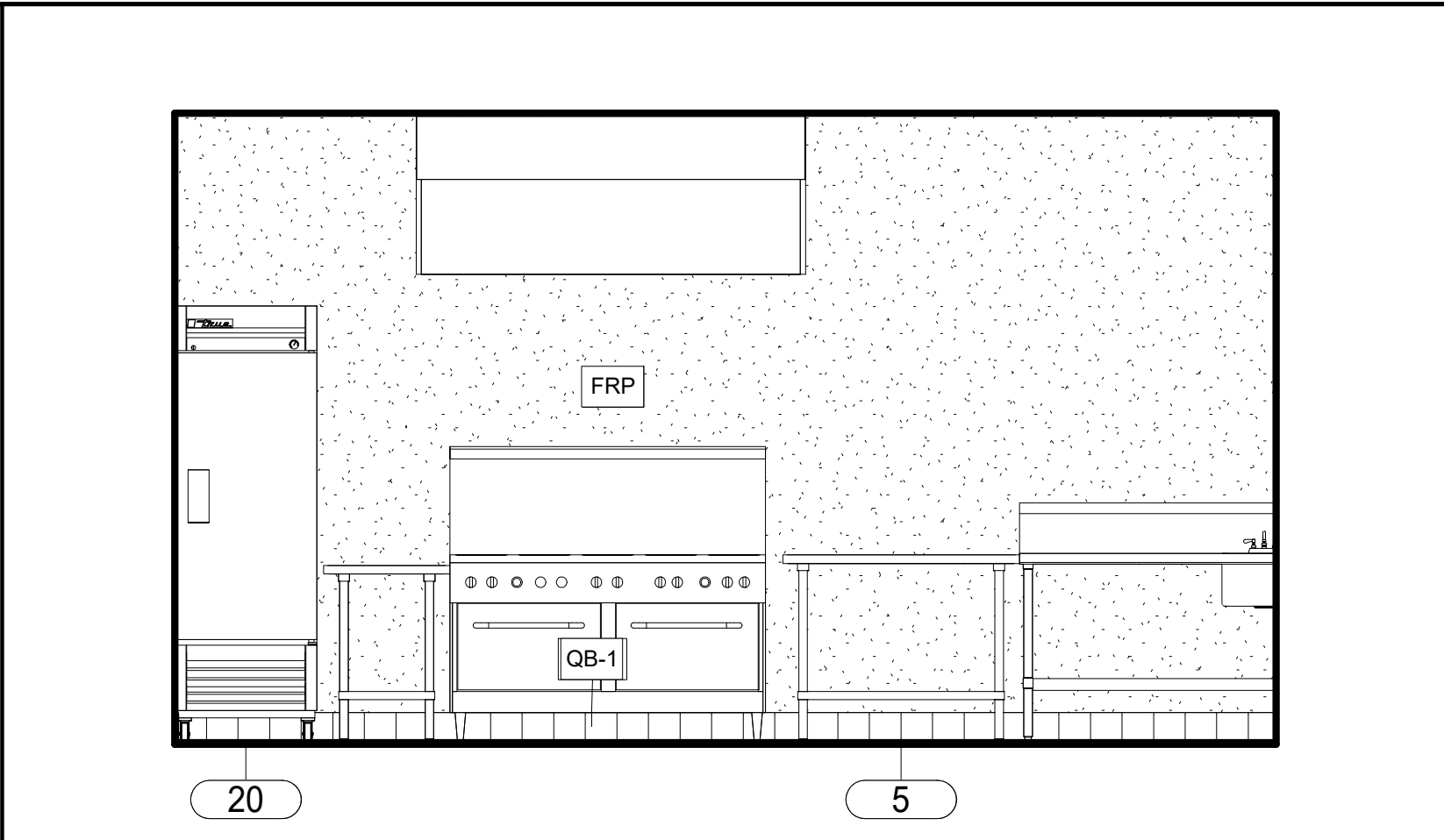
FILE: 1901-04 Planimetry



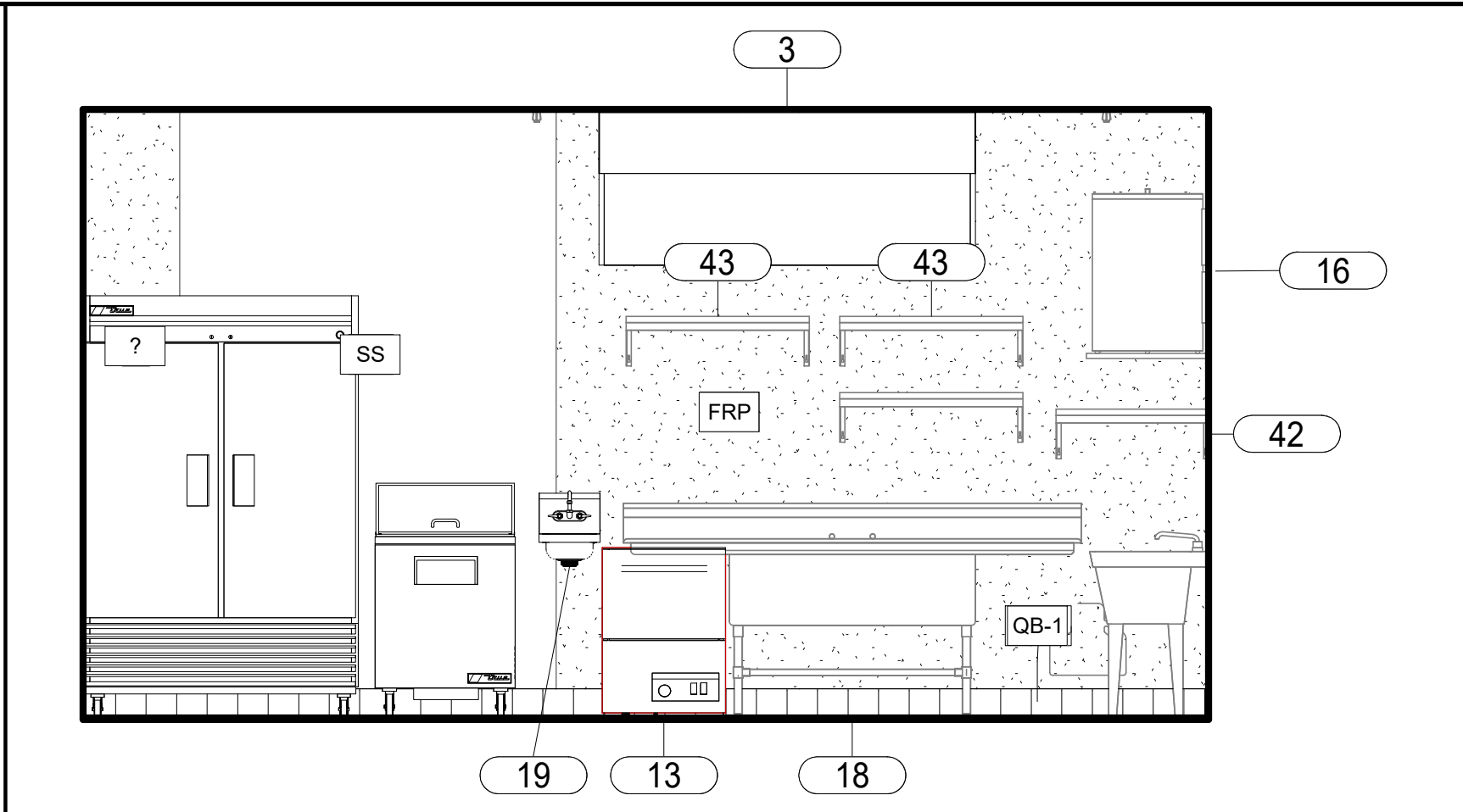
ZEPHYR ARCH HEREBY EXPRESSLY RESERVES EACH AND EVERY LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND/OR DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF ZEPHYR ARCH. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION OF ZEPHYR ARCH.



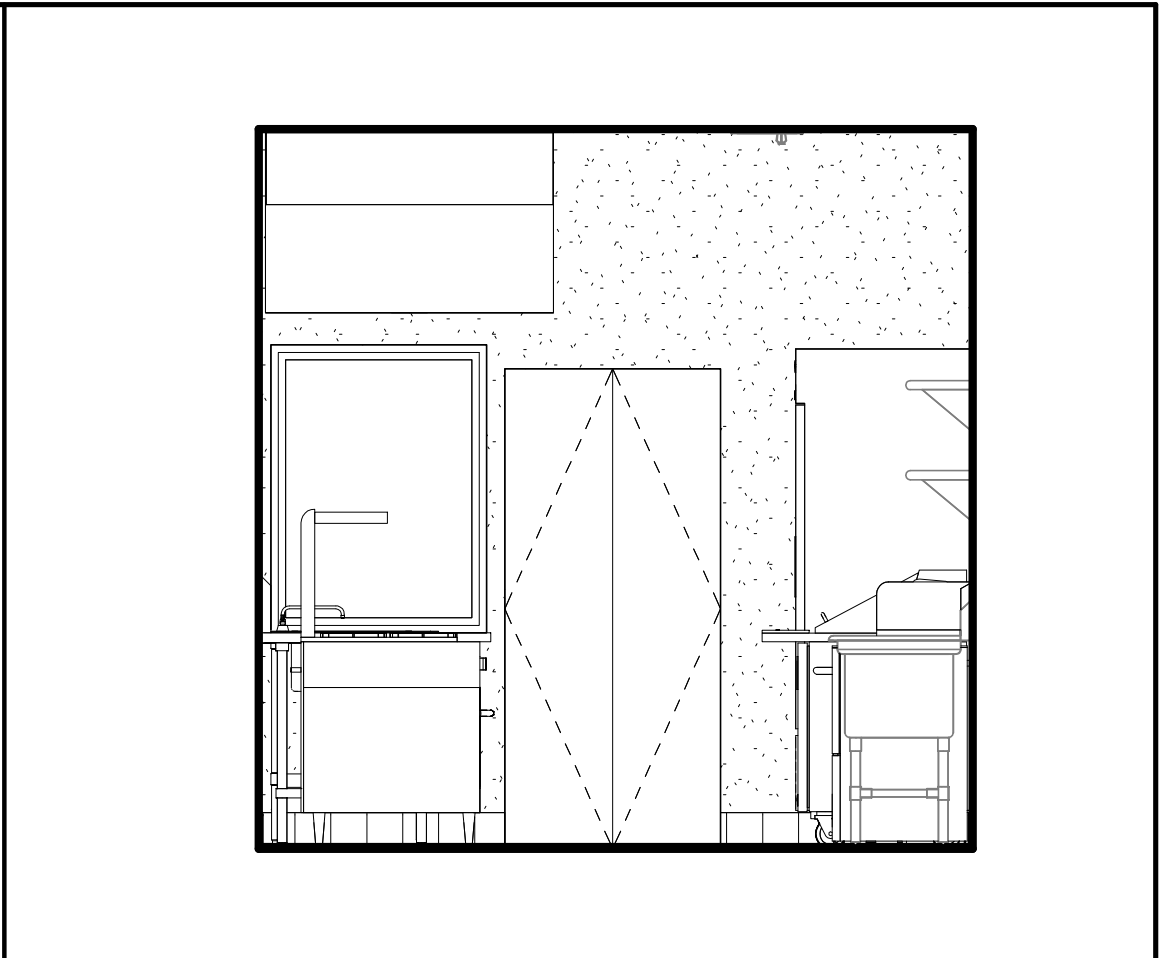
**5 INTERIOR ELEVATION**  
SCALE : 3/8" = 1'-0"



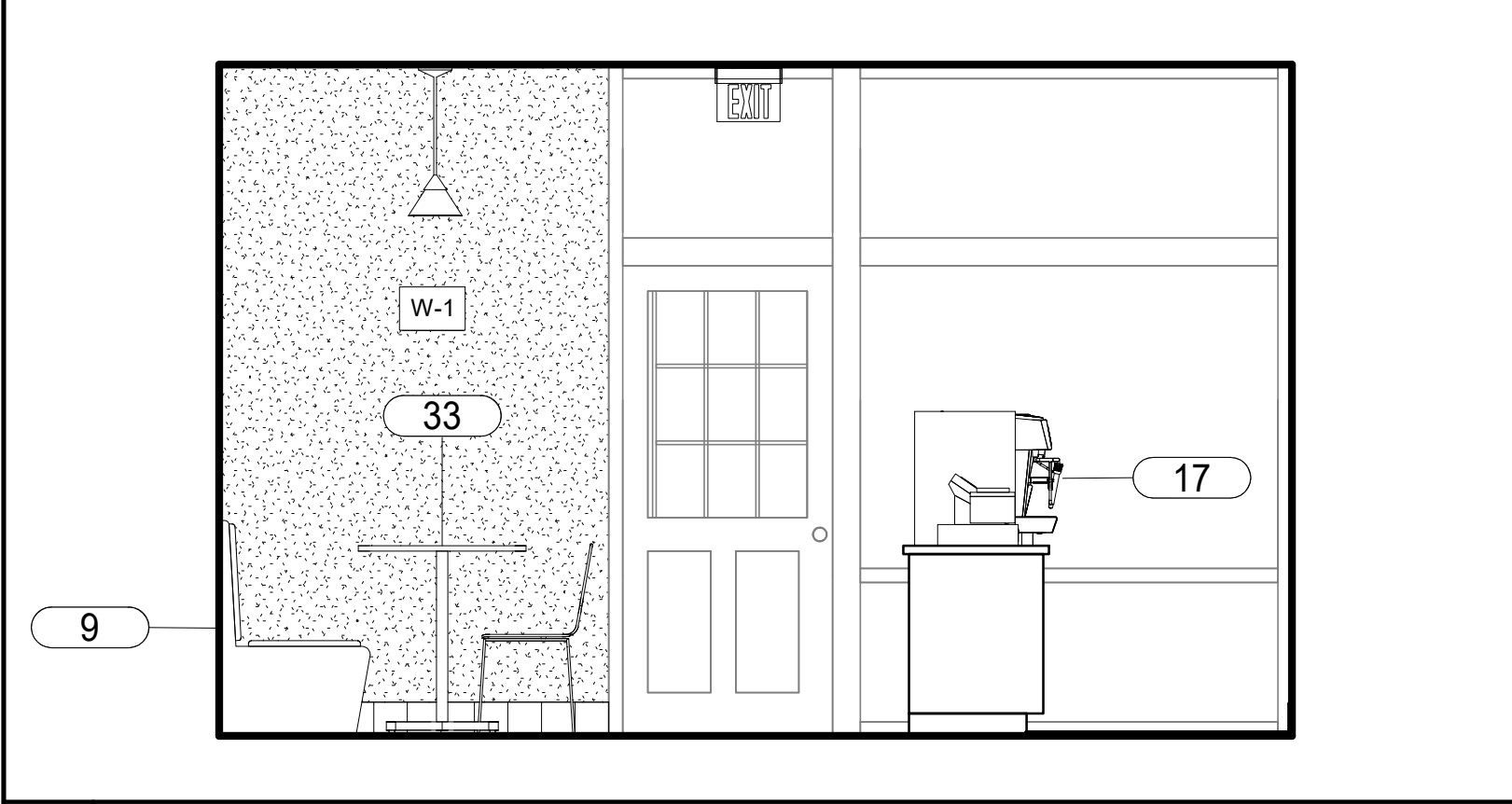
**6 INTERIOR ELEVATION**  
SCALE : 3/8" = 1'-0"



