



A G E N D A

Scotts Valley Planning Commission Special Meeting

REMOTE ACCESS ONLY

October 21, 2021

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	POSTING: The agenda was posted on October 15, 2021 at City Hall and on the Internet at www.scottsvalley.org .
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PUBLIC ADVISORY REGARDING COVID-19

Consistent with Executive Order No. N-29-20 issued by Governor Newsom on March 17, 2020, and the County of Santa Cruz Health Services Agency Shelter In Place Public Health Order dated March 31, 2020, the special meeting of the Planning Commission will be conducted through videoconference. Planning Commissioners and City Staff members will be participating remotely via videoconference.

Public Participation

The meeting will be available on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: <https://us02web.zoom.us/j/88671741298>

You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.

How to comment via Zoom:

1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.
2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use *9 to raise your hand at the requested time. Zoom places people in line automatically. When it is your turn, you will be un-muted and you

will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

Appointed Officials	City Staff Members
Lori Gentile, Vice Chair David Hodgins, Commissioner Chuck Maffia, Commissioner Steven Horlock, Commissioner Shawn Mosley, Commissioner	Taylor Bateman, Community Development Director Paula Bradley, Contract Planner Jonathan Kwan, Contract Planner

Notice regarding Planning Commission Meetings:

The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066.

Agenda and Agenda Packet Materials:

The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City's website: www.scottsvally.org/AgendaCenter, City Hall is closed to the public therefore, the agenda is only available for viewing online.

CALL TO ORDER

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

ROLL CALL

(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA

(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

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. **Location:** 266-274 Mount Hermon Road / APN 022-231-16 & 022-231-17
Planning Permit Application: PD21-003 and DR21-003
Applicant & Property Owner: Kevin Pratt, SCOTTS VALLEY PHASE II, LP
Project Description: Consideration of a Planned Development and Design Review application for a proposed exterior update to the Scotts Valley Square shopping center. The project includes exterior modifications to the shopping center design, an updated sign program, new landscaping, and new exterior amenities such as bike parking, a kids play area, and outdoor seating areas.
Staff Planner: Jonathan Kwan, Contract Planner, jonathank@csgengr.com
2. **Location:** 800 Bethany Drive / APNs: 023-021-01 to 04 and 023-021-17; 023-022-01 to -05; 023-031-20 to -26; 023-033-06, 07 and -08; 023-041-25, -26 and -27; and 023-072-01
Planning Permit Application: LD21-002
Applicant: Jon Ifland, Ifland Engineers
Property Owner: 1440 DEVCO, LLC
Project Description: Consideration of a Tentative Map to reconfigure 23 existing parcels into 18 parcels part of the 1440 Multiversity Campus, located at 800 Bethany Dr. No construction is proposed and all required improvements such as roads, utilities, grading, and public access were completed in 2018. The site is 756,847 acres in the P/QP Public/Quasi Public zoning district, located at 800 Bethany Dr.
Staff Planner: Paula Bradley, Contract Planner, pbradley@mbakerintl.com

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.)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS(The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

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

ADJOURNMENT

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.

STAFF REPORT

Applicant: Kevin Pratt, SCOTTS VALLEY PHASE II, LP

Property Owner: Kevin Pratt, SCOTTS VALLEY PHASE II, LP

Application: Planned Development PD 21-003
Design Review DR21-003

Location: 266-274 Mount Hermon Road
APN 022-231-16 and 022-231-17

General Plan/Zoning: Scotts Valley Town Center Specific Plan /
C-SC (Shopping Center)

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

Request: Consideration of a Planned Development application and
Design Review application for a proposed exterior update to
the Scotts Valley Square shopping center. The project
includes exterior modifications to the shopping center
design, an updated sign program, new landscaping, and new
exterior amenities such as bike parking, a kids play area,
and outdoor seating areas.

Staff Planner: Jonathan Kwan, Consultant Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the proposed application and approve Planned Development application PD21-003 and Design Review application DR21-003 by adoption of the attached resolution with the conditions in Exhibit A.

BACKGROUND

The proposed project is located in the Scotts Valley Town Center Specific Plan (TCSP) area that was adopted by the City Council in December of 2008. The TCSP is designed to guide the development of a mixed-use node that will become the “heart of the City”. The Specific Plan articulates the vision for the TCSP Area, identifies economic goals,

traffic and circulation patterns, regulatory tools, and provides development standards and design guidelines for new development and redevelopment. The TCSP establishes a framework for development with a logical system of circulation and parking and a landscape and streetscape that will help establish a unique pedestrian-friendly environment, sense of place, and destination for Scotts Valley. The TCSP recommends a mix of land uses, design concepts, and architectural design guidelines to guide implementation. The vision for the Scotts Valley Town Center (SVTC) is to create a “Downtown” or “Town Center” for Scotts Valley that is a destination. Such a town center would foster a sense of community by integrating common open spaces in the form of plazas and a town green would provide places for people to relax, play, and interact.

The TCSP is available on the City’s website at:

http://www.scottsvally.org/planning/town_center.html

In May 2021, 270 Mount Hermon Road, the major tenant space in the shopping center, was approved for an updated exterior and new signage for a new Target store. The proposed project is to update the exterior of the other buildings with the goal of enhancing and revitalizing the overall function, look, and feel of the shopping center. The approved signage is included in the proposed sign program.

PROJECT DESCRIPTION

The project site is located within the Scotts Valley Square shopping center at 266-274 Mount Hermon Road, the Scotts Valley Square shopping center (Attachment 1 - Location Map). The existing shopping center includes 15 tenant spaces of varying sizes, including a 57,780 square foot Target that was recently approved for an exterior remodel. The proposed project includes an exterior reface of the remaining buildings, an updated sign program, new landscaping and new amenities such as outdoor seating, a child play area, and murals. The proposed project would remove 5 parking spaces to accommodate some of the outdoor seating.

DISCUSSION

The project site is in the Commercial - Shopping Center (C-SC) zoning district and within the TCSP area. Per Section 17.22.20 of the Scotts Valley Municipal Code, the proposed use is permitted within the C-SC zoning district. Per Section 17.22.050 of the Scotts Valley Municipal Code exterior modifications to buildings in the C-SC zoning district require design review approval. The Scotts Valley Square planned sign program was approved in 1986, Per Section 17.56.180 of the Scotts Valley Municipal code, Planning Commission approval is required to modify planned sign programs. Planned Development review is required to allow tailored development standards to fit the needs of the project as required by the TCSP.

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

Design

The proposed project updates the design of the shopping center as a whole. The proposed building frontage would feature new paint and varying finishes that include both vertical and horizontal wood siding. The applicant proposes new pitched metal roofs above larger tenant spaces, adding new dimensions to the existing design. In addition, metal canopies are proposed along the frontage supported by timber columns, tying it to the recently approved design of the shopping center's anchor tenant at 270 Mount Hermon Road. Proposed colors consist of light and dark greys as well as unpainted wood posts. The proposed project also includes multiple murals and painted signs that face the interior parking lot, Scotts Valley Drive, and potentially, the neighboring property at 260 and 262 Mount Hermon Road. To allow for some flexibility in the final art design and location of the murals, staff recommends a condition of approval to allow the final design of the murals to be reviewed and approved by the Community Development Director prior to project completion.

The TCSP Architectural Guidelines refer to the City's Commercial and Industrial Design Review Guidelines for site planning and design standards. The City's Commercial and Industrial Design Review Guidelines encourage design elements such as raised planter beds, benches, pedestrian paths, and outdoor seating areas to promote an inviting commercial district and a citywide sense of place and create a safe pedestrian experience through parking areas and walkways. The proposed project includes new landscaping and outdoor seating areas that provide gathering areas for the community and create a sense of place. In addition, proposed murals create a destination, encourage visitors to come to the shopping center and increase foot traffic for the local businesses.

Planned Sign Program

The existing sign program was approved in 1986, includes outdated design guidelines, and did not provide design flexibility for different tenants within the shopping center. The proposed sign program would update the existing sign program and allow signage within a specific area for each tenant space and flexible sign design guidelines. With the approval of this sign program, future signs would still require approval from the shopping center and Planning staff prior to installation. The proposed sign program incorporates the recently approved Target signage and would allow an additional wall sign for Target's drive up program. Currently, the approved Target signage only includes signage by the main entrance at the center of the storefront and the east side

of the building. The proposed sign would provide an additional feature to break up the massing on the west side of the building and balance out the overall design of the storefront.

The proposed sign regulations for the shopping center tenants are summarized in Table 1 below.