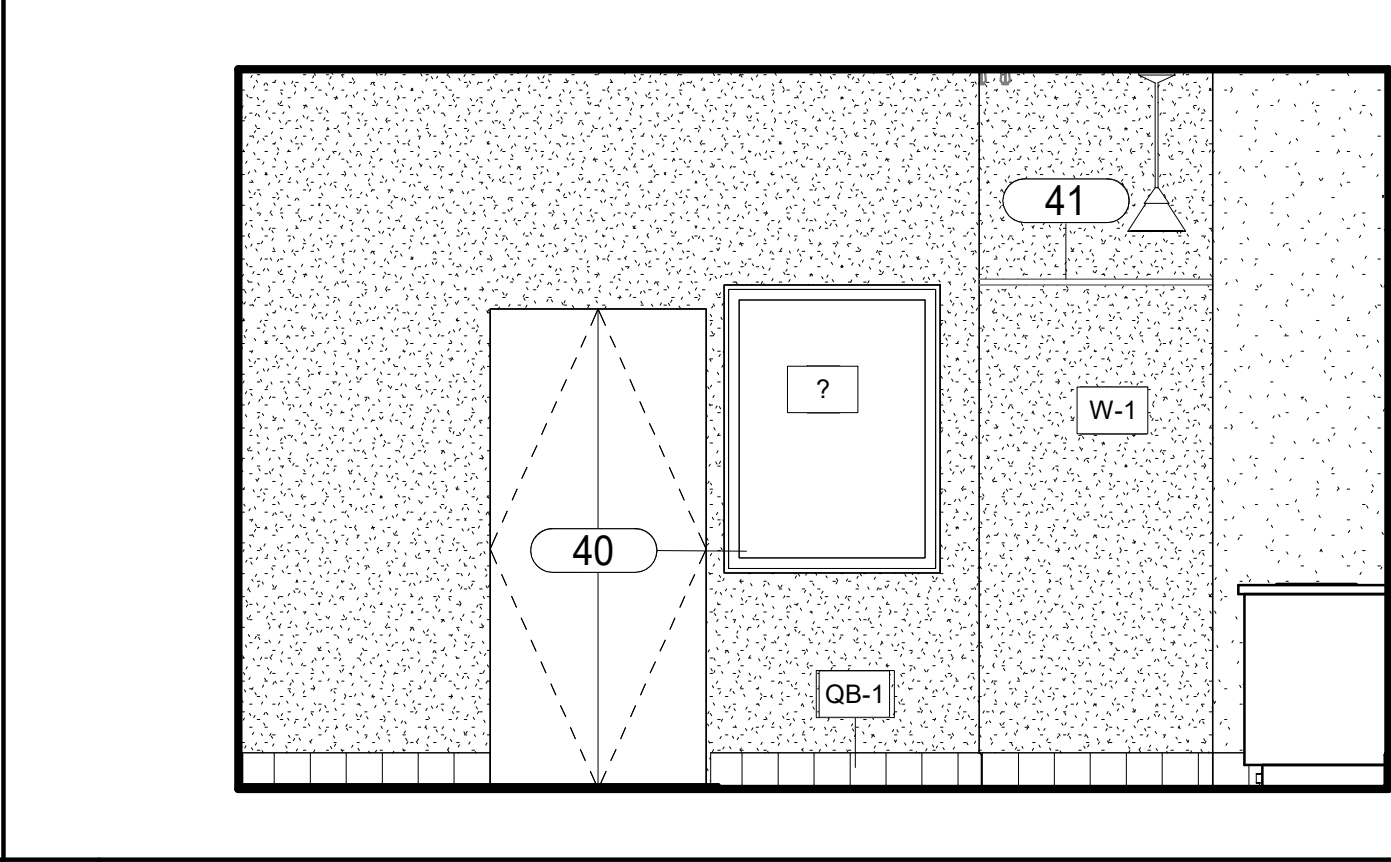
**7 INTERIOR ELEVATION**  
SCALE : 3/8" = 1'-0"



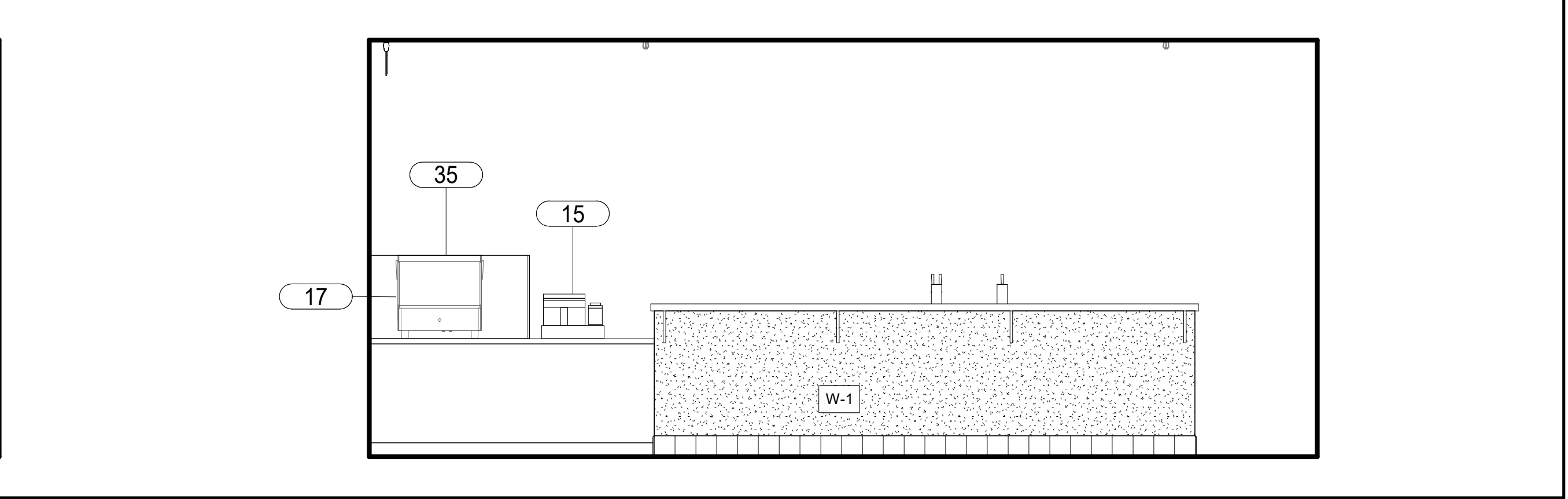
**8 INTERIOR ELEVATION**  
SCALE : 3/8" = 1'-0"



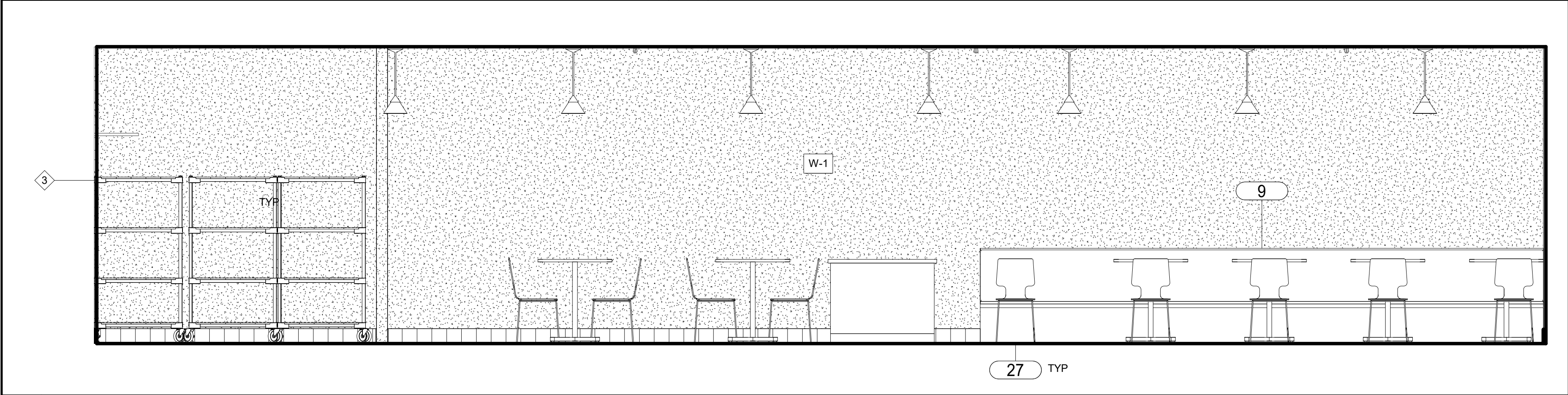
**3 INTERIOR ELEVATION**  
SCALE : 3/8" = 1'-0"



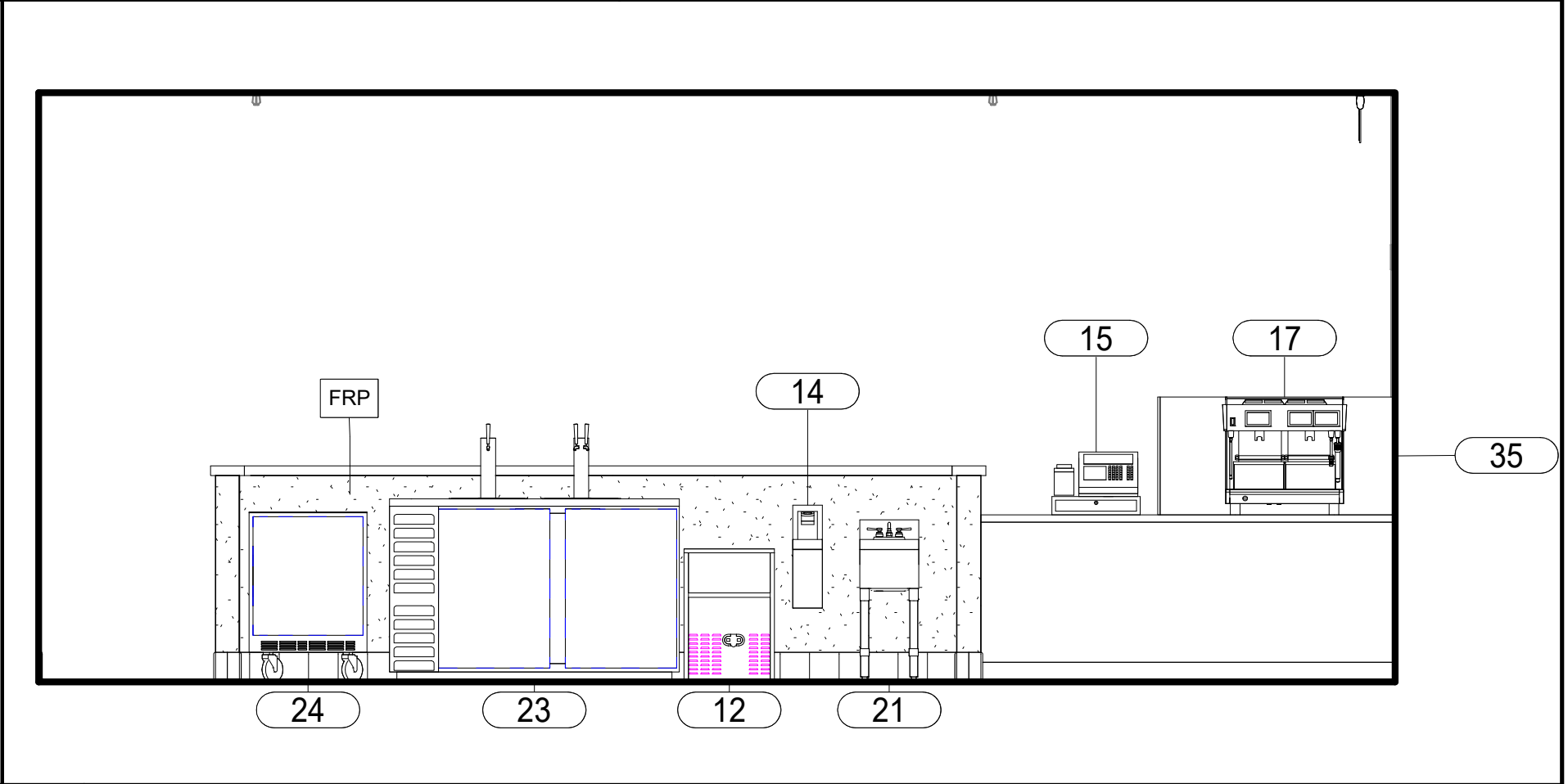
**4 INTERIOR ELEVATION**  
SCALE : 3/8" = 1'-0"



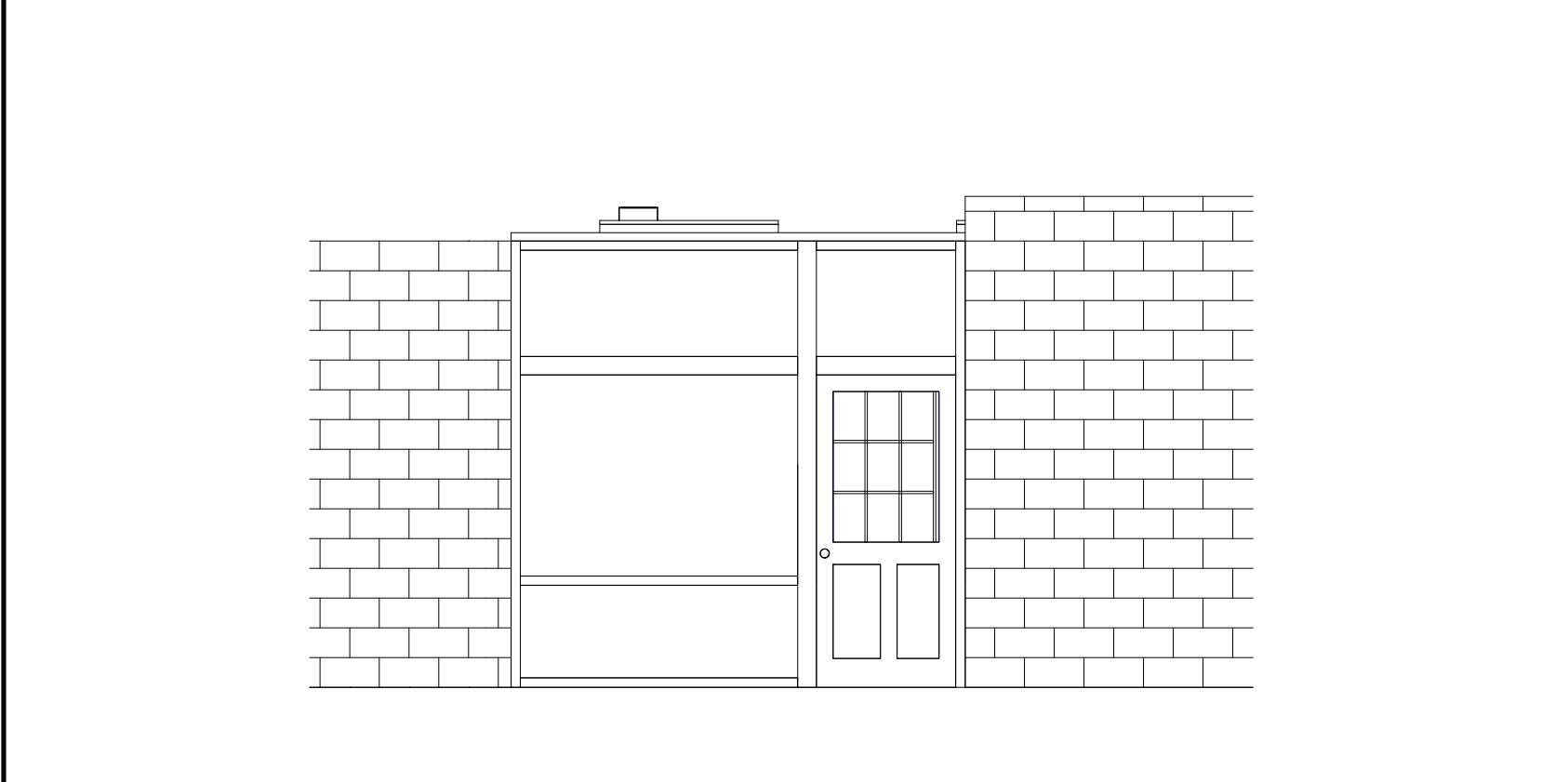
**17 INTERIOR ELEVATION**  
SCALE : 3/8" = 1'-0"



**2 INTERIOR ELEVATION AT DINING ROOM**  
SCALE : 3/8" = 1'-0"



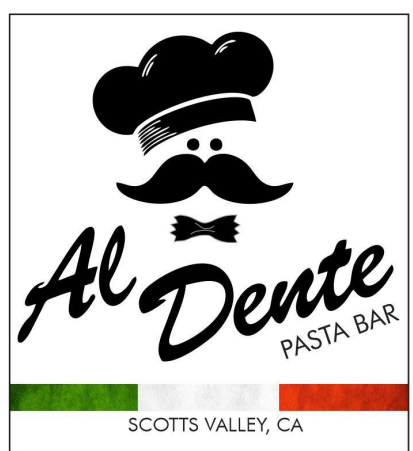
**9 INTERIOR ELEVATION AT BAR**  
SCALE : 3/8" = 1'-0"



**1 EXTERIOR ELEVATION**  
SCALE : 1/4" = 1'-0"



**2 EXTERIOR ELEVATION**  
SCALE : 1/4" = 1'-0"



**LEGEND**

- # EQUIPMENT TAG, SEE A2.3
- # FINISH MATERIAL TAG, SEE A2.2



2053 E. Bayshore Road #14  
Redwood City, CA 94063  
Tel: (650) 861-1444  
Fax: (650) 939-1444  
www.zephyr-arch.com

LICENSED ARCHITECT  
KEEN M. JONES  
C34705  
STATE OF CALIFORNIA  
EXPIRES 2-28-21

REV. DATE DESCRIPTION  
3/17/19 PLAN CHECK SUBMISSION  
8/14/19 PLANNING SUBMITTAL -- USE PERMIT

TENANT IMPROVEMENT

**Al Dente PASTA BAR**

245 MT HERMON ROAD, SUITE V  
SCOTTS VALLEY, CA 95066

DRAWING TITLE:  
**EXTERIOR & INTERIOR ELEVATIONS**

SCALE: See Plan

DATE: March 17, 2019

SHEET:  
**A3.1**

FILE: 1901-04 Planimetry



**STAFF REPORT**  
CITY OF SCOTTS VALLEY  
PLANNING COMMISSION

**Date:** November 14, 2019

**Applicant / Owner:** Lynn Yang, American Yiluen Development

**Application:** Use Permit No. U19-007

**Location:** 100 Enterprise Way Suite A103 / APN 024-031-16

**General Plan / Zoning:** Research and Development / Planned Development (I-RD/PD)

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

**Request:** Consideration of a Use Permit to allow a daycare facility to operate at 100 Enterprise Way, Suite A103.

**Staff Planner:** Brenda Stevens, Associate Planner  
Jonathan Kwan, Associate Planner, CSG Consultants

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission conduct a public hearing and approve Use Permit No. U19-007, subject to the attached conditions in Exhibit A.

**PROJECT LOCATION**

The project site is 100 Enterprise Way Suite A103, a tenant space on the first floor of module A at the Enterprise Technology Centre (ETC) as shown on the Location Map (Attachment 2). The project site is in the Research and Development zoning district (I-RD). A Planned Development was approved at the ETC, a three-story development with six modules and over 450,000 square feet of leasable area. The ETC currently houses a variety of research and development uses and office uses, as well as, a fitness center and cafeteria. Both the fitness center and cafeteria are open to the public but are primarily used by ETC employees and visitors.

## **PROJECT DESCRIPTION**

The applicant proposes to operate a daycare facility for children ages two to seven in a 4,375 square foot space. The facility is intended for both ETC employees and fitness center members and is also available to the public.

The daycare would be operated by 10 staff members, eight on the largest shift, between the hours of 8:00 AM and 6:00 PM, Monday through Friday. The maximum capacity is 72 children. The proposed project includes a new fence to create an approximately 1,300 square foot, outdoor area.

## **DISCUSSION**

The proposed project is a daycare on a property that is within the Research and Development (I-RD) zoning district. The Municipal Code does not specify allowed uses or development standards in this zoning district, however it defines “Research and development” as “firms or businesses whose function includes information gathering, scholarly or scientific inquiry or investigation, medical research, high technology or the development of computer software”.

Daycare facilities do not fit in the definition of “Research and Development”, however, uses that do not meet the definition have been approved by a Use Permit in the past. When the ETC was built, it included a fitness center as an amenity for employees at the facility. However, it was opened to the public and a Use Permit was required since fitness centers are not allowed by right in the Research and Development zoning district and it was no longer limited to an ancillary use for the facility. A Use Permit for the fitness center was approved at the site after demonstrating that the use was compatible with surrounding uses and that there were no significant impacts to the existing businesses.

The proposed daycare facility is similar as it is an ancillary use to the offices at the ETC and it is open to the public. The daycare provides an amenity for employees and does not impact existing uses. The applicant is requesting a Use Permit to allow the proposed daycare at the site. The project application, plans, and project description were routed internally and to outside agencies for comments. In addition, the properties within 300’ of the project site were notified of this project and no public comments have been received. An analysis of potential issues for Planning Commission consideration is provided below.

### **Compatibility with Surrounding Uses**

Although a daycare facility is not traditionally associated with research and development uses, it is an ancillary use to the businesses at the ETC. The addition of a day care facility creates a more attractive location for businesses as it provides a conveniently located childcare service for ETC employees. There are many large technology-related businesses in the Bay Area that also provide similar services as a perk for their employees. In addition, the proposed facility is open to the public and could provide

nearby residents a daycare facility that is within walking distance.

#### Parking

The proposed daycare is a new business that is an amenity to ETC employees. No additional parking would be required for ETC employees, but the facility is open to enrollment from the public and will likely attract other patrons. There is no loading zone near the daycare, however, the parking lot at the business center is large and will be able to accommodate short-term parking for drop off and pickup in addition to the eight employees.

The proposed day care facility is leasing a 4,375 square foot area. Per the Municipal Code, day care facilities require one space for every 300 square feet, or a total of 15 parking spaces. The campus includes a total of 1,039 parking spaces, 782 of which are above ground. Staff has visited the site on numerous occasions and parking was readily available. Given that the existing above ground parking lot is under parked and that some of the children's parents will work or attend the gym at the facility, parking is not anticipated to be an issue. In addition, the parking areas are privately owned and managed by the property. As the vacant tenant suites become occupied, the property owner should monitor parking availability and ensure adequate parking.

#### Noise

The proposed daycare use with an outdoor play area in an environment dominated by offices and other businesses generate noise. However, the site is located near many other noise-generating features such as Highway 17 and water features throughout the property. Therefore, the added noise is unlikely to create a substantial impact outside of the building. On the interior, the applicant has noted that noise canceling features such as a white noise machine would be installed to mitigate noise impacts to surrounding tenants. Generally, noise complaints would be managed by the property owner to ensure that other businesses are not negatively impacted.

#### Trees

No trees are proposed for removal with the construction of the proposed fence and the proposed project. If any trees are proposed for removal in the future, the applicant will be subject to the City's Tree Protection Regulations in Section 17.44.080 of the Municipal Code.

### **FINDINGS**

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 subject property is in the Research and Development (I-RD) zoning district. A Planned Development was approved for the existing Enterprise Technology Centre which housing research and development uses, office uses, and a fitness center. The proposed use is ancillary to the existing uses at the Enterprise Technology Centre and is not anticipated to substantially impact existing uses. The proposed daycare complements existing uses by



providing a conveniently located daycare for employees with children as well as nearby residences.

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 daycare meets the requirement of this finding. As noted above, the proposed facility will be compatible with the other tenants at 100 Enterprise Way. The use supports the other businesses by conveniently locating a daycare for employees with children.

#### **ATTACHMENTS**

#### **Page Number**

|    |                                |          |
|----|--------------------------------|----------|
| 1. | Resolution (Action Item) ..... | 5        |
| 2. | Location Map .....             | 9        |
| 3. | Plans .....                    | Attached |

## RESOLUTION NO. \_\_\_\_

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT NO. U19-007 FOR A 4,375 SQUARE FOOT DAYCARE WITH A 1,300 SQUARE FOOT OUTDOOR AREA TO BE LOCATED AT 100 ENTERPRISE WAY, SUITE A103.

WHEREAS, the Planning Department of the City of Scotts Valley has received a Use Permit application filed by Lynn Yang, American Yiluen Development, Use Permit No. U19-007 for a 4,375 square foot day care with a 1,300 square foot outdoor area to be located at 100 Enterprise Way, Suite A103 / APN 024-031-16; and,

WHEREAS, the application was reviewed for completeness and is determined to be Categorically Exempt from the Environmental Quality Act (CEQA), Class 1, Existing Facilities, Section 15301; and,

WHEREAS, the project was reviewed by the Planning Commission at a regularly scheduled meeting on Thursday, November 14, 2019.

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 staff report dated November 14, 2019:

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 subject property is in the Research and Development (I-RD) zoning district. A Planned Development was approved for the existing Enterprise Technology Centre which housing research and development uses, office uses, and a fitness center. The proposed use is ancillary to the existing uses at the Enterprise Technology Centre and is not anticipated to substantially impact existing uses. The proposed daycare complements existing uses by providing a conveniently located daycare for employees with children as well as nearby residences.
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 daycare meets the requirement of this finding. As noted above, the proposed facility will be compatible with the other tenants at 100 Enterprise Way. The use supports the other businesses by conveniently locating a daycare for employees with children.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Use Permit No. U19-007 to allow a 4,375 square foot daycare facility with a 1,300 square foot outdoor area to be located 100 Enterprise Way Suite A103/ APN 024-031-16 subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Use Permit No. U19-007 shall lapse and shall become void if the permit is not exercised within one year from the date of this resolution and if the use ceases for more than a one-year period.

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 14<sup>th</sup> day of November 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Carlos Arcangeli, Chair

---

Taylor Bateman, Community Development Director



## **EXHIBIT A CONDITIONS OF APPROVAL**

### **Standard / Legal**

1. The property owner, applicant, and tenant have 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. Prior to issuance of building permits or occupancy, the property owner and applicant shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval within 30 days of approval.
3. The property owner/applicant shall obtain all required building permits and pay all required fees before starting any interior tenant improvements on site.
4. The applicant shall include the project Conditions of approval to all of the plans submitted for a building Permit.
5. Minor changes to the approved plans require review and approval by the Community Development Director (CDD). Proposed changes that the CDD determines to be significant may require review and approval by the Planning Commission, with associated fees paid by the applicant.

### **Planning Department**

6. The proposed fence shall be subject to the requirements in the Scotts Valley Municipal Code.
7. The Permittee shall obtain all necessary permits prior to any tree removal.

### **Building Department**

8. All requirements of the Building Department of the City of Scotts Valley shall be met.
9. The Permittee shall obtain a building permit (s) and pay appropriate fees before conducting any earth disturbing work on the subject property.

10. All structures shall comply with the most current California Energy Commission Standards. (2016 California Energy Code)
11. The plans shall include all required Accessibility Plans and details per 2016 CBC Chapter 11B. All new improvements shall comply with accessibility requirements.
12. 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.).
13. All trades of electrical, plumbing and mechanical will be issued under one building permit for the project (General Contractor permittee).
14. All construction activity shall be limited to the hours between 8:00 am and 6:00 pm, Monday through Friday, and 9:00 am through 5:00 pm on Saturday. No construction activity is allowed on Sunday.

**Scotts Valley Fire Protection District**

15. The applicant shall comply with all Scotts Valley Fire Protection District requirements.

**Water District**

16. The applicant shall comply with all Scotts Valley Water District requirements

---

Name and Signature of Property Owner

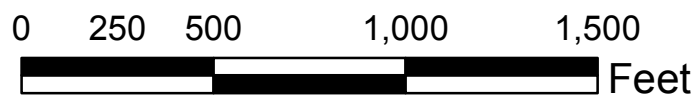
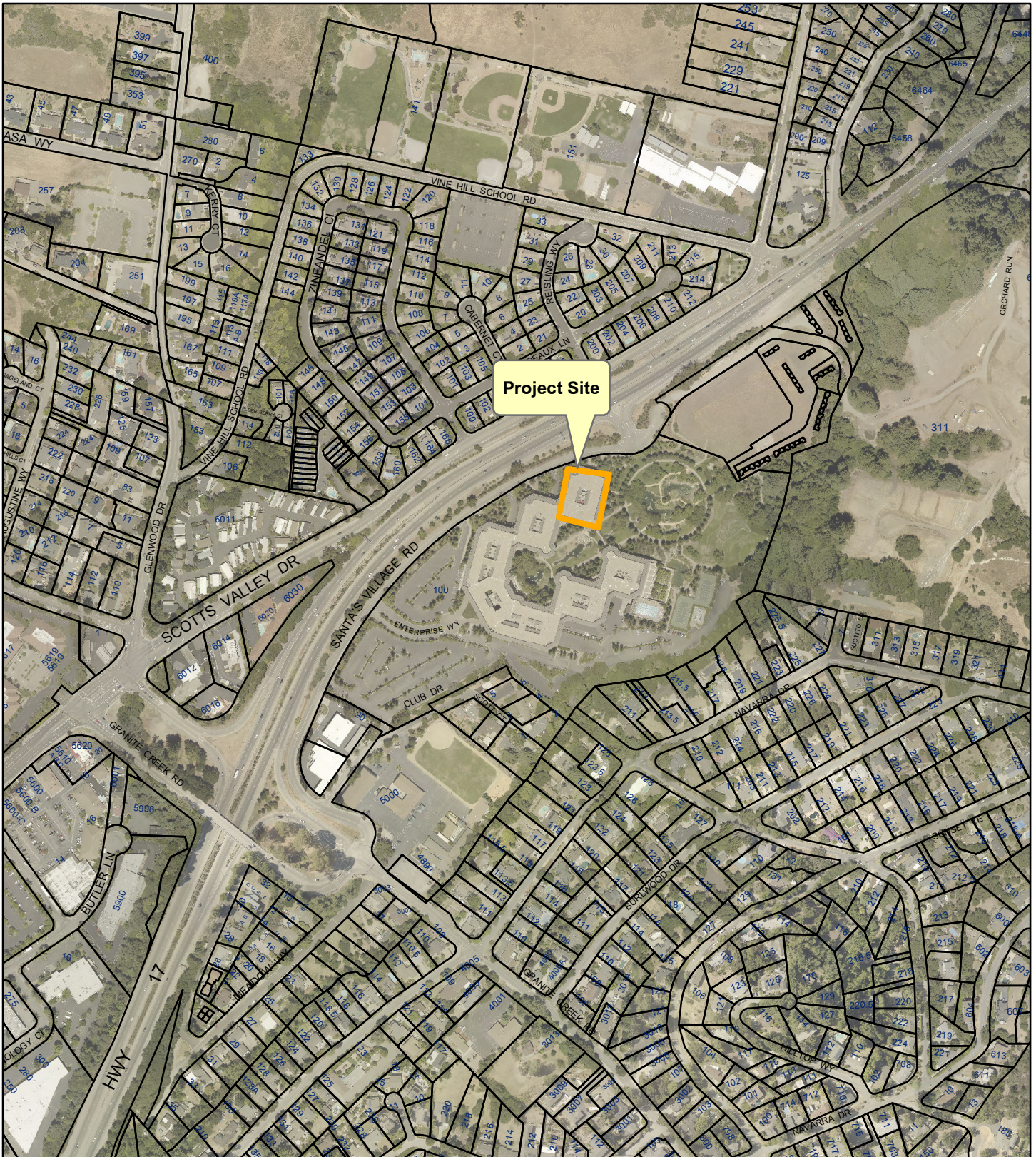
---

Date



# Location Map

100 Enterprise Way // APN 024-031-16



## Project Site

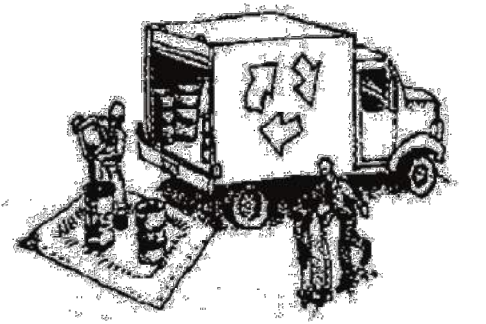
 Parcels





**Water Pollution  
Prevention Program**  
Clean Water. Healthy Community.

**Materials & Waste Management**



**Non-Hazardous Materials**

- Bern and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

**Hazardous Materials**

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

**Waste Management**

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

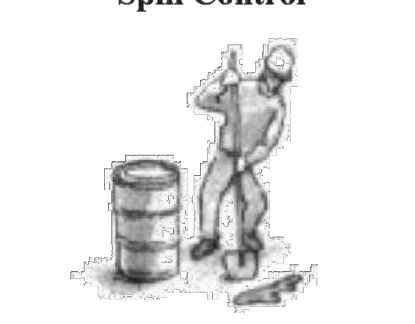
**Construction Entrances and Perimeter**

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

**Equipment Management & Spill Control**



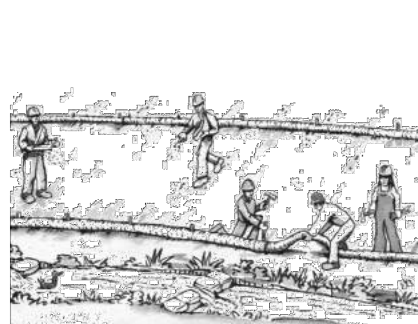
**Maintenance and Parking**

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

**Spill Prevention and Control**

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

**Earthmoving**

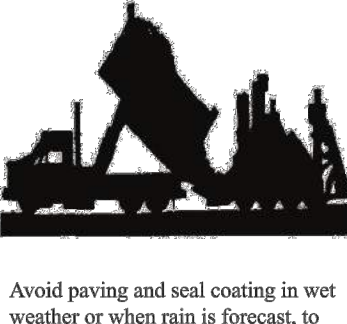


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as filter rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

**Contaminated Soils**

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

**Paving/Asphalt Work**

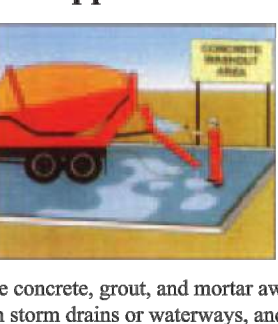


- Avoid paving and seal coating in wet weather or when rain is forecast, and on prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

**Sawcutting & Asphalt/Concrete Removal**

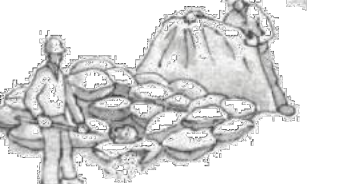
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

**Concrete, Grout & Mortar Application**



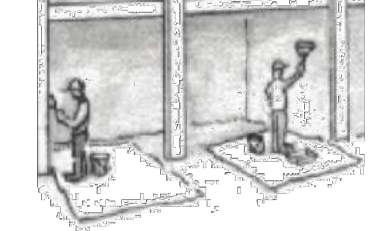
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent wastewater from entering storm drains. Block any inlets and vacuum gutters, hose wastewater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

**Landscaping**



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

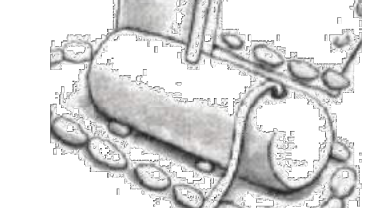
**Painting & Paint Removal**



**Painting Cleanup and Removal**

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

**Dewatering**



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

# ADMIN USE PERMIT FOR SPEC TENANT IMPROVEMENT FOR DAY CARE

**100 ENTERPRISE WAY. MODULE A1  
SCOTTS VALLEY, CA**

## TENANT OPERATION INFORMATION

STAFF NUMBER BY TENANT: 5 FULL TIME  
EXPECTED CHILD BETWEEN AGE 2 AND 7: 80 CHILDS  
OPERATION HOUR: 7AM AND 6 PM; MONDAY THRU SATURDAY