Table 1

Sign Regulation	Proposed
Number of Signs	Varies depending on tenant space. One wall sign per building frontage facing the shopping center parking lot or Scotts Valley Drive. One Under canopy sign.
Sign Area	Varies depending on the tenant space.
Letter Height	24"
Blade Signs (Under Canopy)	Three (3') feet by one and half (1.5') feet or a total square footage of five (5) square feet
Miscellaneous Window Signage	20% of the window may be opaque

Each tenant space in the shopping center was analyzed to identify the amount of signage that is appropriate for the space based on the store front and design of the shopping center as a whole. The proposed sign areas and regulations can be found within the proposed Sign Program (Attachment 3). While some allowed sign areas exceed the typical 1 square foot of sign area per linear foot of store front allowed by the Municipal Code, larger sign areas are proposed in the proposed Sign Program to allow a consistent look and feel throughout the shopping center. Overall, the proposed sign program incorporates sign regulations that are larger than what is currently allowed but they are compatible with the proposed shopping center design.

ATTACHMENTS

PAGE

Resolution (Action Item)

1.	Location Map	11
2.	Proposed Project Plans	12
3.	Proposed Sign Program	40

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING PLANNED DEVELOPMENT PERMIT PD 21-03 AND DESIGN REVIEW DR21-03 FOR AN EXTERIOR REMODEL AND NEW SIGN PROGRAM AT THE SCOTTS VALLEY SQUARE SHOPPING CENTER // APN 022-231-16 and 022-231-17

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

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

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, October 21, 2021.

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

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

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

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, October 21, 2021:

Planned Development Permit

1. ***The planned development permit as issued furthers the policies of the General Plan and the Town Center Specific Plan (TCSP).*** The project meets the requirements of this finding in that the project updates the exterior of the Scotts Valley Square Shopping Center which accommodates a mix of retail and service commercial. The proposed project revitalizes the shopping center which is consistent with the environmental, service, and economic goals of the City, as called for in General Plan Land Use Element Policy LA-28. In addition, is consistent with the purpose and intent of the TCSP in that it provides new spaces for public gathering to create a greater sense of community.
2. ***The planned development permit, as issued, conforms in all respects to the planned development zoning of the property.*** The project meets the requirements of this finding in that approval of the PD Permit will allow the development consistent with the TCSP.

3. ***The interrelationship between orientation, location, mass and scale of building volumes, and elevations or proposed buildings, structures and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The project updates the exterior design of the existing buildings at the Scotts Valley Square shopping center. Proposed design elements add new dimensions with varying heights to an existing, generally flat building. In addition, proposed murals and paint break up and add interest to flat walls. The proposed design includes neutral paint colors and with timber column and metal roof accents which is compatible with the Hangar development at 262 Mount Hermon Road and the Town Center specific plan design guidelines.

Design Review

4. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The proposed project is to modify the exterior of the existing buildings at Scotts Valley Square shopping center. Exterior improvements that extend past the existing building footprint include new awnings and columns that improve the design of the existing structure. The proposed exterior is designed to be compatible with surrounding developments to the east and the Town Center Specific Plan design guidelines.
5. ***The materials, colors, proportion, mass and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures.*** The proposed design includes timber columns, metal canopies, and finishes that are compatible with the TCSP design guidelines and harmonious with existing buildings on Mt. Hermon Road. Furthermore, the variety of quality materials, exterior treatments, finishing details are appropriate, consistent with the City's design review criteria.
6. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The proposed project preserves existing trees where possible. Additional shrubs and plantings are proposed along the perimeter of the parking lot to provide a buffer and is compatible with the character and design of the shopping center.
7. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The proposed project utilizes an existing parking lot with slight modifications to provide outdoor seating and design elements to the shopping center. Five parking spaces are proposed to be removed but the site will continue to meet minimum parking requirements.

8. ***For ingress, egress and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The proposed project does not impact the ingress, egress and internal traffic circulation of the existing shopping enter.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, minutes, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Planned Development Permit PD21-003 and Design Review DR21-003 for an exterior remodel and new sign program at Scotts Valley Square shopping center // APN 022-231-16 and 022-231-17, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Planned Development Permit PD21-003 and Design Review DR21-004 shall lapse and shall become void two years from the date of this resolution unless prior to the expiration date, a building permit is issued by the Building Division and construction has commenced and diligently pursued toward completion, or the commercial use has commenced, or an extension of this approval is granted by the Planning Commission.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a special meeting held on the 21st day of October 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Lori Gentile, Chair

Taylor Bateman, Community Development Director

EXHIBIT A
CONDITIONS OF APPROVAL

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. Property owner shall sign below (at the end of these conditions) agreeing to the Conditions of Approval noted above prior to issuance of the building permit.
3. A copy of these conditions of approval shall be printed and attached to the final building construction plans prior to the issuance of permits.
4. Applicant shall obtain a building permit(s) and pay appropriate fees prior to commencement of work on the subject property. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).
5. All construction within the City shall be limited to the hours between 8 AM and 6 PM, Monday through Friday, and 9 AM through 5 PM on Saturday. No construction activity is allowed on Sundays.

PLANNING DEPARTMENT

6. The materials, size, location, and design of the improvements shall be in substantial conformance with the approved plans, dated September 16, 2021. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.
7. All signs on the property shall be per the Master Sign Program prepared by SGPA Planning and Architecture, dated September 16, 2021.
8. All tenant identification signs shall be approved by the property owner in writing prior to issuance of a Building Permit.

9. The shopping center shall work with the City and future town center developers to integrate signage and structures as development occurs in the town center core area.
10. The final art design of the mural shall be reviewed and approved by the Community Development Director prior to the completion of the project.

BUILDING DEPARTMENT

11. All requirements of the Building Department of the City of Scotts Valley shall be met.
12. The developer shall obtain any required grading and/or building permit(s) and pay applicable fees.
13. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.
14. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee). All subcontractors shall provide their contractor's license number and their workers compensation insurance information to the Building Department.
15. All buildings shall be designed to comply with the current California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Energy Code and California Green Building Code, in effect at the time of building permit application.
16. The building permit plans must comply with the current California Plumbing and Green Building Code for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.
17. All structures shall comply with the most current California Energy Commission Standards (California Energy Code).
18. All new construction shall comply with the California Green Building Code and the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.
19. A completed City of Scotts Valley Construction and Waste Management Plan form shall be submitted with the Building permit application.

20. The project shall comply with all California Building Code Accessibility requirements and showing the required features as they apply to this project.

SCOTTS VALLEY WATER DISTRICT

21. A detailed landscaping plan will need to be submitted for review during the Building Permit Phase.
22. All proposed landscaping changes and existing landscaping shall be installed and/or retrofitted to comply with the Scotts Valley Water District Recycled Water Standard Specifications, and the California Department of Water Resources Model Water Efficient Landscape Ordinance.
23. A cross connection survey will need to be completed by the Scotts Valley Water District upon completion of the new irrigation system.