## PROJECT DIRECTORY

**BUILDING OWNER & BUILDER**  
AMERICAN YILUEN DEVELOPMENT AND HOLDINGS, LLC  
100 ENTERPRISE WAY, SUITE D304  
SCOTTS VALLEY, CA 95066  
CONTACT: LYNN YANG

**ARCHITECT**  
ARCHIT STUDIO  
318 WESTLAKE CENTER, SUITE 286  
DALY CITY, CA 94015  
T: 650.270.1754  
CONTACT: MARCO FUNG

**PROJECT SCOPE:**  
CONVERSION OF EXISTING OFFICE TO OPEN RESTRM FOR KID & NEW BREAK RM, OFFICE AND A HALLWAY; NEW OUTDOOR FENCED PATIO

## PROJECT DATA

**JURISDICTION**  
CITY OF SCOTTS VALLEY

**CODE**  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA GREEN BUILDING CODE  
2016 CALIFORNIA ENERGY CODE  
ALL RELATED SCOTTS VALLEY LOCAL ORDINANCE

**SCOPE OF WORK**  
CONVERSION OF EXISTING OFFICE TO OPEN RESTRM FOR KID & NEW BREAK RM, OFFICE AND A HALLWAY; NEW OUTDOOR FENCED PATIO

**OCCUPANCY GROUP: E / B (NO SEPARATION REQUIRED)**  
(PROPOSED GROUP E IS LESS THAN 10% OF THE BUILDING AREA OF BUILDING A)  
**CONSTRUCTION TYPE: I-B**  
**NUMBER OF STORY: 3 WITH 1 STORY BASEMENT AT BUILDING A**  
**BUILDING AREA: NO CHANGE**  
**SUITE AREA: NO CHANGE**  
**AUTOMATIC FIRE SPRINKLER: YES**

**OCCUPANCY SUMMARY:**  
**OFFICE (GROUP B): 46 SF / 100 SF = 1 OCC**  
**CLASSROOM (GROUP E): 2964 SF / 35 SF = 85 OCC**  
**HALLWAY: 417 SF / 100 SF = 5 OCC**  
**RECEPTION: 123 SF / 100 SF = 2 OCC**  
**TOTAL: 3540 SF (93 OCC)**

**EXISTING BUILDING A:**  
**SUITE AREA OF PROJECT AREA: 3540 SF**

**BUILDING A AREA WITHOUT BASEMENT GARAGE**  
423512 SF (1ST FLOOR)  
422095 SF (2ND FLOOR)  
415772 SF (3RD FLOOR)  
**TOTAL AREA WITHOUT THE GARAGE: 61379 SF**

**PROPOSED SUITE AREA IS LESS THAN 10% OF THE TOTAL AREA OF BUILDING A. THEREFORE, NO OCCUPANCY SEPARATION IS REQUIRED**

**PLUMBING FIXTURE SUMMARY:**  
2954 SF / 50 SF = 60 OCC  
2 WATER CLOSETS FOR M; 3 WATER CLOSETS FOR W, 1 URINAL  
AND 4 LAV ARE REQUIRED  
6 WATER CLOSETS AND 6 LAVATORIES ARE PROVIDED  
(RESTROOM FOR KID'S CLASSROOM IS OPEN TO CLASSROOM)

**PARKING SUMMARY:**  
NO CHANGE

## DEFERRED SUBMITTAL

1. AUTOMATIC FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT SUBMITTAL
2. BUILDING PERMIT

## SHEET INDEX

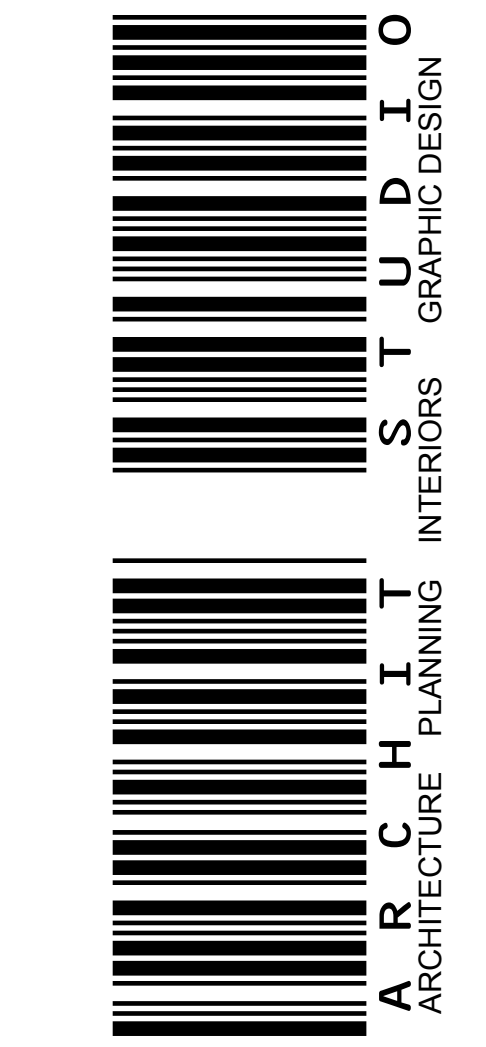
- |        |                                        |
|--------|----------------------------------------|
| A0.01  | TITLE SHEET                            |
| A1.01A | SITE PLAN                              |
| A1.01B | CAMPUS FLOOR PLAN                      |
| A1.01C | ENLARGED SITE PLAN                     |
| A2.00  | CONSTRUCTION FLOOR PLAN                |
| A2.01  | PROPOSED FLOOR PLAN: OUTDOOR PATIO     |
| A2.02  | OUTDOOR PATIO DETAIL AND SPECIFICATION |

## ABBREVIATIONS

|        |                                 |        |                           |
|--------|---------------------------------|--------|---------------------------|
| AB     | ANCHOR BOLT                     | MATL   | MATERIAL                  |
| AC     | ASPHALTIC CONCRETE              | MAX    | MAXIMUM                   |
| A/C    | AIR CONDITIONING                | MB     | MACHINE BOLT              |
| ACOUS  | ACOUSTICAL                      | MECH   | MECHANICAL                |
| ACT    | ACOUSTICAL TILE                 | MIN    | MINIMUM                   |
| ADJ    | ADJUSTABLE/ADJACENT             | MTL    | METAL                     |
| AFF    | ABOVE FINISH FLOOR              | (N)    | NEW                       |
| AL     | ALUMINUM                        | NIC    | NOT IN CONTRACT           |
| ANOD   | ANODIZED                        | NTS    | NOT TO SCALE              |
| BD     | BOARD                           | O/     | OVER                      |
| BLDG   | BUILDING                        | OC     | ON CENTER                 |
| BLK    | BLOCK                           | OD     | OUTSIDE DIAMETER          |
| BM     | BEAM                            | OFD    | OVERFLOW ROOF DRAIN       |
| BO     | BOTTOM OF                       | OFF    | OFFICE                    |
| CAB    | CABINET                         | OPNG   | OPENING                   |
| CB     | CATCH BASIN                     | OPP    | OPPOSITE                  |
| CEM    | CEMENT                          | PL     | PLATE                     |
| CER    | CERAMIC                         | PLAM   | PLASTIC LAMINATE          |
| CI     | CAST IRON                       | PLAS   | PLASTER                   |
| CJ     | CONSTRUCTION JOINT              | PLYWD  | PLYWOOD                   |
| CL     | CENTERLINE                      | R      | RISER                     |
| CLG    | CEILING                         | (R)    | RELOCATE(D)               |
| CLR    | CLEAR                           | RCP    | REINFORCED CONCRETE PIPE  |
| COL    | COLUMN                          | RD     | ROOF DRAIN                |
| COMP   | COMPOSITION                     | RDWD   | REDWOOD                   |
| CONC   | CONCRETE                        | REC    | RECESSED                  |
| CONN   | CONNECTION                      | REINF  | REINFORCED                |
| CONT   | CONTINUOUS                      | RHMS   | ROUND HEAD MACHINE SCREW  |
| CPT    | CARPET                          | RM     | ROOM                      |
| CT     | CERAMIC TILE                    | RO     | ROUGH OPENING             |
| DF     | DOUGLAS FIR / DRINKING FOUNTAIN | RWL    | RAINWATER LEADER          |
| DIA    | DIAMETER                        | SC     | SOLID CORE                |
| DIM    | DIMENSION                       | SD     | STORM DRAIN               |
| DR     | DOOR                            | SECT   | SECTION                   |
| DS     | DOWNSPOUT                       | SIM    | SIMILAR                   |
| DWG    | DRAWING                         | SND    | SANITARY NAPKIN DISPENSER |
| (E)    | EXISTING                        | SPEC   | SPECIFICATION             |
| EA     | EACH                            | SQ     | SQUARE                    |
| ELECT. | ELECTRICAL                      | SST    | SANITARY SEWER            |
| ELEV   | ELEVATOR                        | STD    | STANDARD                  |
| EQ     | EQUAL                           | STL    | STEEL                     |
| FAU    | FORCED AIR UNIT                 | STOR   | STORAGE                   |
| FDD    | FLOOR DRAIN                     | STRUCT | STRUCTURAL                |
| FE     | FIRE EXTINGUISHER               | SUDP   | SUSPENDED                 |
| FF     | FINISH FLOOR                    | T      | TREAD                     |
| FTG    | FOOTING                         | TC     | TOP OF CURB/CONCRETE      |
| GA     | GALVE                           | TEL    | TELEPHONE                 |
| GALV   | GALVANIZE (D)                   | T & G  | TONGUE AND GROOVE         |
| GC     | GENERAL CONTRACTOR              | THK    | THICKNESS                 |
| GFI    | GROUND FAULT INTERRUPTER        | TO     | TOP OF                    |
| GFRC   | GLASS FIBER REINFORCED CONCRETE | TOS    | TOP OF SLAB               |
|        |                                 | TYP    | TYPICAL                   |
| GI     | GALVANIZED IRON                 | T-24   | TITLE 24                  |
| GTV    | GATE VALVE                      | UCN    | UNLESS OTHERWISE NOTED    |
| GYP    | GYPSONUM                        | VA     | VAN ACCESSIBLE            |
| HB     | HOSE BIBB                       | VCP    | VITREOUS CLAY PIPE        |
| HDR    | HEADER                          | VCT    | VINYL COMPOSITION TILE    |
| HDWD   | HARDWOOD                        | VERT   | VERTICAL                  |
| HDWR   | HARDWARE                        | VF     | VERIFY IN FIELD           |
| HM     | HOLLOW METAL                    | W/     | WITH                      |
| HORIZ  | HORIZONTAL                      | WC     | WATER CLOSET              |
| HT     | HEIGHT                          | WD     | WOOD                      |
| HW     | HOT WATER                       | WH     | WATER HEATER              |
| HVAC   | HEATING VENTILATING             | WS     | WEATHERSTRIPPING          |
| INSUL  | INSULATION                      | WWF    | WELDED WIRE FABRIC        |
| JAN    | JANITOR                         |        |                           |
| JB     | JUNCTION BOX                    |        |                           |
| LAV    | LAVATORY                        |        |                           |

## CAMPUS DATA (NO CHANGE)

|                                                                                                                                                                                                                               |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>GROSS BUILDING AREA</b>                                                                                                                                                                                                    |              |
| <b>BASEMENT LEVEL</b>                                                                                                                                                                                                         |              |
| BUILDING SERVICE AREA                                                                                                                                                                                                         | 39,006 S.F.  |
| AUDITORIUM                                                                                                                                                                                                                    | 7,044 S.F.   |
| SUBTOTAL                                                                                                                                                                                                                      | 46,050 S.F.  |
| <b>PARKING LEVEL</b>                                                                                                                                                                                                          |              |
| PARKING                                                                                                                                                                                                                       | 120,359 S.F. |
| CAFETERIA                                                                                                                                                                                                                     | 11,594 S.F.  |
| BUILDING SERVICE AREA                                                                                                                                                                                                         | 25,857 S.F.  |
| SUBTOTAL                                                                                                                                                                                                                      | 157,810 S.F. |
| <b>FIRST FLOOR</b>                                                                                                                                                                                                            |              |
| OFFICE                                                                                                                                                                                                                        | 113,459 S.F. |
| LOBBY                                                                                                                                                                                                                         | 6,260 S.F.   |
| FITNESS CENTER                                                                                                                                                                                                                | 16,944 S.F.  |
| STAIRS/CORE                                                                                                                                                                                                                   | 12,146 S.F.  |
| EXERCISE DECK                                                                                                                                                                                                                 | 5,400 S.F.   |
| SUBTOTAL                                                                                                                                                                                                                      | 154,209 S.F. |
| <b>SECOND FLOOR</b>                                                                                                                                                                                                           |              |
| OFFICE                                                                                                                                                                                                                        | 114,657 S.F. |
| FITNESS CENTER                                                                                                                                                                                                                | 9,063 S.F.   |
| STAIRS/CORE                                                                                                                                                                                                                   | 9,766 S.F.   |
| EXERCISE DECK                                                                                                                                                                                                                 | 497 S.F.     |
| EXTERIOR WALKWAY                                                                                                                                                                                                              | 13,742 S.F.  |
| SUBTOTAL                                                                                                                                                                                                                      | 147,725 S.F. |
| <b>THIRD FLOOR</b>                                                                                                                                                                                                            |              |
| OFFICE                                                                                                                                                                                                                        | 99,021 S.F.  |
| STAIRS/CORE                                                                                                                                                                                                                   | 7,546 S.F.   |
| COURTYARDS/BALCONIES                                                                                                                                                                                                          | 58,588 S.F.  |
| SUBTOTAL                                                                                                                                                                                                                      | 165,155 S.F. |
| <b>GROSS BUILDING AREA</b>                                                                                                                                                                                                    |              |
| PARKING                                                                                                                                                                                                                       | 120,359 S.F. |
| DECKS,COURTYARDS & BALCONIES                                                                                                                                                                                                  | 78,227 S.F.  |
| ADJUSTED GROSS AREA                                                                                                                                                                                                           | 353,906 S.F. |
| <small>(EXCLUDES MECHANICAL ROOMS, BASEMENT PARKING GARAGE, CAFETERIA, AUDITORIUM, EXERCISE FACILITIES, STAIRS, TELEPHONE AND ELECTRICAL ROOMS, MECHANICAL AND ELEVATOR SHAFTS, SHIPPING RECEIVING AND LOADING DOCK.)</small> |              |
| <b>PARKING</b>                                                                                                                                                                                                                |              |
| STANDARD                                                                                                                                                                                                                      | 567 SPACES   |
| COMPACT                                                                                                                                                                                                                       | 484 SPACES   |
| HANDICAPPED                                                                                                                                                                                                                   | 10 SPACES    |
| TOTAL                                                                                                                                                                                                                         | 1,061 SPACES |
| <small>(3.0/1000 S.F. OF ADJUSTED GROSS AREA)</small>                                                                                                                                                                         |              |



These plans and specifications are the property of Archt Studio, LLP. These documents may not be copied, reproduced, used or implemented in any way, in part or in whole, without the written consent of Archt Studio, LLP. All common law rights of copyright are hereby specifically reserved.