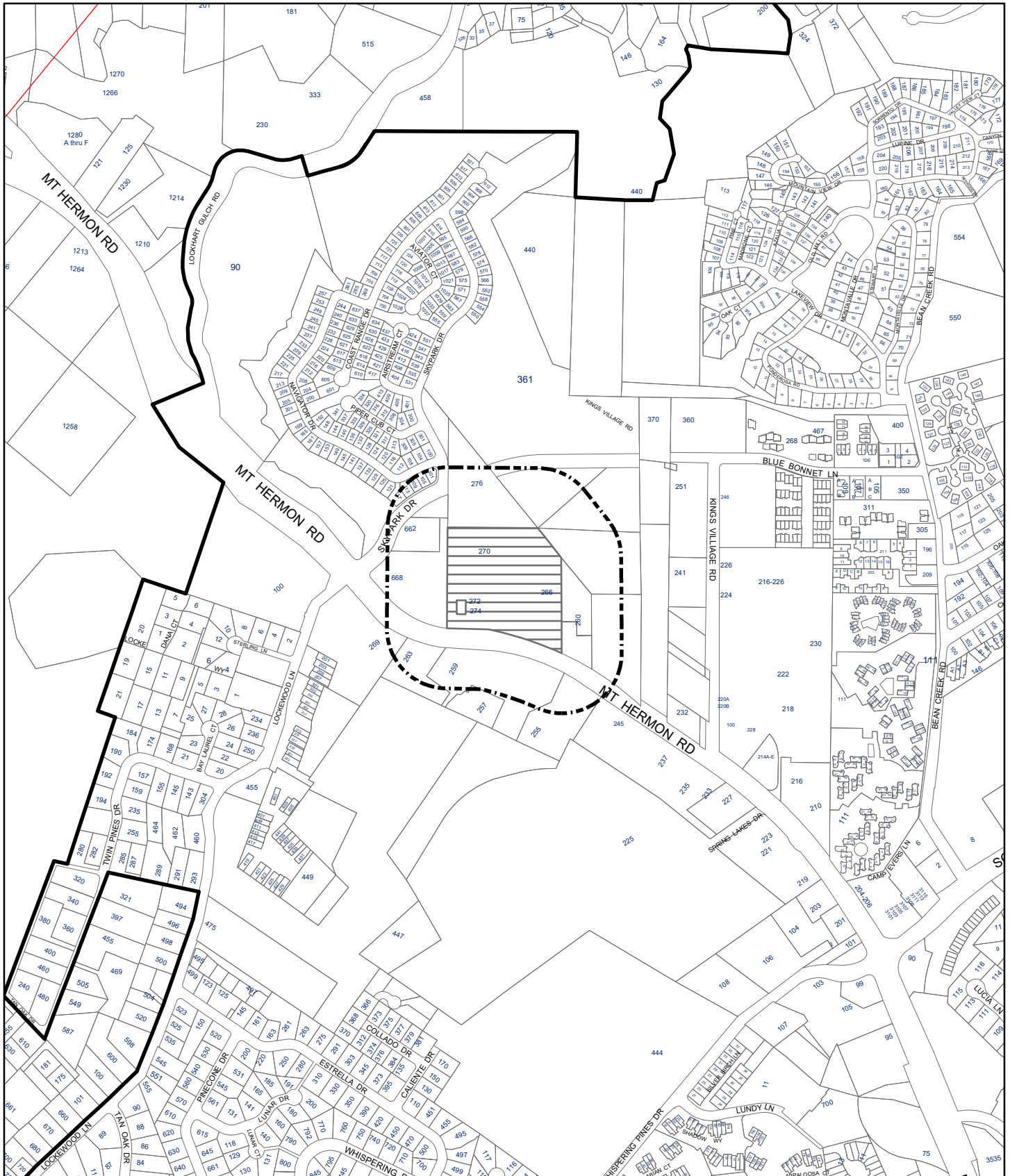
SCOTTS VALLEY FIRE DISTRICT

24. Prior to building permit issuance, all applicable Scotts Valley Fire District fees shall be paid.

Name and Signature of Property Owner

Date

Location Map



0 0.125 0.25 0.5 Miles

 Project Site



Scotts Valley Square

Scotts Valley, California

Building Facade Renovation

09 . 16 . 2021 Planning Submittal Set

SGPA ARCHITECTURE
AND PLANNING

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Vicinity Map



Project Team

Developer
The Pratt Company
591 Redwood Highway, Suite 2150
Mill Valley, CA 94941
Contact: Kevin Pratt
Email: kpratt@prattcompany.com
Phone: 415-381-5000 x 12
415-606-1494 (cell)

Architect
SGPA Architecture & Planning
200 Pine Street, Suite 500
San Francisco, CA 94104
Contact: Glenn Wood
Email: Gwood@sgpa.com
Phone: (415) 983 - 0131
www.sgpa.com

Project Summary

Existing Building Area:	88,462 sf
Proposed Building Area:	88,462 sf
Existing Parking:	369 spaces (4.17 spaces/1,000 sf)
Proposed Parking:	364 spaces (4.11 spaces/1,000 sf)
Proposed Bike Parking:	16 spaces

Sheet Index

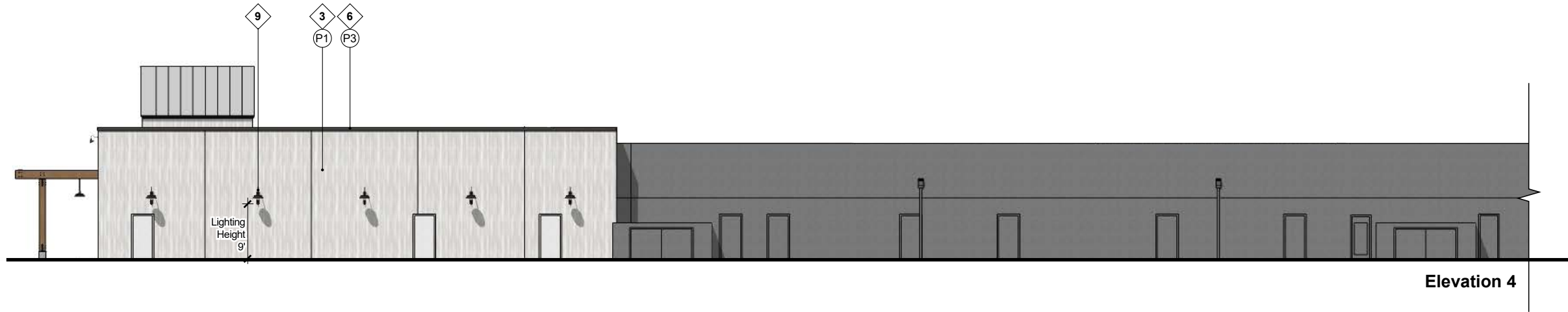
A	1	Cover Sheet
A	2	Project Information
A	3	Site Plan - Existing
A	4	Site Plan - Proposed
A	5	Elevations
A	6	Elevations
A	7	Existing View
A	8	Proposed View
A	9	Proposed View
A	10	Proposed View
A	11	Proposed View
A	12	Proposed View
A	13	Proposed View
A	14	Proposed View
A	15	Proposed View
A	16	Proposed View
A	17	Proposed View
A	18	Materials, Colors, and Lightings
L	1	Landscape Site Plan
L	2	Landscape Site Plan
L	3	Planting Plan
L	4	Planting Plan
L	5	Plant Palette
L	6	Water Use Plan
L	7	Water Use Plan
L	8	Site Furnishing - Concept Imagery
L	9	Site Furnishing - Concept Imagery
L	10	Site Furnishing - Circular Planter
L	11	Irrigation Intent

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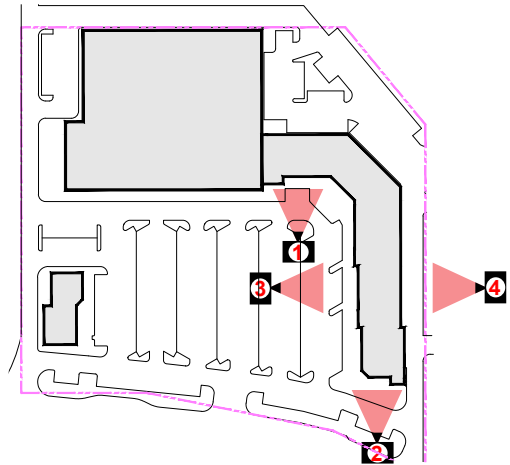


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Key Map

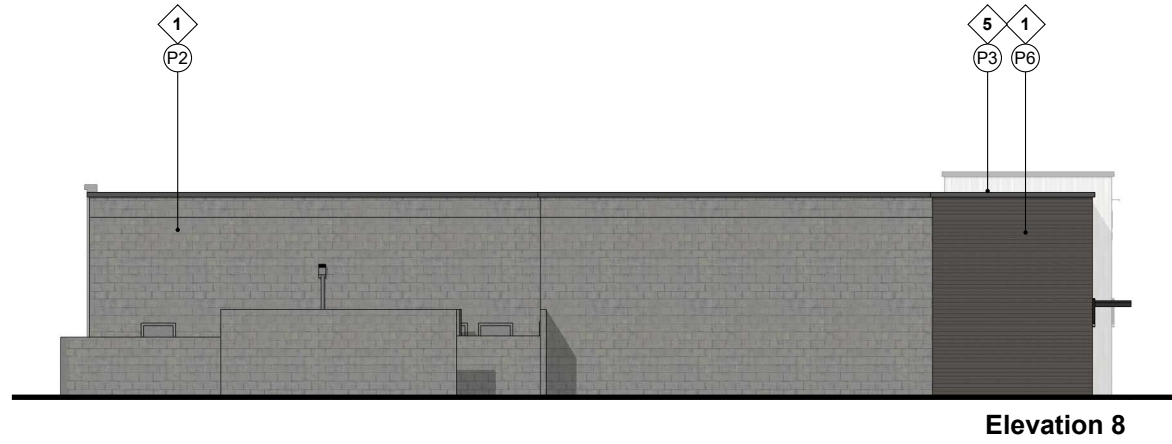
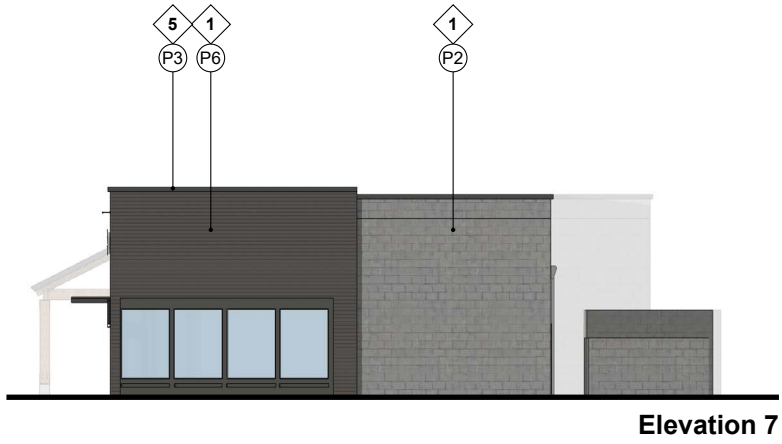