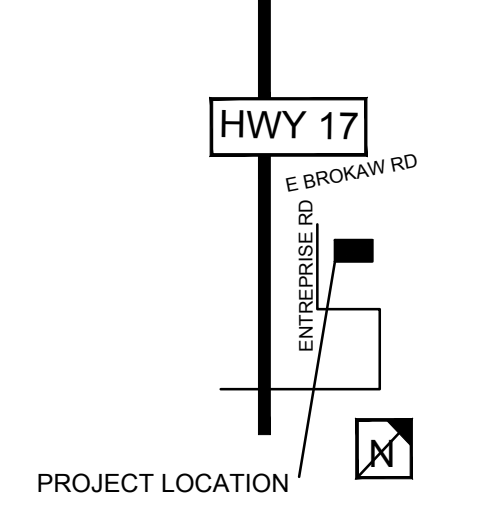
|                     |                |
|---------------------|----------------|
| <b>Print Record</b> |                |
| 2019.07.18          | USE PERMIT SET |

## USE PERMIT FOR DAY CARE USE

100 ENTERPRISE WAY, 1ST FLOOR  
MODULE A1  
SCOTTS VALLEY, CA

|                    |                    |
|--------------------|--------------------|
| <b>Date</b>        | <b>Project No.</b> |
| 2019.XX.XX         | 2019.104           |
| <b>Sheet Title</b> |                    |

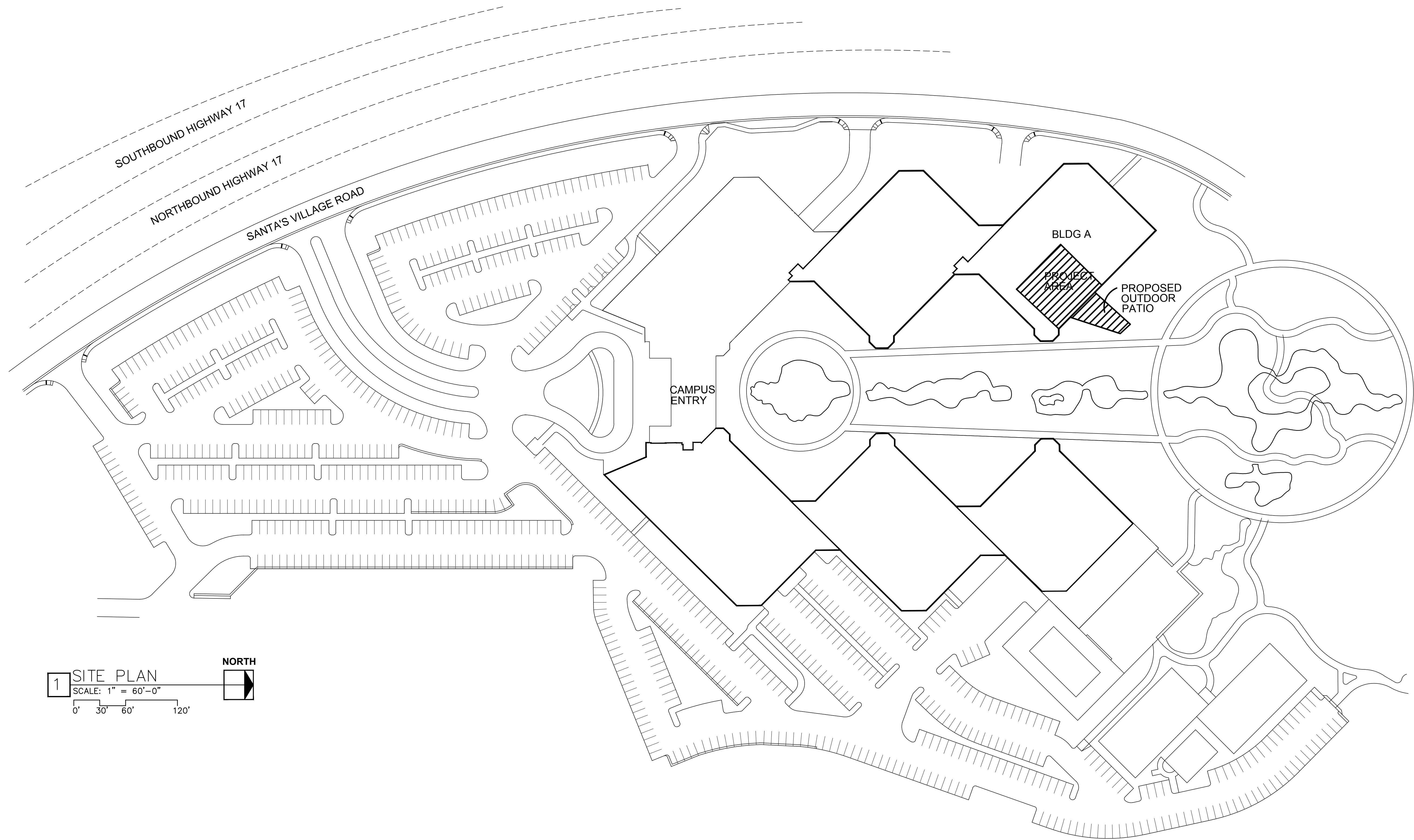
## VINCINTY MAP



## TITLE SHEET

Sheet No.  
**A0.01**  
☐ Released for Construction  
☐ Not Released for Construction





1 SITE PLAN  
SCALE: 1" = 60'-0"  
0' 30' 60' 120'

ARCHIT

STUDIO

INTERIORS

GRAPHIC DESIGN

ARCHIT

STUDIO

INTERIORS

GRAPHIC DESIGN

LICENSE D ARCHITECT

MARCO CHAM-YIN FUNG

C-32363

NOV 30 2019

RENEWAL DATE

100 ENTERPRISE WAY, SUITE 286

DALY CITY, CA 94015

1.650.270.1754

e.fung@archistudioarchitecture.com

These plans and specifications are the property of Archt Studio, LLP. These documents may not be copied, reproduced, used or implemented in any way, in part or in whole, without the written consent of Archt Studio, LLP. All common law rights of copyright are hereby specifically reserved.

| Print Record |                |
|--------------|----------------|
| 2019.07.18   | USE PERMIT SET |

### USE PERMIT FOR DAY CARE USE

100 ENTERPRISE WAY, 1ST FLOOR  
MODULE A1  
SCOTT'S VALLEY, CA

| Date        | Project No. |
|-------------|-------------|
| 2019.XX.XX  | 2019.104    |
| Sheet Title |             |

SITE PLAN

Sheet No.

A1.01A

☐ Released for Construction

☐ Not Released for Construction









These plans and specifications are the property of Archit Studio, LLP. These documents may not be copied, reproduced, used or implemented in any way in part or in whole, without the written consent of Archit Studio, LLP. All common law rights of copyright are hereby specifically reserved.

[Print Record](#)

|            |                |
|------------|----------------|
| 2019.07.18 | USE PERMIT SET |
|            |                |

**USE PERMIT  
FOR DAY CARE  
USE**

100 ENTERPRISE WAY, 1ST FLOOR  
MODULE A1  
SCOTTS VALLEY, CA

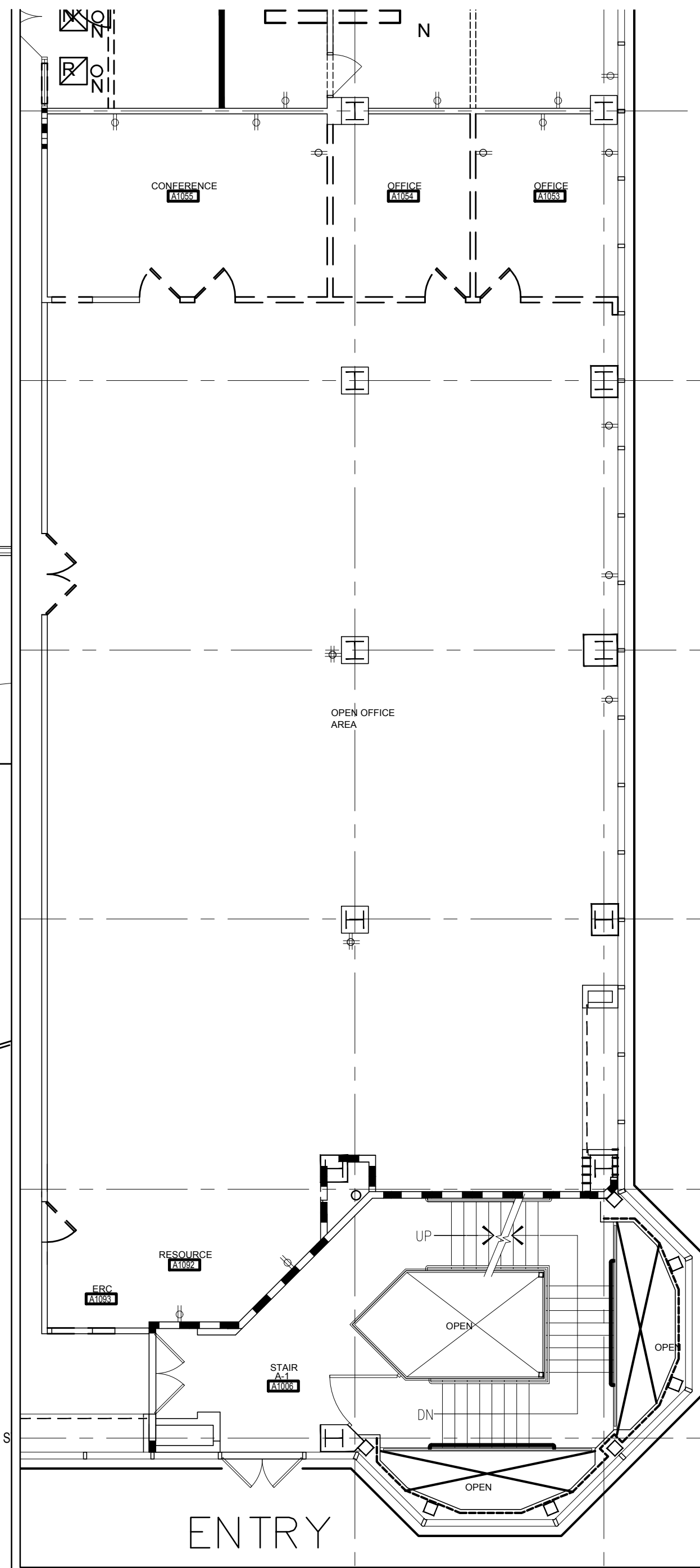
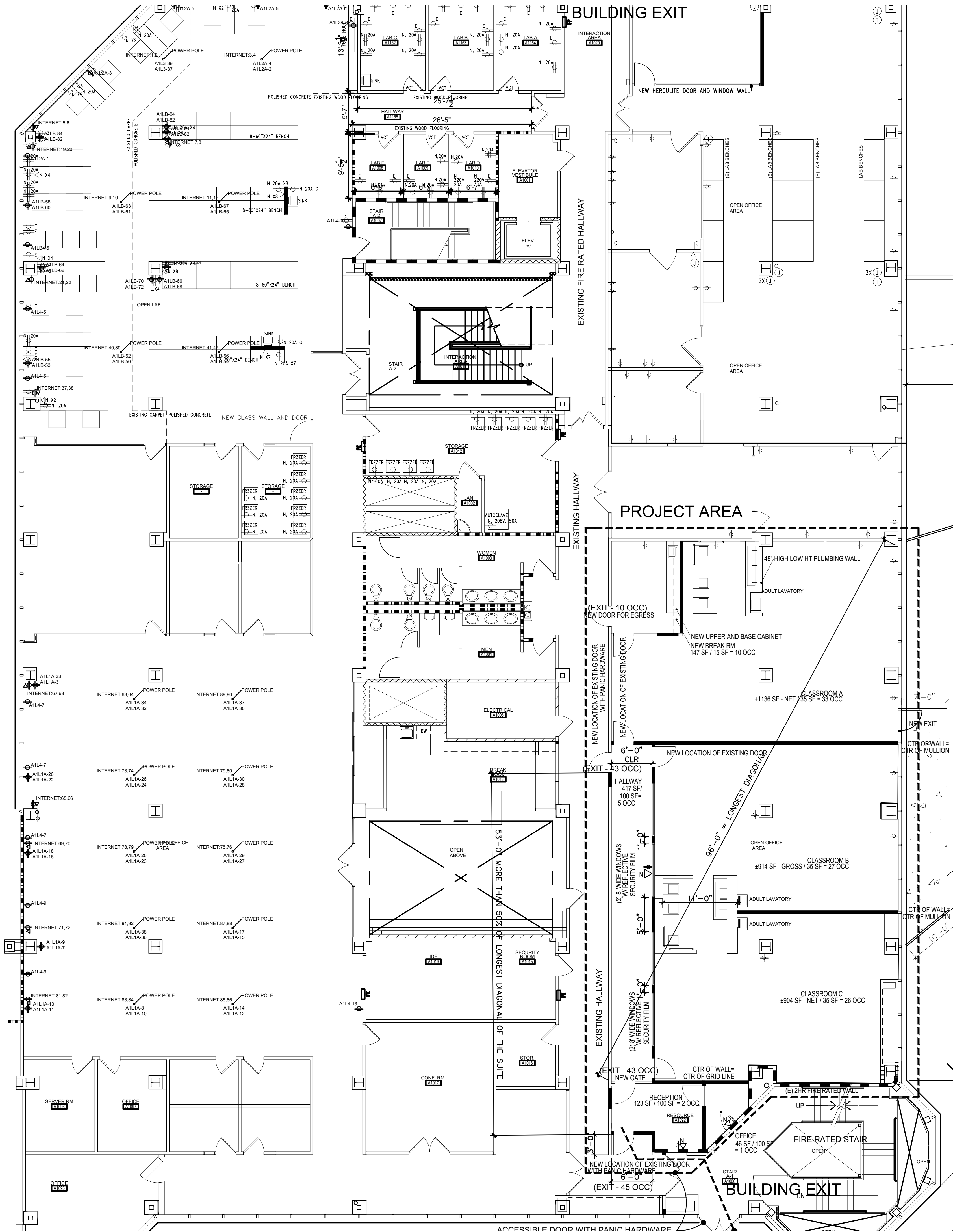
|             |             |
|-------------|-------------|
| Date        | Project No. |
| 2019.XX.XX  | 2019.104    |
| Sheet Title |             |

ENLARGED  
SITE PLANSheet  
No.

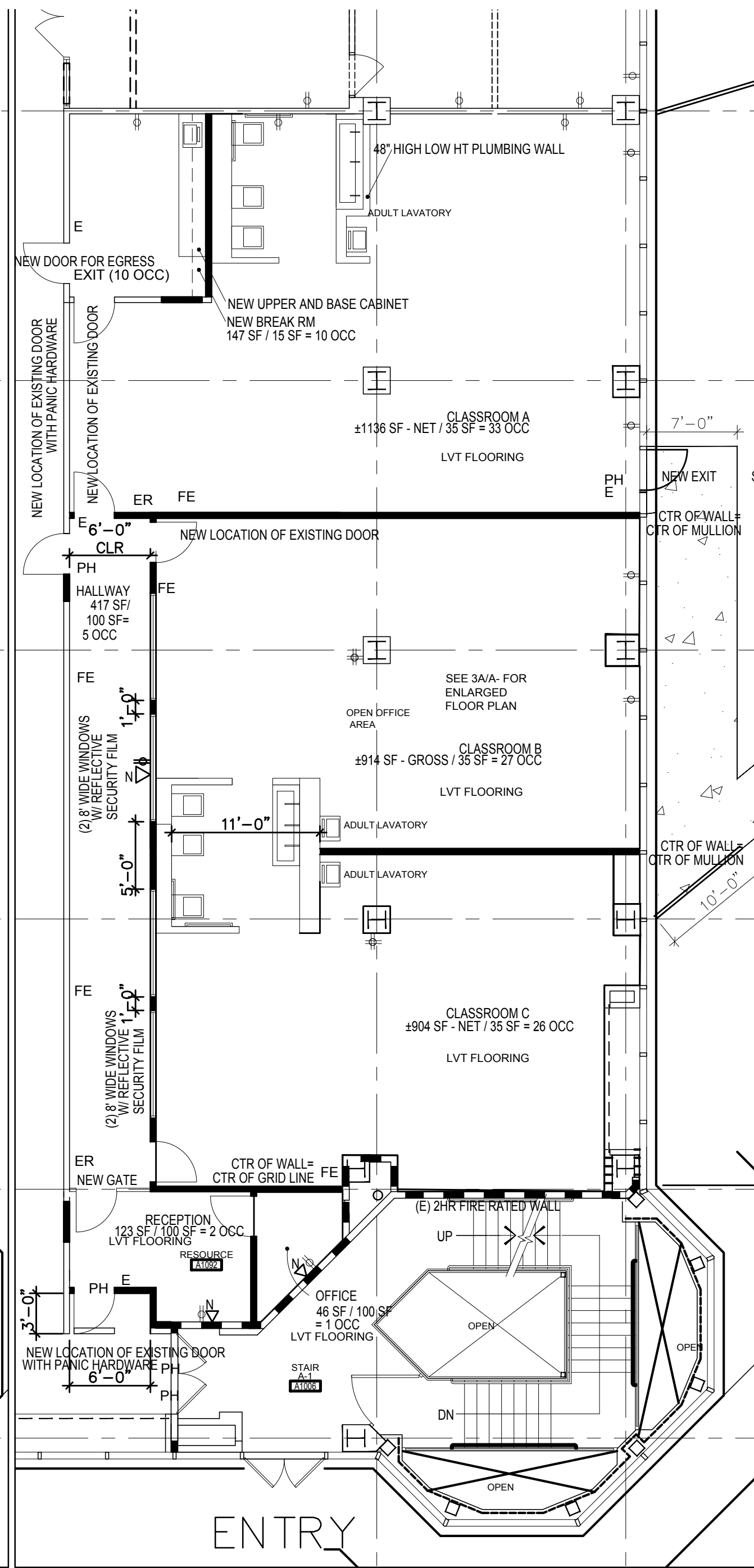
## A1.01C

- ☐ Released for Construction  
☐ Not Released for Construction



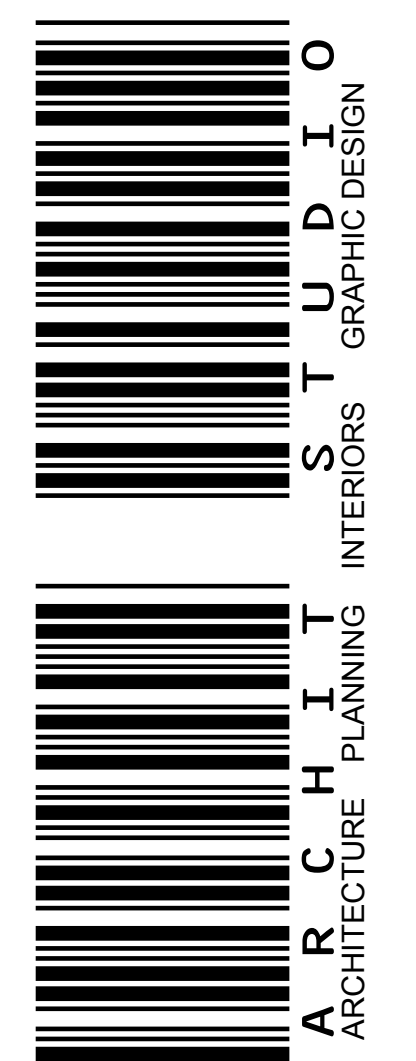


2 DEMOLITION FLOOR PLAN  
SCALE: 1/8" = 1'-0"



3 PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"

1 BUILDING FLOOR PLAN  
(1ST FLOOR) WITH  
PROPOSED FLOOR PLAN  
(AREA OF WORK)  
SCALE: 1/8" = 1'-0"



LICENSE D ARCHITECT  
MARCO CHAM-YIN FUNG  
C-32363  
NOV 30 2019  
RENEWAL DATE  
908 WEBCAKE CTR, SUITE 286  
DALY CITY, CA 94015  
1.650.270.1754  
e.fung@architstudioarchitecture.com