Materials

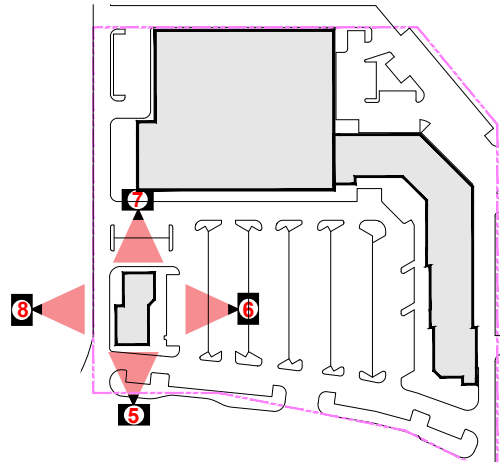
- 1 Paint on Existing Material
- 2 Horizontal Siding
- 3 Vertical Wood or Composite Siding
- 4 Standing Seam Metal Roof - RAL 9006
- 5 Metal Coping
- 6 Wood Post
- 7 Concrete Base
- 8 Lighting Fixture 1
- 9 Lighting Fixture 2

Paint Colors

- P1 Benjamin Moore 857 Sheep's Wool
- P2 Benjamin Moore 1615 Rock Gray
- P3 Benjamin Moore 1596 Nightfall
- P4 Benjamin Moore 1469 Eagle Rock
- P5 Benjamin Moore CSP 290 Café au lait
- P6 Benjamin Moore 2134-10 Night Horizon



Key Map



Materials

- 1 Paint on Existing Material
- 2 Horizontal Siding
- 3 Vertical Wood or Composite Siding
- 4 Standing Seam Metal Roof - RAL 9006
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Café au lait
- P6 Benjamin Moore 2134-10
Night Horizon





















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Materials



2
Horizontal Siding

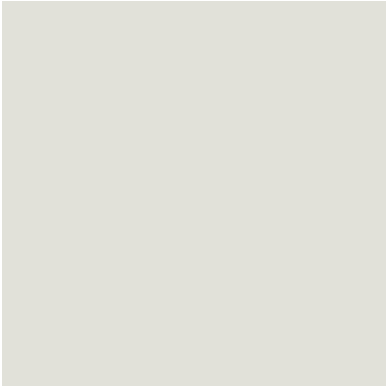


3
Vertical Wood or Composite Siding



4
Standing Seam Metal Roof

Paint Colors



P1
Benjamin Moore 857
Sheep's Wool



P2
Benjamin Moore 1615
Rock Gray



P3
Benjamin Moore 1596
Nightfall



P4
Benjamin Moore 1469
Eagle Rock

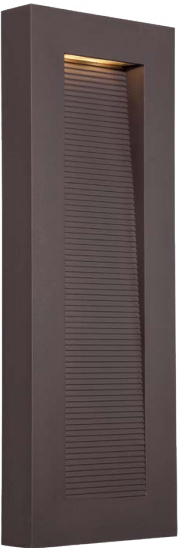


P5
Benjamin Moore CSP 290
Café au lait



P6
Benjamin Moore 2134-10
Night Horizon

Lightings

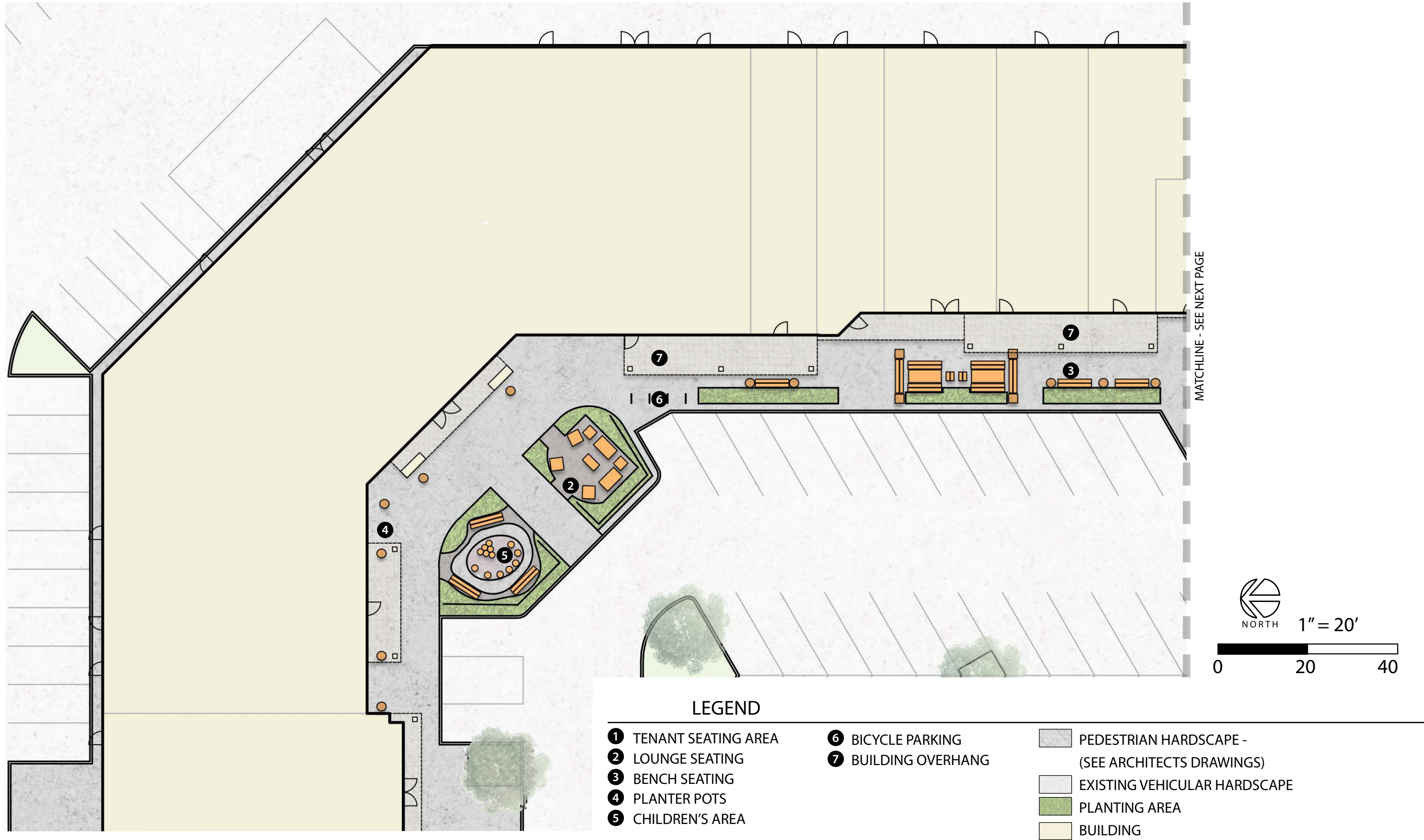


8
Lighting Fixture 1



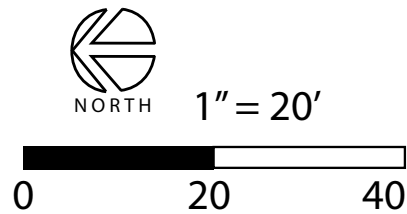
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Lighting Fixture 2

File Location:K:\2004\20423 Scotts Valley Square\P-08 - Renovation Planning\01_Working_Files\2021_09_16 Resubmittal\2021_09_16 Scotts Valley Resubmittal Set.indd 20414-P50 09.16.2021





MATCHLINE - SEE PREVIOUS PAGE

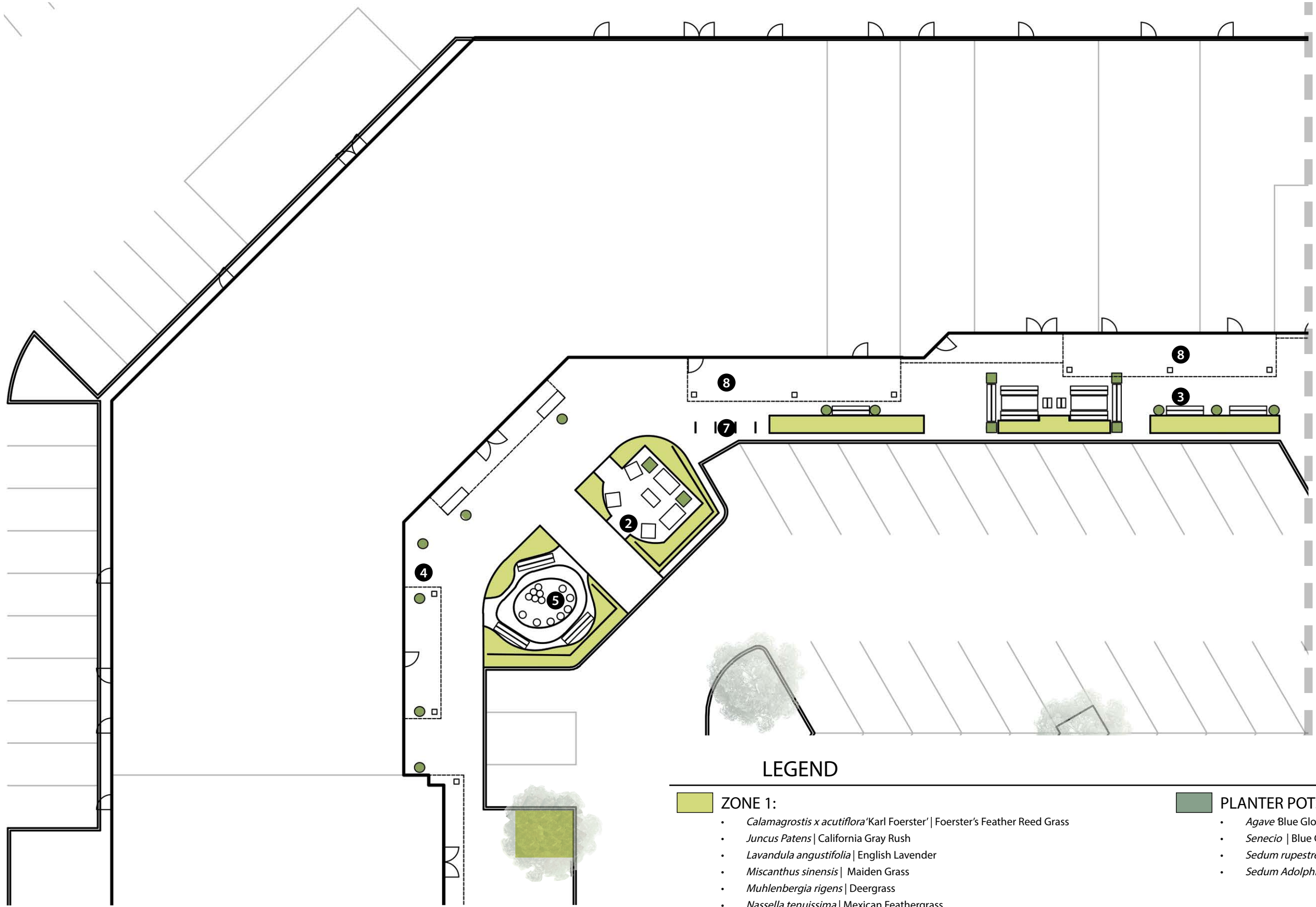


LEGEND

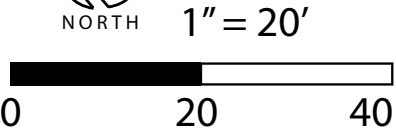
- 1 TENANT SEATING AREA
- 2 LOUNGE SEATING
- 3 BENCH SEATING
- 4 PLANTER POTS
- 5 SEATING AREA

- 6 BICYCLE PARKING
- 7 BUILDING OVERHANG
- 8 PLACED BOULDER

- PEDESTRIAN HARDSCAPE - (SEE ARCHITECTS DRAWINGS)
- EXISTING VEHICULAR HARDSCAPE
- PLANTING AREA
- BUILDING



MATCHLINE - SEE NEXT PAGE



LEGEND



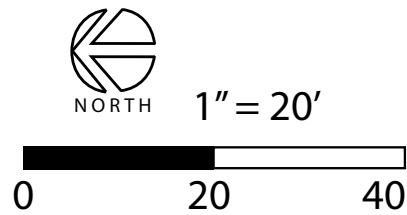
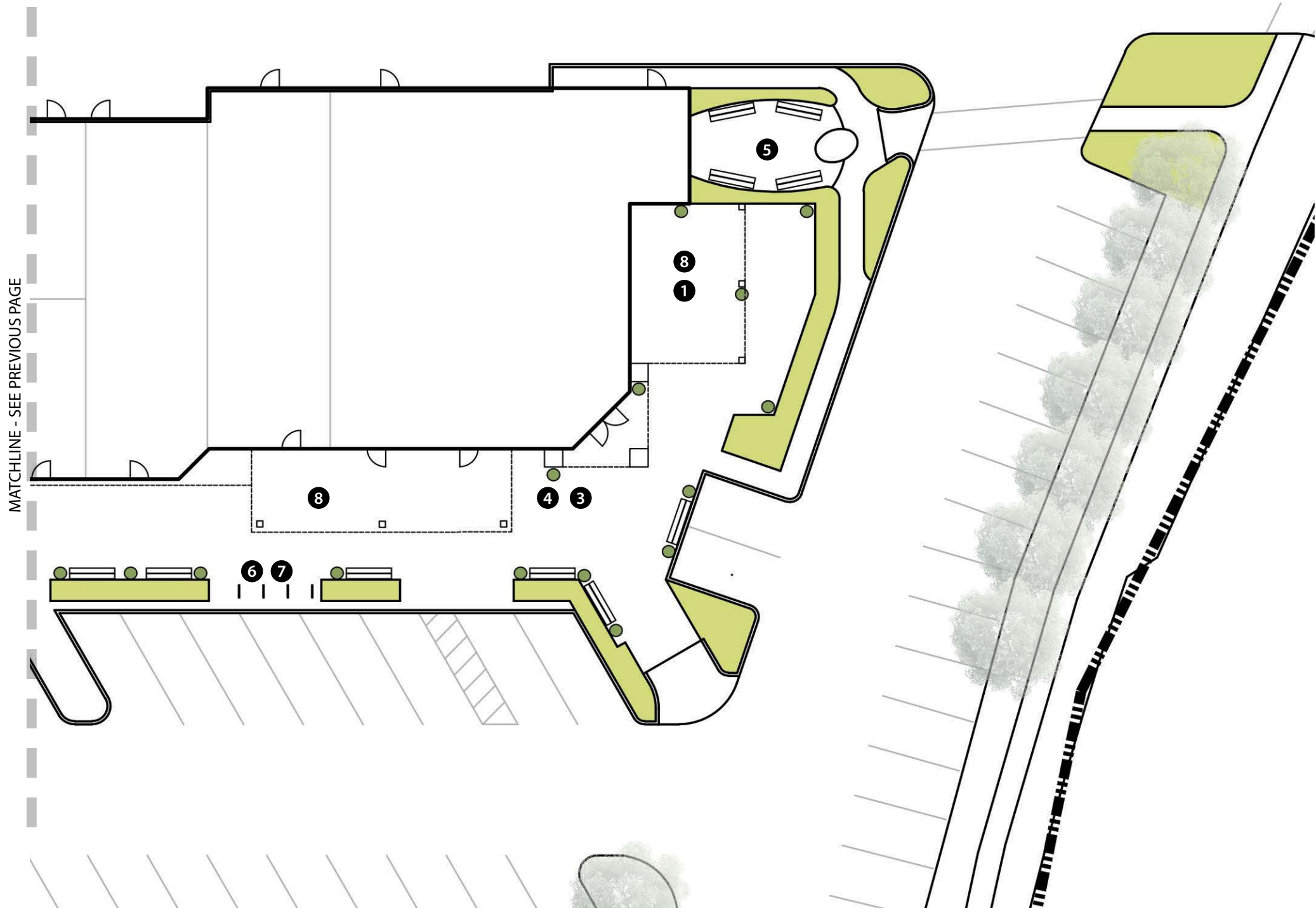
ZONE 1:

- *Calamagrostis x acutiflora* 'Karl Foerster' | Foerster's Feather Reed Grass
- *Juncus Patens* | California Gray Rush
- *Lavandula angustifolia* | English Lavender
- *Miscanthus sinensis* | Maiden Grass
- *Muhlenbergia rigens* | Deergrass
- *Nassella tenuissima* | Mexican Feathergrass
- *Olea europaea* 'Swan Hill' | Swan Hill Olive
- *Pennisetum x advena Rubrum* | Red Fountain Grass



PLANTER POTS:

- *Agave Blue Glow* | Blue Glow Agave
- *Senecio* | Blue Chalk Sticks
- *Sedum rupestre* 'Angelina' | Golden Sedum
- *Sedum Adolphii* 'Firestorm' | Firestorm Sedum



LEGEND



ZONE 1:

- 15 - 71% • *Calamagrostis x acutiflora* 'Karl Foerster' | Foerster's Feather Reed Grass
- 15 - 71% • *Juncus Patens* | California Gray Rush
- 5 - 24% • *Lavandula angustifolia* | English Lavender
- 5 - 24% • *Miscanthus sinensis* | Maiden Grass
- 5 - 24% • *Muhlenbergia rigens* | Deergrass
- 40 - 19% • *Nassella tenuissima* | Mexican Feathergrass
- 15 - 71% • *Pennisetum x advena Rubrum* | Red Fountain Grass