These plans and specifications are the property of Archt Studio, LLP. These documents may not be copied, reproduced, used or implemented in any way, in part or in whole, without the written consent of Archt Studio, LLP. All common law rights of copyright are hereby specifically reserved.

| Print Record |                |
|--------------|----------------|
| 2019.07.18   | USE PERMIT SET |

USE PERMIT  
FOR DAY CARE  
USE

100 ENTERPRISE WAY, 1ST FLOOR  
MODULE A1  
SCOTTS VALLEY, CA

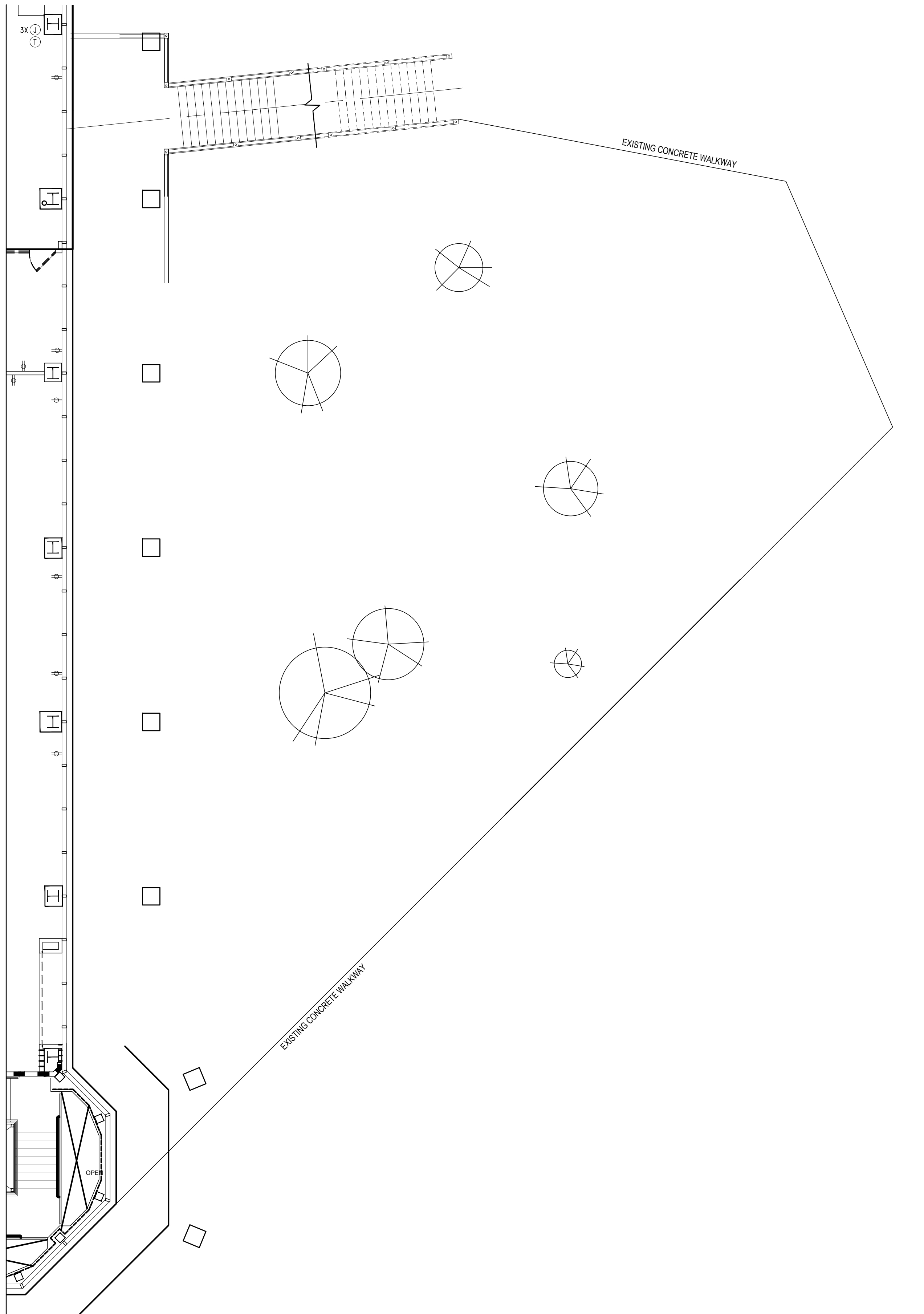
| Date        | Project No. |
|-------------|-------------|
| 2019.XX.XX  | 2019.104    |
| Sheet Title |             |

FLOOR PLAN

Sheet No.  
**A2.00**

☐ Released for Construction  
☐ Not Released for Construction



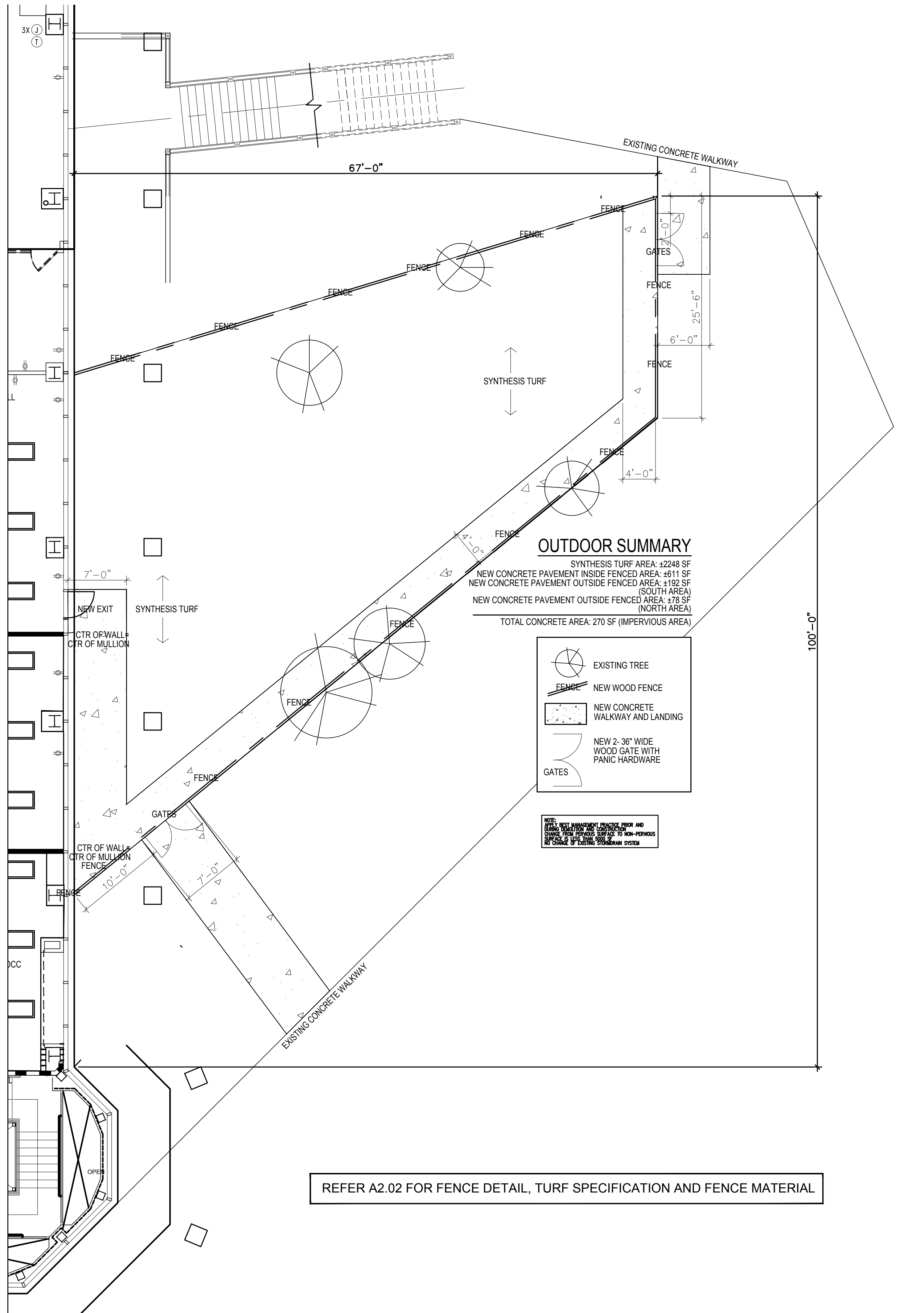


1 EXISTING FLOOR PLAN: OUTDOOR PATIO

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

0' 4' 8' 16'

NORTH

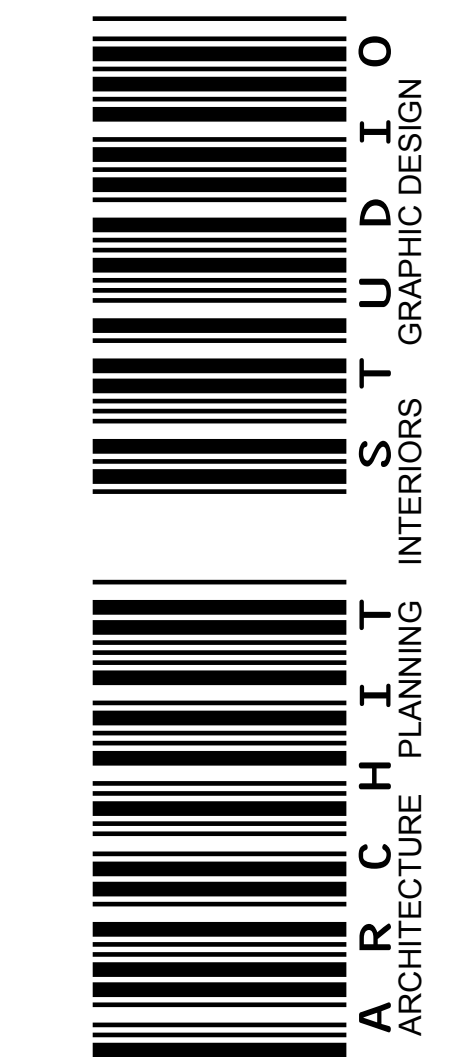


2 PROPOSED FLOOR PLAN: OUTDOOR PATIO

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

0' 4' 8' 16'

NORTH



LICENSED ARCHITECT  
MARCO CHAM-YIN FUNG  
C-32363  
NOV 30 2019  
RENEWAL DATE  
1650.270.1754  
e.fung@architstudioarchitecture.com

These plans and specifications are the property of Archit Studio, LLP. These documents may not be copied, reproduced, used or implemented in any way, in part or in whole, without the written consent of Archit Studio, LLP. All common law rights of copyright are hereby specifically reserved.

| Print Record |                |
|--------------|----------------|
| 2019.07.18   | USE PERMIT SET |

## USE PERMIT FOR DAY CARE USE

100 ENTERPRISE WAY, 1ST FLOOR  
MODULE A1  
SCOTTS VALLEY, CA

|             |             |
|-------------|-------------|
| Date        | Project No. |
| 2019.XX.XX  | 2019.104    |
| Sheet Title |             |

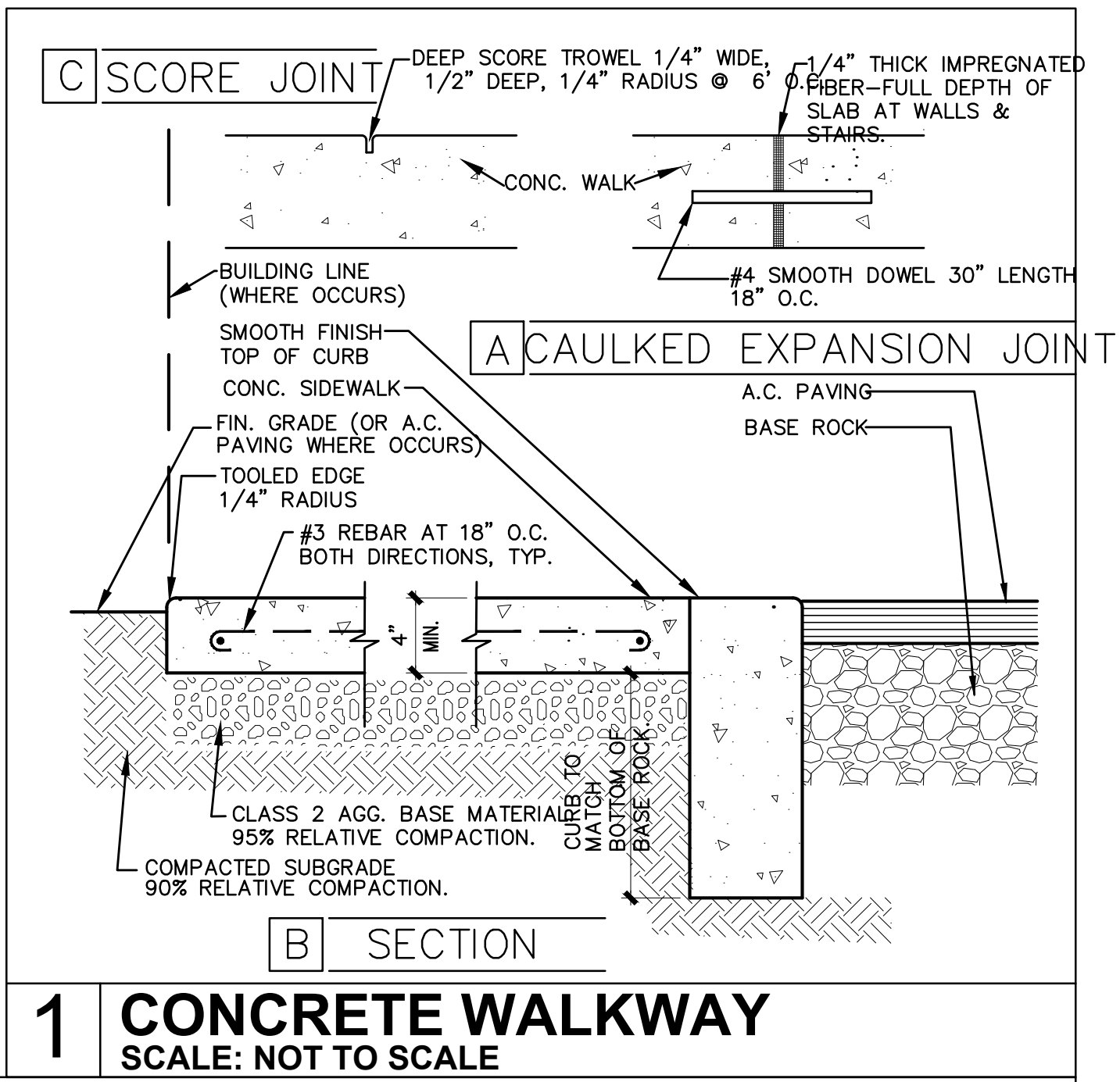
## FLOOR PLAN (OUTDOOR PATIO)

Sheet No.