PLANTER POTS:

- *Agave 'Blue Glow'* | Blue Glow Agave
- *Senecio* | Blue Chalk Sticks
- *Sedum rupestre* 'Angelina' | Golden Sedum
- *Sedum Adolphii* 'Firestorm' | Firestorm Sedum

SHRUBS



Name: *Calamagrostis x acutiflora* 'Karl Foerster'| Feather Reed
Grass
Size at Planting: 1 GAL
Height: 3 Feet
Spread: 6 Feet



Name: *Juncus patens*|California Gray Rush
Size at Planting: 1 GAL
Height: 2 Feet
Spread: 2 Feet
Water Usage:



Name: *Lavandula angustifolia* | English Lavender
Size at Planting: 1 GAL
Height: 2 Feet
Spread: 2 Feet
Water Usage:



Name: *Miscanthus sinensis* | Japanese Silver Grass
Size at Planting: 1 GAL
Height: 6 Feet
Spread: 5 Feet
Water Usage:



Name: *Muhlenbergia rigens* |Deer Grass
Size at Planting: GAL
Height: 4 Feet
Spread: 4 Feet
Water Usage:



Name: *Nassella tenuissima* | Mexican Feather Grass
Size at Planting: 1 GAL
Height: 2 Feet
Spread: 3 Feet
Water Usage:



Name: *Pennisetum x advena rubrum*| Red Fountain Grass
Size at Planting: 1 GAL
Height: 5 Feet
Spread: 4 Feet
Water Usage:

PLANTER POTS



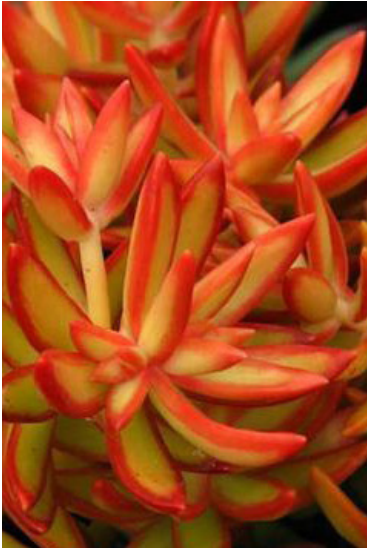
Name: *Agave 'Blue Glow'*|Blue Glow Agave
Size at Planting: GAL
Height: 2 Feet
Spread: 3 Feet
Water Usage:



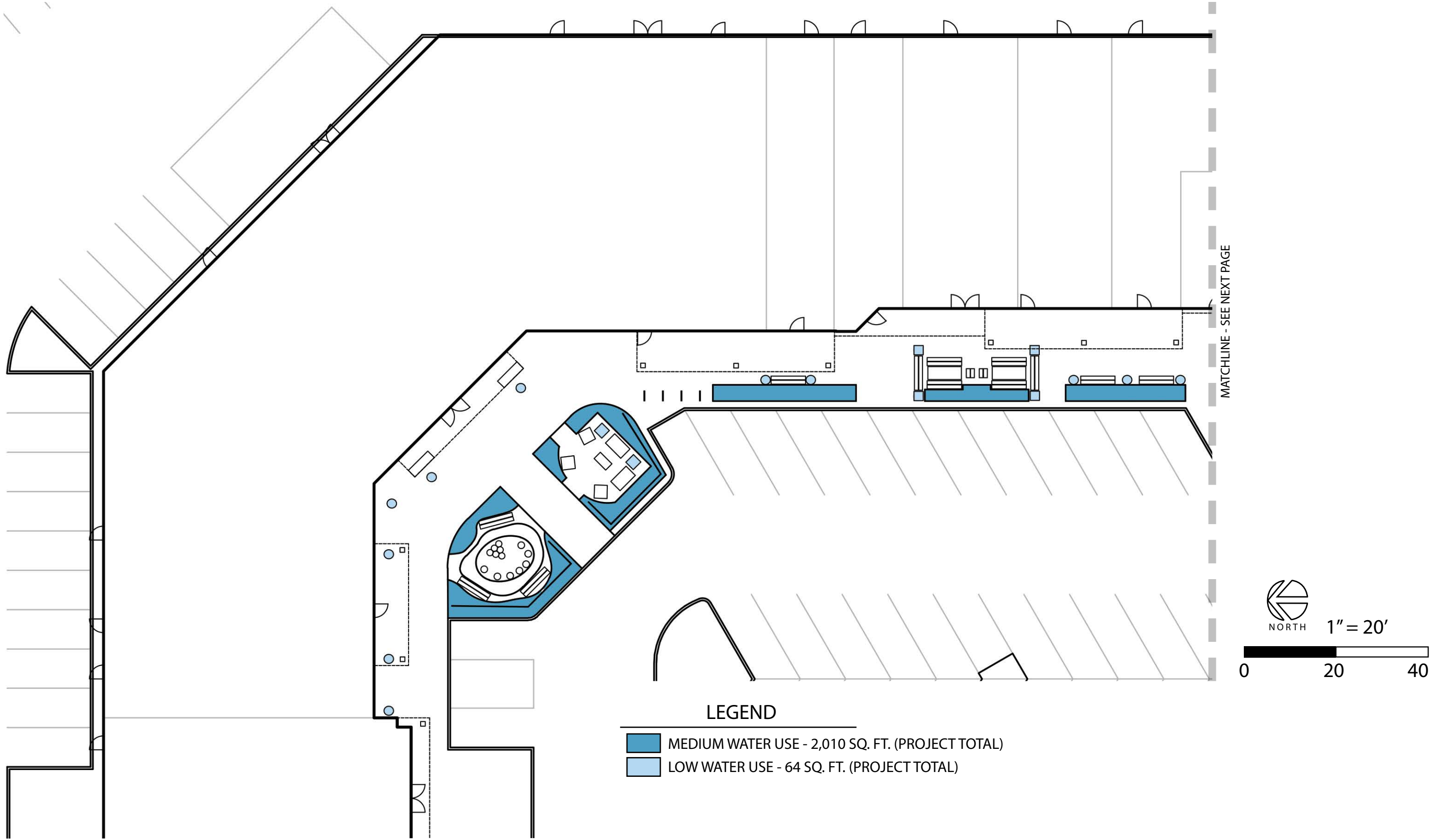
Name: *Senecio* |Blue Chalk Sticks
Size at Planting: Inch pots
Height: 1.5 Feet
Spread: 2 Feet
Water Usage:



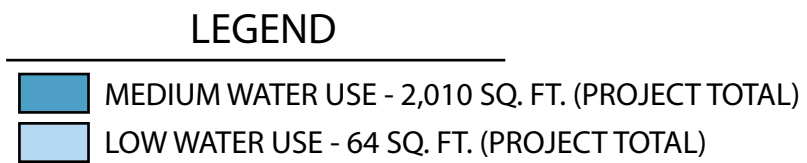
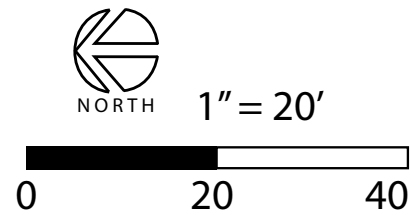
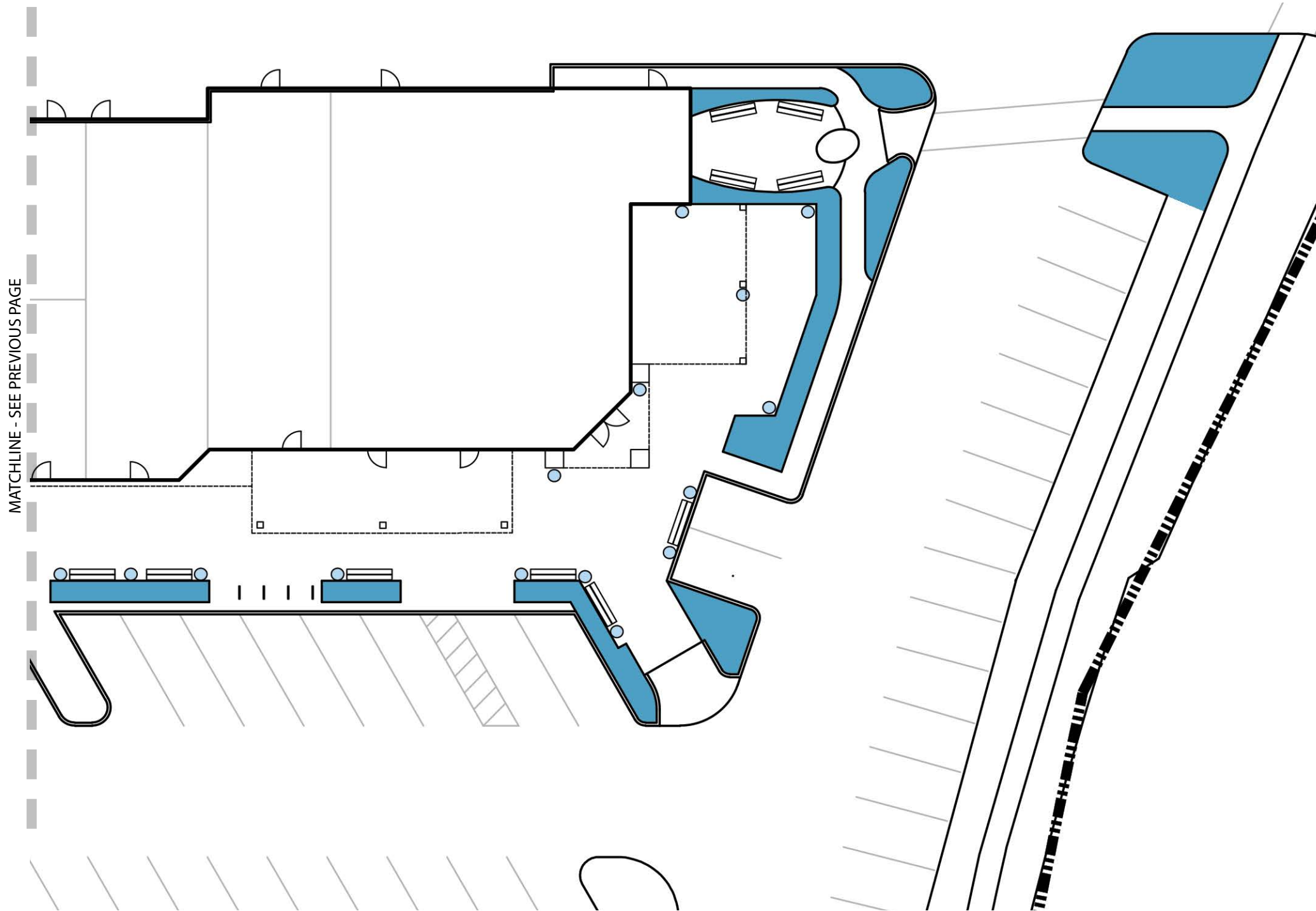
Name:*Sedum rupestre*'Angelina'|Golden Sedum
Size at Planting: Inch pots
Height: 8 Inches
Spread: 2 Feet
Water Usage:



Name:*Sedum Adolphii*'Firestorm'|Firestorm Sedum
Size at Planting: Inch pots
Height: 10 Inches
Spread: 2 Feet
Water Usage:



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BENCHES:



GROUP SEATING:



GROUP SEATING:



GROUP SEATING:



BENCHES:



RECEPTACLES:



GROUP SEATING:



BIKE RACKS:



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RECEPTACLES:



PLANTER POTS - SQUARE:



PLANTER POTS - CIRCULAR:



PLANTER POTS - CIRCULAR:



PLANTER POTS - CIRCULAR:



PLANTER POTS - CIRCULAR:



PLANTER POTS - CIRCULAR:



PLANTER POTS - CIRCULAR:



IRRIGATION INTENT

IRRIGATION DESIGN INTENT:

- 1. THIS IRRIGATION SYSTEM IS DESIGNED FOR USE WITH POTABLE WATER.
- 2. THE LANDSCAPE CONTRACTOR TO PROVIDE A COMPLETE NEW AND AUTOMATIC IRRIGATION SYSTEM WITH 100% IRRIGATION COVERAGE FOR LANDSCAPE.
- 3. IRRIGATION SYSTEM TO BE DESIGNED TO NOT ALLOW OVER-SPRAY OR EXCESS RUNOFF ONTO IMPERVIOUS SURFACES.
- 4. PLANTS SELECTED FOR HARDINESS AND REDUCED WATER REQUIREMENTS.
- 5. IRRIGATION CONTROLLER SHALL BE A SMART CONTROLLER WHICH OPERATES WITH DAILY WEATHER ADJUSTMENTS.

IRRIGATION SYSTEM DESCRIPTION - POTABLE WATER:

- 1. LANDSCAPE WATER USE SHALL COMPLY WITH THE CITY’S WATER EFFICIENCY ORDINANCE AND LANDSCAPE WATER CONSERVATION STANDARDS.
- 2. NEW IRRIGATION SYSTEM IMPROVEMENTS ARE SUPPLIED WITH POTABLE WATER. A DEDICATED POTABLE WATER POINT-OF-CONNECTION WITH A BACKFLOW PREVENTER, MASTER VALVE AND FLOW SENSOR IS SPECIFIED TO PROVIDE IRRIGATION WATER TO LANDSCAPE PLANTING AREAS.
- 3. IRRIGATION SYSTEM POINT-OF-CONNECTION AND APPURTENANCES SHALL BE ESTABLISHED PER CIVIL ENGINEERING DRAWINGS AND ARE SHOWN FOR INFORMATION ONLY.
- 4. LANDSCAPE AREAS ARE IRRIGATED WITH NEW HIGH EFFICIENCY DRIPLINE EMITTER TUBING ON SEPARATE LANDSCAPE HYDROZONES WHERE SHOWN. LANDSCAPE SHRUB AREAS ARE IRRIGATED WITH DRIPLINE EMITTER TUBING IN ADDITION TO SUPPLEMENTAL POINT-TO-POINT DRIP EMITTERS FOR VINES. TURF IS IRRIGATED WITH HIGH-EFFICIENT OSCILLATING SPRAY NOZZLES THAT COMPLY WITH THE AGENCY WATER EFFICIENCY ORDINANCE. SPECIMEN PALMS AND TREES ARE PROVIDED WITH LOW-FLOW BUBBLERS ON DEDICATED CONTROL VALVES.
- 5. A NEW IRRIGATION ‘SMART’ CONTROLLER OPERATES A NEW DEDICATED FLOW SENSOR AND MASTER VALVE TO PROVIDE HIGH-FLOW SHUT DOWN AND TO REMOVE PRESSURE FROM MAIN LINE PIPING BEING SERVED DURING NON-IRRIGATION HOURS. ‘SMART’ IRRIGATION CONTROLLER OPERATES CONVENTIONAL HARD WIRE SYSTEM WITH SPARE CONTROL WIRES PROVIDED WHERE NOTED.
- 6. BALL VALVES ARE LOCATED THROUGHOUT THE SYSTEM TO PROVIDE FOR PARTIAL SHUTDOWN OF THE SYSTEM.

DRIP IRRIGATION NOTES - POTABLE WATER:

- 1. PROVIDE DRIPLINE EMITTER TUBING SYSTEM FOR PLANTING AREAS AS SHOWN ON DRAWINGS.
- 2. DRIPLINE IS SHOWN SCHEMATICALLY FOR CLARITY. INSTALL DRIPLINE TUBING AND NON-PRESSURE LATERAL LEAD LINE PIPING IN LANDSCAPE AREAS AND ADJACENT TO SELECTED PLANT MATERIAL AS SHOWN IN DETAILS.
- 3. DRIPLINE VALVE STATION CALLOUTS INDICATE THE APPROXIMATE SIZE OF THE DRIPLINE AREA OF COVERAGE ASSIGNED TO EACH VALVE. THE APPROXIMATE LENGTH OF DRIPLINE TUBING ASSIGNED TO EACH VALVE STATION IS PROVIDED FOR ESTIMATE PURPOSES ONLY. CONTRACTOR SHALL PROVIDE AND INSTALL THE REQUIRED AMOUNT OF DRIPLINE TUBING AS REQUIRED TO PROPERLY IRRIGATE ASSIGNED LANDSCAPE AREAS WITH THE EMITTER SPACING AND DRIPLINE TUBING ROW SPACING AS INDICATED IN THE EQUIPMENT LEGEND ON SHEET L-700A.
- 4. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES
- 5. DO NOT INSTALL DRIPLINE TUBING UNDER PAVED SURFACES. CONNECT DRIPLINE TUBING TO SCHEDULE 40 PVC LATERAL LINE PIPING FOR ROUTING UNDER PAVED SURFACES AND SCHEDULE 80 PVC PIPING ROUTING THROUGH PLANTER WALLS. ADAPT DRIPLINE TUBING TO PVC PIPING AS REQUIRED WITH COMPRESSION ADAPTER FITTINGS.
- 6. CONNECT DRIPLINE PIPING TO PRESSURE REGULATOR UNITS WITH SCHEDULE 40 PVC MALE ADAPTER FITTINGS AND COMPRESSION ADAPTER FITTINGS.
- 7. PROVIDE COMPRESSION SERIES FITTINGS FOR TUBING TO TUBING CONNECTIONS AND CONNECTIONS TO PVC PIPING
- 8. PROVIDE TWO (2) EMISSION OUTLET EMITTERS TO LARGE 15 GALLON SHRUBS. CONNECT DRIP EMITTERS AND PVC DISTRIBUTION TUBING TO DRIPLINE TUBING WITH BARBED ADAPTER.
- 9. PROVIDE ONE (1) EMISSION OUTLET EMITTER TO EVERY VINE LOCATED WITHIN DRIPLINE AREA, SPACED AT 6-INCHES CLEAR FROM STEM. CONNECT DRIP EMITTERS AND PVC DISTRIBUTION TUBING TO DRIPLINE TUBING WITH BARBED ADAPTERS AT LOCATION WHERE REQUIRED.