A2.01

☐ Released for Construction  
☐ Not Released for Construction





REDWOOD FENCE

## COMMERCIAL DESIGN: PLAYGROUNDS

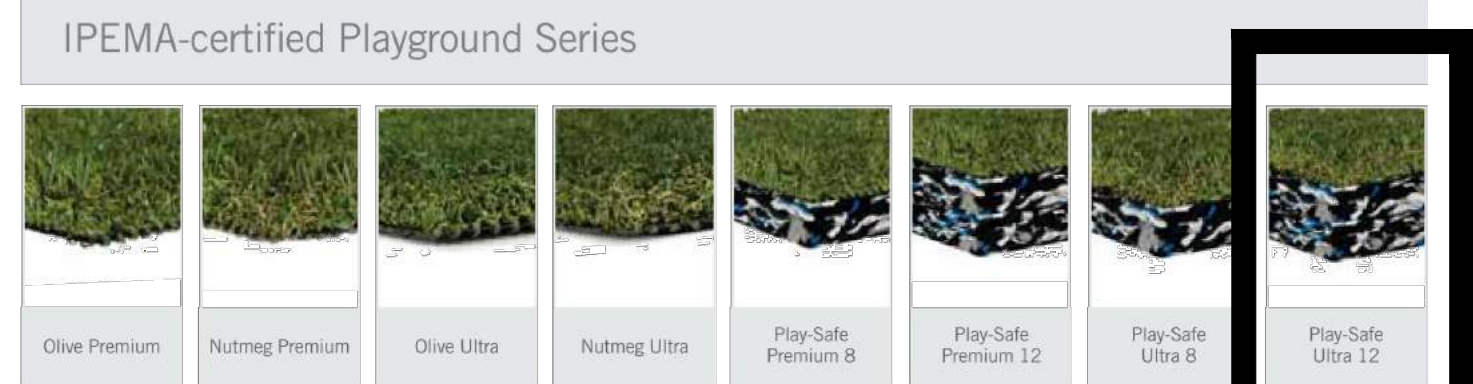
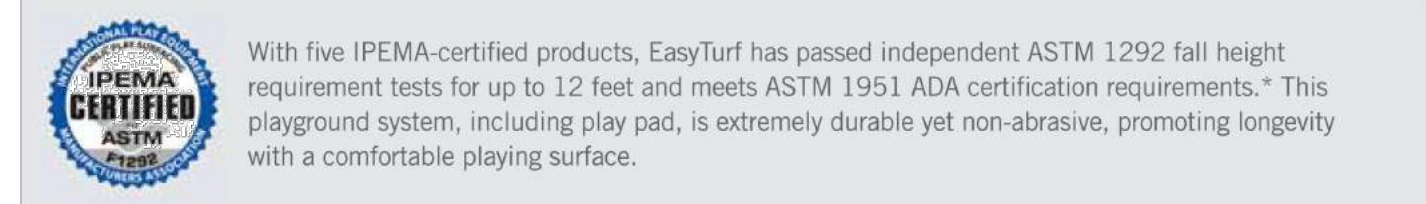
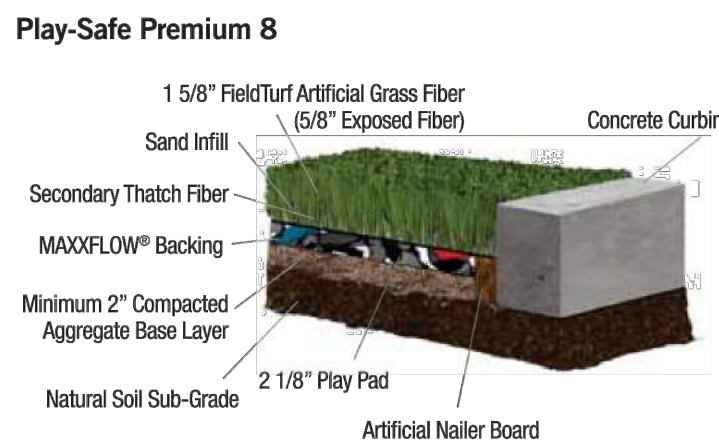
A playground is safer, cleaner and more comfortable than natural sod or any other artificial grass on the market. FieldTurf greatly reduces threats from insects, unwanted pests and grass allergies.

### Appealing and Protective

- Cushioned, soft surface comforts falls
- No chemicals necessary for clean up
- Lowest maintenance requirement of any play surface
- Year-round availability in all climates, excellent drainage, allows for immediate play after rain
- Fertilizer-and-pesticide free, no mud & grass stains
- Unmatched fire retardant qualities
- Unmatched organic sod look and feel

### Extend Playtime at

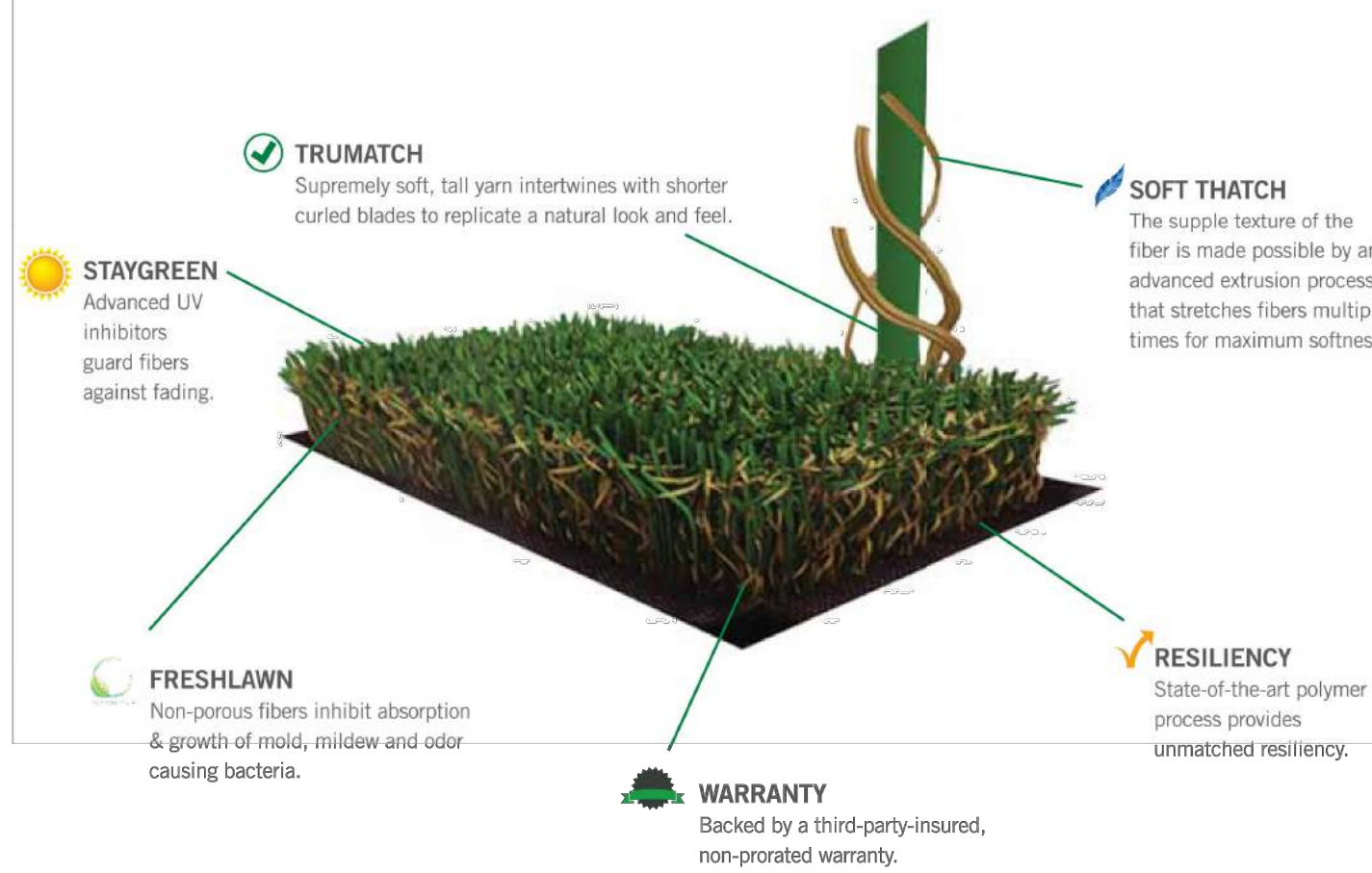
- Playgrounds & Municipal Parks
- Childcare Facilities
- Resorts & Hotels
- Schools & Universities
- Apartments & Condominiums
- Single & Multi-Family Dwellings



\*Test results available upon request. (Comprised of pre-consumer recycled materials)

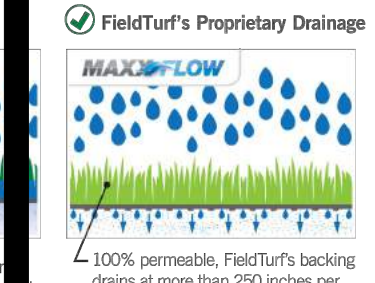
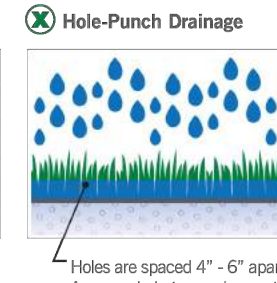
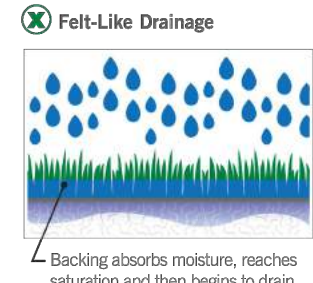
FIELDTURF COMMERCIAL | The Ultimate Artificial Grass System PG 15

### A State-Of-The-Art Artificial Grass System With Superior Drainage Technology



### Artificial Grass Drainage Comparison

Drainage is of vital importance, especially when considering use by children. Only FieldTurf has a proprietary 100% permeable, non absorbent backing. It drains 10 times faster than real grass and better than any other artificial grass surface available. Other turf backings can't effectively drain, quickly leading to odor and bacteria buildup.

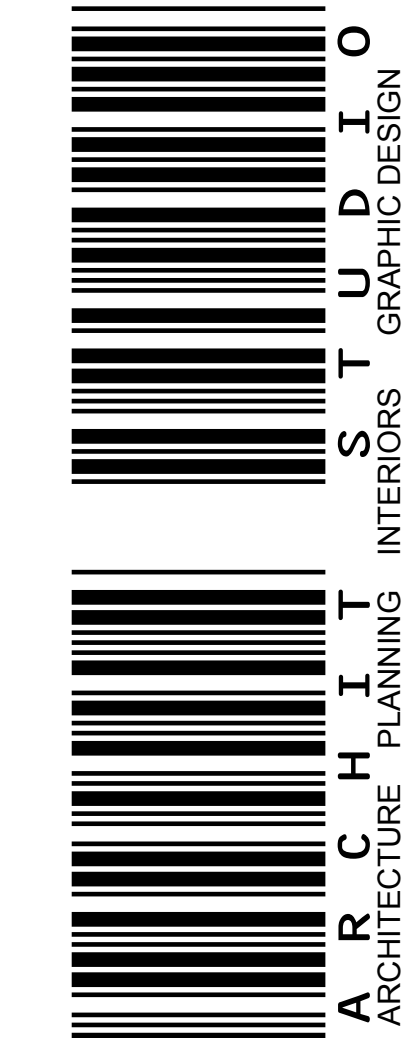


FIELDTURF COMMERCIAL | The Ultimate Artificial Grass System PG 5

## TECHNICAL RESOURCES

Unmatched proprietary flame-retardant fiber exceeds any flame test or building code.

| LEED                                                                                                                                                                                                                                                                                                                                                                                                                                          | ASTM/Tests                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ADA                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>FieldTurf products can assist project teams in earning LEED points in the following categories:</p> <ol style="list-style-type: none"> <li>1. Maximize Open Space</li> <li>2. Rainwater Management</li> <li>3. Outdoor Water Use Reduction</li> <li>4. Building Product Disclosure &amp; Optimization <ul style="list-style-type: none"> <li>• Product Declarations</li> <li>• Raw Materials</li> <li>• Ingredients</li> </ul> </li> </ol> | <p>As a FieldTurf company, we share the mastery of the science of safety and performance by engineering a surface that caters to ideal levels of impact absorption, rapid deceleration and energy restitution with or without the need for a shock pad (depending on application).</p> <ol style="list-style-type: none"> <li>1. HIC- and CFH-related products</li> <li>2. IPEMA-certified products</li> <li>3. Permeability testing</li> <li>4. Yarn tests</li> <li>5. Infill analysis</li> </ol> | <p>From commercial common areas to playgrounds and multi-use fields, FieldTurf conforms to ADA requirements and is approved by the ADA for use in all applications.</p> <ol style="list-style-type: none"> <li>1. Wheelchair accessibility by product</li> <li>2. Wheelchair accessibility with and without infill</li> </ol> |



These plans and specifications are the property of Archt Studio, LLP. These documents may not be copied, reproduced, used or implemented in any way, in part or in whole, without the written consent of Archt Studio, LLP. All common law rights of copyright are hereby specifically reserved.

### Print Record

| 2019.07.18 | USE PERMIT SET |
|------------|----------------|
|------------|----------------|

### USE PERMIT FOR DAY CARE USE

100 ENTERPRISE WAY, 1ST FLOOR  
MODULE A1  
SCOTT'S VALLEY, CA

Date: 2019.XX.XX Project No. 2019.104  
Sheet Title

### OUTDOOR FENCE DETAIL & SPECIFICATION

Sheet No. A2.02  
☐ Released for Construction  
☐ Not Released for Construction



## **STAFF REPORT**

Applicant/Property Owner: The Pratt Company

Application: Design Review No. DR19-011

Location: 262-274 Mount Hermon Road // APN 022-231-17

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

Environmental Status: Categorically Exempt: Class 1 – Existing Facilities

Request: Consideration of a Design Review application for landscaping of the Scotts Valley Square Shopping Center

Staff Planner: Brenda Stevens, Associate Planner

### **RECOMMENDATION**

It is recommended that the Planning Commission review and approve Design Review No. DR19-011, by adoption of the attached resolution, subject to the conditions in Exhibit A.

### **BACKGROUND**

On January 9, 1985, the Planning Commission approved Design Review No. DR84-053 approving the Scotts Valley Square Shopping Center, including landscaping. In April 2019, a total of 38 trees were removed from the site with the property owner's intention of re-landscaping the center.

### **PROJECT DISCUSSION**

The project site is 262-274 Mount Hermon Road known as the Scotts Valley Square Shopping Center, K-Mart is the current anchor store (Attachment 1 - Location Map). The property owner is seeking approval of a new landscaping plan (Attachment 2 - Plans) to include the following:

- Landscape replanting plan for the 38 trees removed
- Removal of a failing retaining wall and lowering the grade near the retaining wall
- Request removal of seven Redwood trees

An analysis of the issues for Planning Commission consideration is provided below:

#### Landscape replanting plan

The landscape replanting is proposed primarily throughout the center of the parking lot in the existing tree wells. Some trees will also be replanted along the perimeter of the building (behind Chubby's Diner, Dollar Tree and 7-Eleven). A combination of 44, 15-gallon sized trees (10 Chinese Elm and 34 White Crape Myrtle), grasses and perennials are proposed. Retention of some existing lawn, ornamental trees and shrubs are included in the plans (Sheet L1.1 and L1.2).

#### Removal of a failing retaining wall and lowering the grade near the retaining wall

The plans also call for the removal of a failing wood retaining wall along the frontage that wraps around Chubby's Diner. The existing elevated grade would be lowered and leveled. The existing lawn would be removed and replaced with no mow sod. A small section of lawn would remain at the north/east corner of the diner, near the fire lane.

#### Additional removal of seven Redwood trees

In addition to the trees already removed, the property owner is requesting to remove a total of seven Redwood trees along Mount Hermon Road at the entrance to the shopping center (five Redwoods in front of Chubby's and two Redwoods in front of 7-Eleven). The Redwood trees range in size from 14 to 18 inches in diameter. The tree removal request is due to nuisance reasons of which the property owner states that the trees are overgrown and uplifting the sidewalk. No replacement planting are proposed near the Redwoods. The property owner has marked the base of the trees proposed for removal.

Given that the shopping center landscaping is currently sparse, replacement plantings of 15-gallon sized trees will take years to grow and fill-in. The existing Redwoods provide a significant treescape along both the shopping center frontage and the Mount Hermon Road corridor. These Redwoods provide some of the most significant greenery along the Mount Hermon Road corridor. Additionally, staff has concerns that the interior canopy of the remaining trees lack branches and have an unsymmetrical appearance. This starkness in tree branches may further negatively impact the view of the Mount Hermon Road corridor. Therefore, staff is not recommending approval of any of the additional seven Redwood trees, at this time, as proposed in this application. Staff believes that additional information is needed regarding the Redwoods. Therefore, Condition #8 has been included, requiring that the property owner provide a report on the Redwood trees prepared by a licensed certified arborist. In addition to standard tree

assessments (size, location, health, structure, etc.), the report shall include recommendations and options of potential tree trimming, thinning and preservation efforts or removal recommendations. Additionally, the property owner shall adhere to the future tree removal process as decided by the Planning Commission. Staff is seeking input and direction of the Planning Commission regarding the future tree removal process in regards to the seven Redwood trees within the shopping center.

#### Potential future design features

While the scope of this application deals solely with landscape design, the property owner has discussed with staff the possibility of a future Design Review application to include shopping center upgrades such as new signage or building façade enhancements and the possibility of outdoor seating areas. Staff mentions this in the event Planning Commissioners have questions of the applicant on how the proposed landscaping may relate to future plans.

#### **ATTACHMENTS**

#### **PAGE      No.**

|                                                      |            |
|------------------------------------------------------|------------|
| <i>Resolution No. _____ to approve DR19-011.....</i> | <i>4-5</i> |
| 1. Location Map .....                                | 7          |
| 2. Project Plans.....                                | Attached   |



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING DESIGN REVIEW NO. DR19-011 FOR LANDSCAPING OF THE SCOTTS VALLEY SQUARE SHOPPING CENTER LOCATED AT 262-274 MOUNT HERMON ROAD // APN 022-231-17.

WHEREAS, the Planning Department of the City of Scotts Valley has received an application filed by The Pratt Company for Design Review No. DR19-011 for new landscaping as shown on the plans received by the City on October 1, 2019 for the Scotts Valley Square Shopping Center located at 262-274 Mount Hermon Road // APN 022-0231-17; and,

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

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on November 14, 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 is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the Planning Commission staff report dated November 14, 2019:

1. *The landscaping is in keeping with the character and design of the proposed development.* The proposed landscaping is in keeping with the character and design of the existing shopping center and is similar to the landscaping of other shopping centers throughout Scotts Valley. The proposed trees, shrubs, and perennials will be compatible with the remaining landscaping. At maturity, the trees should provide shade, should not obscure the identity of the merchant's storefronts and should add color to the shopping center.

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 hereby approves Design Review No. DR19-011 for a new landscaping plan for the Scotts Valley Square Shopping Center located at 262-274 Mount Hermon

Road // APN 022-231-17, as shown on the plan received by the City on October 1, 2019, 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 14<sup>th</sup> day of November, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Chair Carlos Arcangeli

---

Taylor Bateman, Community Development Director

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
(Numbers 1 - X)

**STANDARD**

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.

1. 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 within 30 days.

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

**PLANNING DEPARTMENT**

3. All applicable Conditions of Approval associated with Design Review No. DR84-053 shall remain in effect.

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

5. All landscape shall remain irrigated by recycled water as prescribed by the Scotts Valley Water District standards.

6. The landscaping improvements shall be permanently maintained and irrigated.

7. No trees are allowed for removal under this application.

8. If the property owner seeks future removal of any Redwood trees, the property owner shall provide a report on the Redwood trees prepared by a licensed certified arborist. In addition to the standard tree assessments typically included in an arborist report (size, location, health, structure, etc.) The report shall include recommendations and options for potential tree trimming, thinning and preservation efforts or removal recommendations.

---

Name and Signature of Property Owner

Date

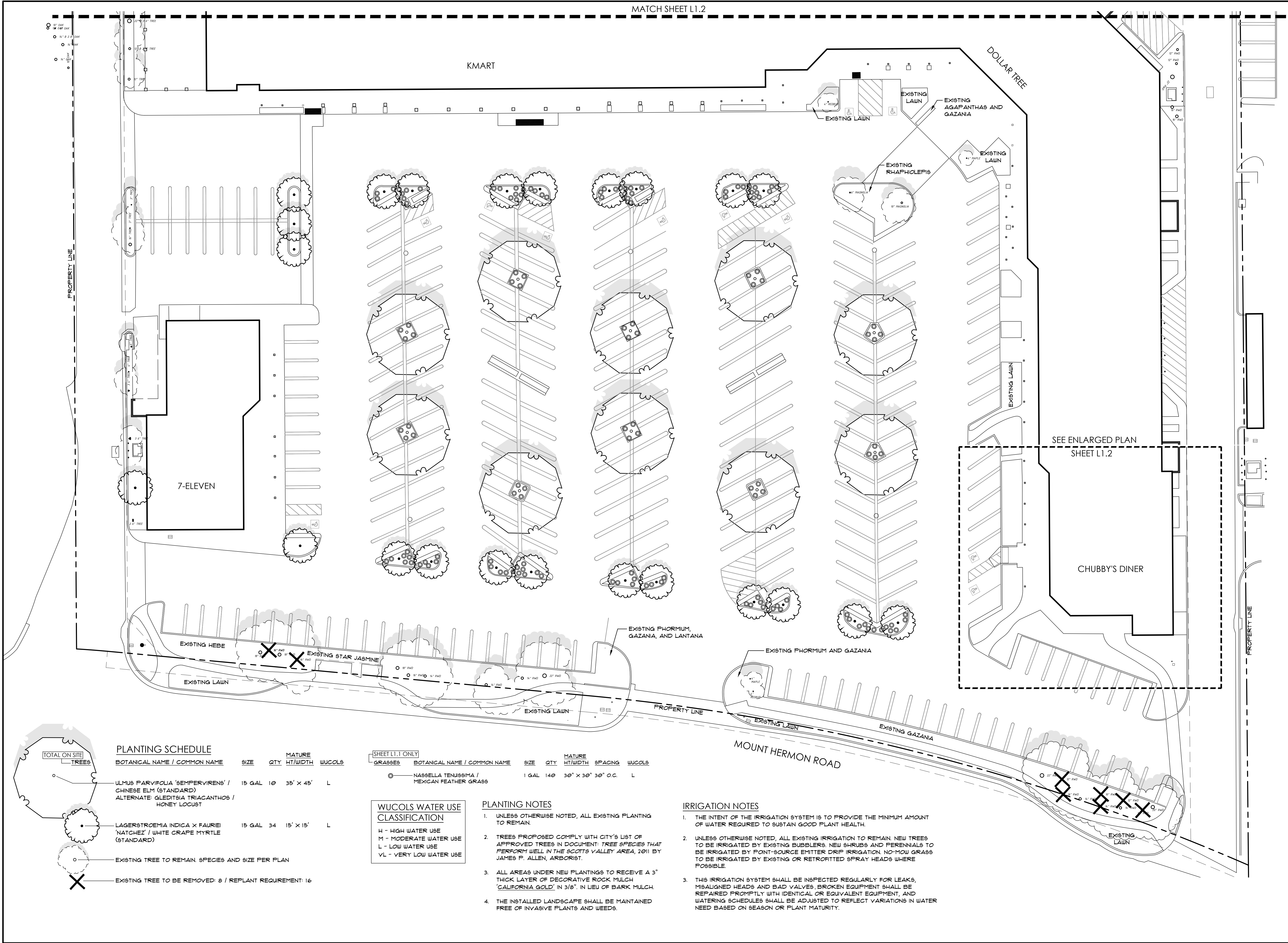


# Location Map

262-274 Mount Hermon Road // APN 022-231-17







**mbLA**  
megan bishop  
LANDSCAPE ARCHITECTURE

po box 328 aptos, ca 95001  
(831) 818-9227  
www.mb-landarch.com

LICENSED LANDSCAPE ARCHITECT  
MEGAN BLENOWE BISHOP  
NO. 5706  
Exp. 4/11/20  
STATE OF CALIFORNIA

09/23/2019

THIS SHEET TO BE PRINTED AT 24" X 36"

SCOTTS VALLEY SQUARE  
PARKING LOT  
270 MOUNT HERMON ROAD  
SCOTTS VALLEY, CA

NORTH

SCALE: 1" = 20'-0"

PLAN REVISIONS

| DATE       | REVISION |
|------------|----------|
| 09/23/2019 | 1910     |

SHEET TITLE

LANDSCAPE PLAN

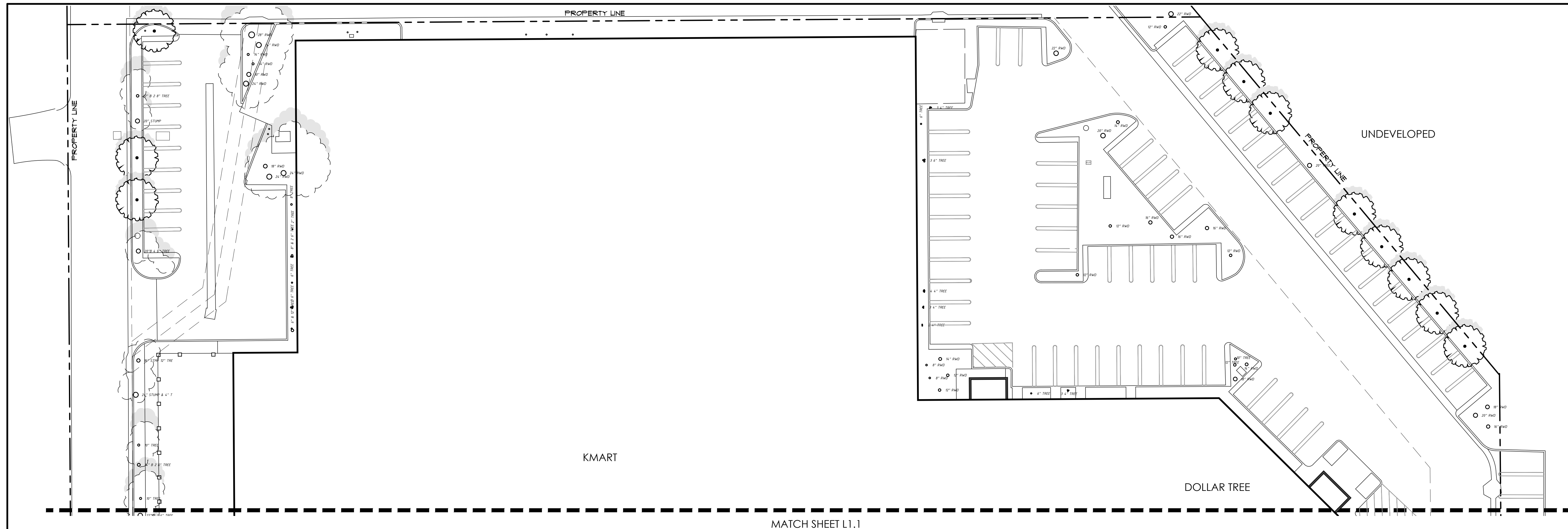
SHEET NUMBER

L1.1

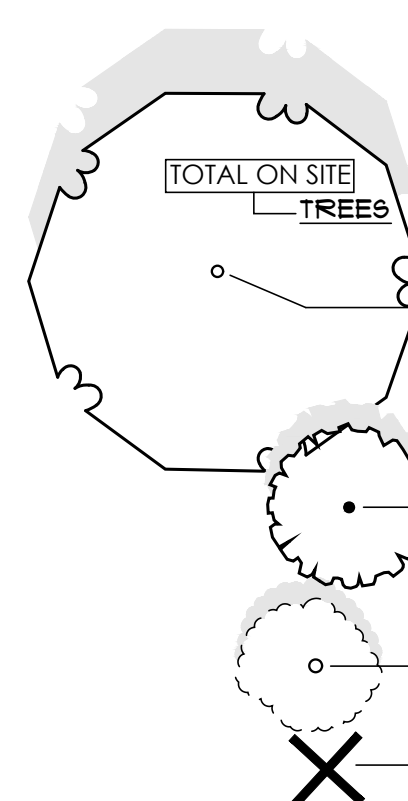




THIS SHEET TO BE PRINTED AT 24" X 36"



MATCH SHEET L1.1



## PLANTING SCHEDULE

— EXISTING TREE TO BE REMOVED: 8 / REPLANT REQUIREMENT: 16

## PLANTING NOTES

1. UNLESS OTHERWISE NOTED, ALL EXISTING PLANTING TO REMAIN.
2. TREES PROPOSED COMPLY WITH CITY'S LIST OF APPROVED TREES IN DOCUMENT: *TREE SPECIES THAT PERFORM WELL IN THE SCOTTS VALLEY AREA*, 2011 BY JAMES F. ALLEN, ARBORIST.
3. ALL AREAS UNDER NEW PLANTINGS TO RECEIVE A 3" THICK LAYER OF DECORATIVE ROCK MULCH 'CALIFORNIA GOLD' IN 3/8" IN LIEU OF BARK MULCH.
4. THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS AND WEEDS.

## IRRIGATION NOTES

1. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
2. UNLESS OTHERWISE NOTED, ALL EXISTING IRRIGATION TO REMAIN, NEW TREES TO BE IRRIGATED BY EXISTING BUBBLERS, NEW SHRUBS AND PERENNIALS TO BE IRRIGATED BY POINT-SOURCE EMITTER DRIP IRRIGATION. NO-MOW GRASS TO BE IRRIGATED BY EXISTING OR RETROFITTED SPRAY HEADS WHERE POSSIBLE.
3. THIS IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS, CLOGGED VALVES, BROKEN EQUIPMENT SHALL BE REPAIRED FOR WITHIN 10 DAYS OF EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.

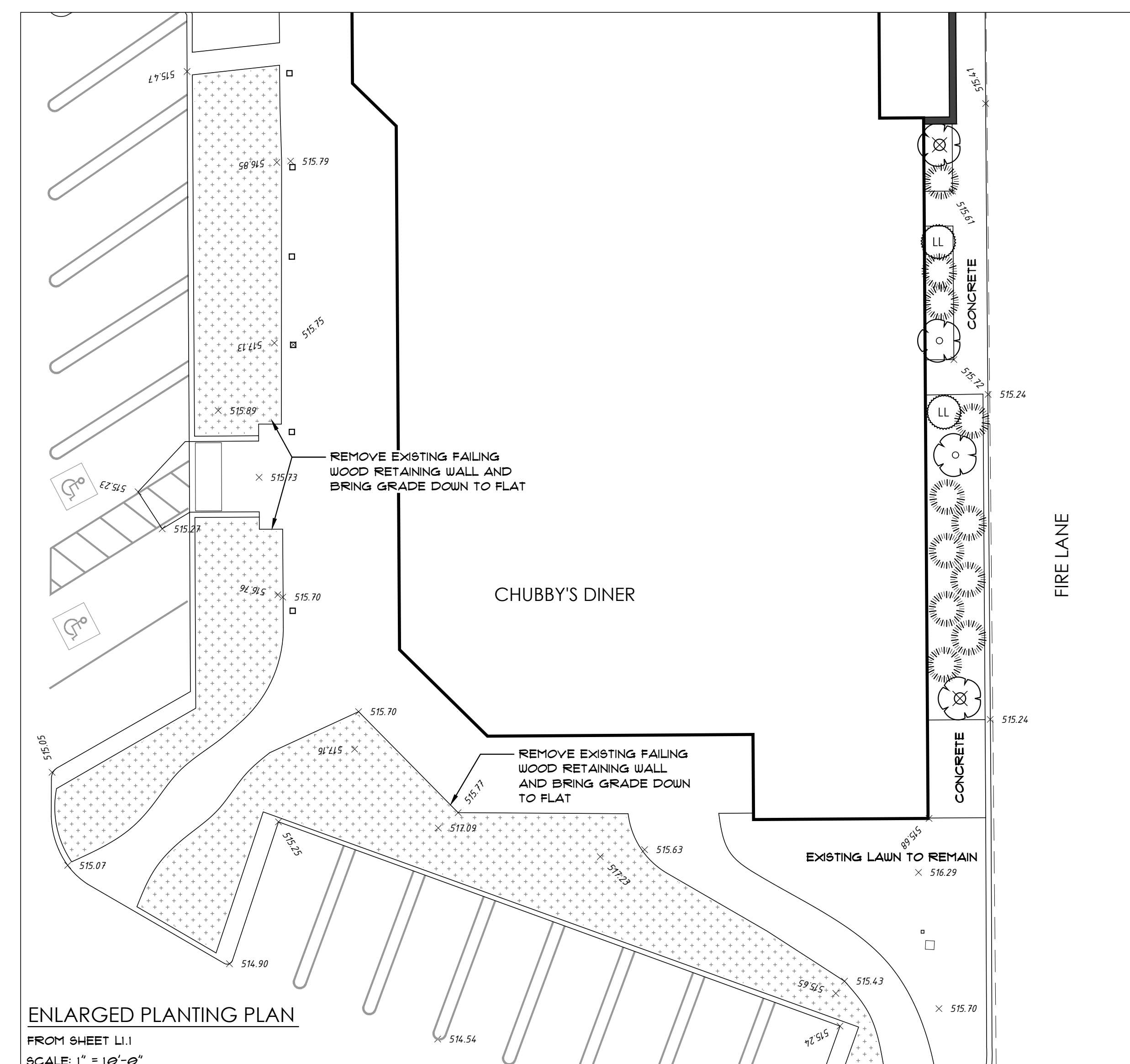
SHEET L1.2 ONLY  
SHRUBS AND  
PERENNIALS

|                                                                                                                                              |                                 |       |     |                 |         |        |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------|-----|-----------------|---------|--------|
| <div></div> <div>GIANT ORANGE NODDING PINCUSHION</div>    |                                 |       |     |                 |         |        |
| <div><div>2 ONLY</div><div></div><div>GRASSES</div></div> | BOTANICAL NAME / COMMON NAME    | SIZE  | QTY | MATURE HT/WIDTH | SPACING | WUCOLS |
| <div></div>                                               | MUHLENBERGIA RIGENS / DEERGRASS | 1 GAL | 11  | 4' x 4'         | 4' O.C. | L      |
| GROUNDCOVER DESCRIPTION                                                                                                                      |                                 | SIZE  | QTY | WUCOLS          |         |        |

| <u>GROUNDCOVER- DESCRIPTION</u>          | <u>SIZE</u> | <u>QTY</u> | <u>WUCOLS</u> |
|------------------------------------------|-------------|------------|---------------|
| FINE FESCUE BLEND NO MOW GRASS           | SOD         | 1,600 SF   | L             |
| EQUAL TO 'MOW FREE' FROM DELTA BLUEGRASS |             |            |               |

## WUCOLS WATER USE CLASSIFICATION

H - HIGH WATER USE  
M - MODERATE WATER USE  
L - LOW WATER USE  
VL - VERY LOW WATER USE



ENLARGED PLANTING PLAN

FROM SWEET !!!

SCOTTS VALLEY SQUARE  
PARKING LOT  
270 MOUNT HERMON ROAD  
SCOTTS VALLEY, CA



SCALE: 1" = 20'-0"

| PLAN REVISIONS |  |
|----------------|--|
|----------------|--|

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

DATE • 09/23/2019

JOB • 1910

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

## L1.2