SOIL SPECIFICATION/ ANALYSIS SAMPLE:

- 1. PROVIDE SOIL SPECIFICATIONS OF IMPORT SOIL OR PROVIDE SOIL ANALYSIS IF USING ON SITE SOIL. THE SOIL INFORMATION MUST INCLUDE: SOIL TEXTURE (% OF ORGANIC MATTER), INFILTRATION RATE (OR ESTIMATED RANGE), PH & TOTAL SOLUBLE SALTS, INDICATE IF MULCH, SOIL AMENDMENTS OR OTHER MATERIAL WILL BE USED OR REQUIRED.

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Scotts Valley Square

Scotts Valley, California

Master Sign Program

10 . 08 . 2021

SGPA ARCHITECTURE
AND PLANNING

Project Team

Owner
The Pratt Company
591 Redwood Highway
Suite 2150
Mill Valley, CA 94941
Contact: Kevin Pratt
Email: kpratt@prattcompany.com
Phone: 415-381-5000 x 12
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SGPA Architecture & Planning
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www.sgpa.com

Table of Content

1	Title Sheet
2	General Information
3	Site Plan
4	Pylon Sign and Mural
5	Tenant Signage
6	Allowed Tenant Signage Sizes
7	Allowed Tenant Signage Sizes
8	Blade Signage and Window Signage
9	Sign Examples
10	Sign Examples

Intent

The purpose of the Sign Program is to ensure that signage for Scotts Valley Square is presented with diversity and creativity while maintaining standards that achieve consistency throughout the project.

This Sign Program is established for Retail Tenants of Scotts Valley Square and to provide a coordinated graphic system that communicates information in a distinctive and aesthetically pleasing manner. The visual consistency created by the criteria minimizes confusion and promotes an image of quality that unites all of the individual retail establishments.

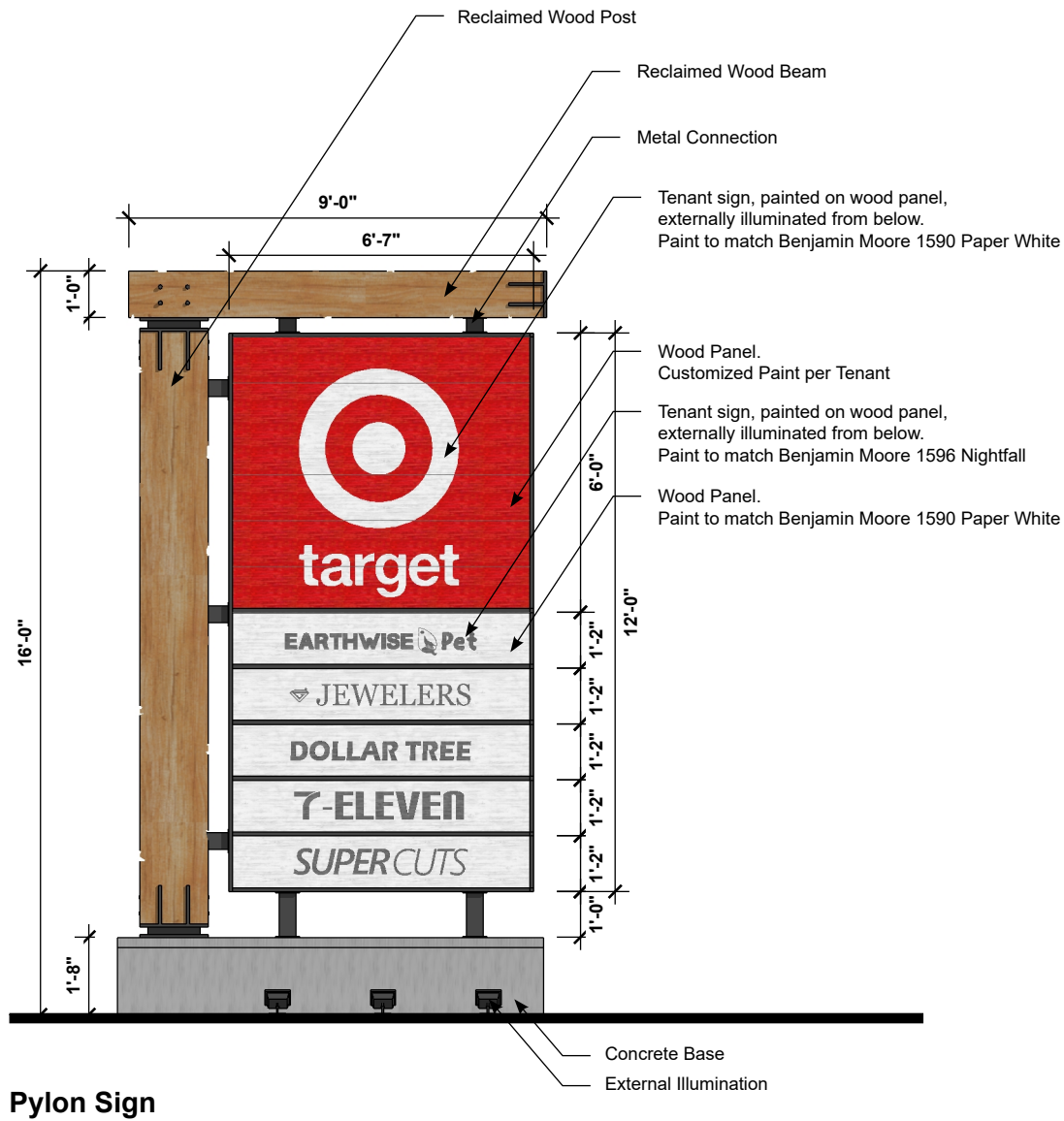
The Sign Program establishes minimum standards and maximum sizes that are reasonable and equitable, while providing sufficient flexibility to accommodate the Tenant's need to be recognizable and marketable, to reflect each Retail Tenant's graphic images, and to encourage innovation while preserving the design quality of the development.

It is the responsibility of each Tenant to submit design drawings of the proposed signage to the Landlord for approval prior to the installation of any signage. The use of professional environmental Graphic Designers and professional Signage Companies to determine design detailing and sign placement is highly encouraged. Deviations from this Sign Program will be subject to review and approval by the City of Scotts Valley and may require a formal amendment to this document.

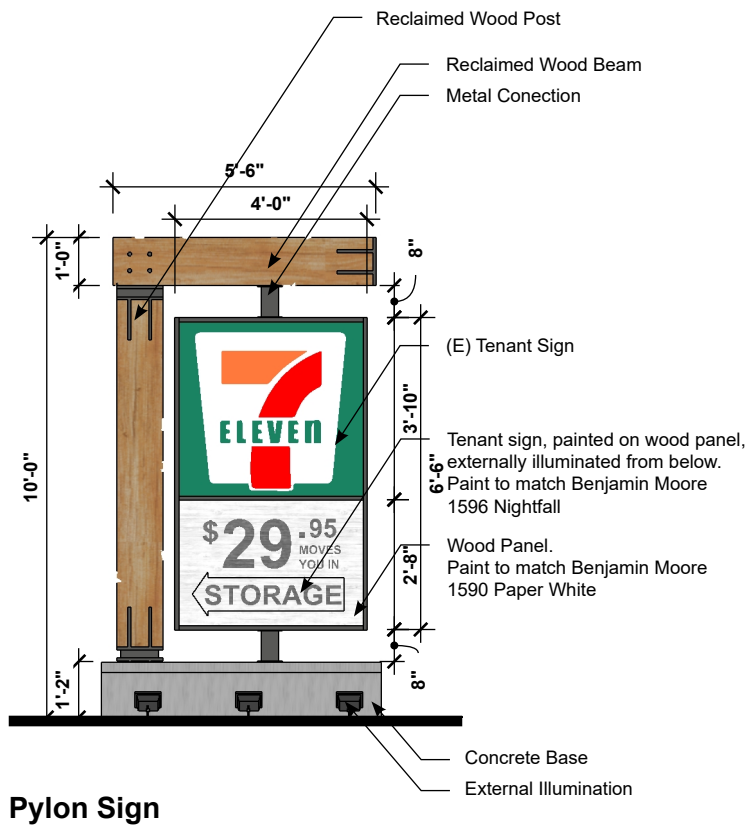
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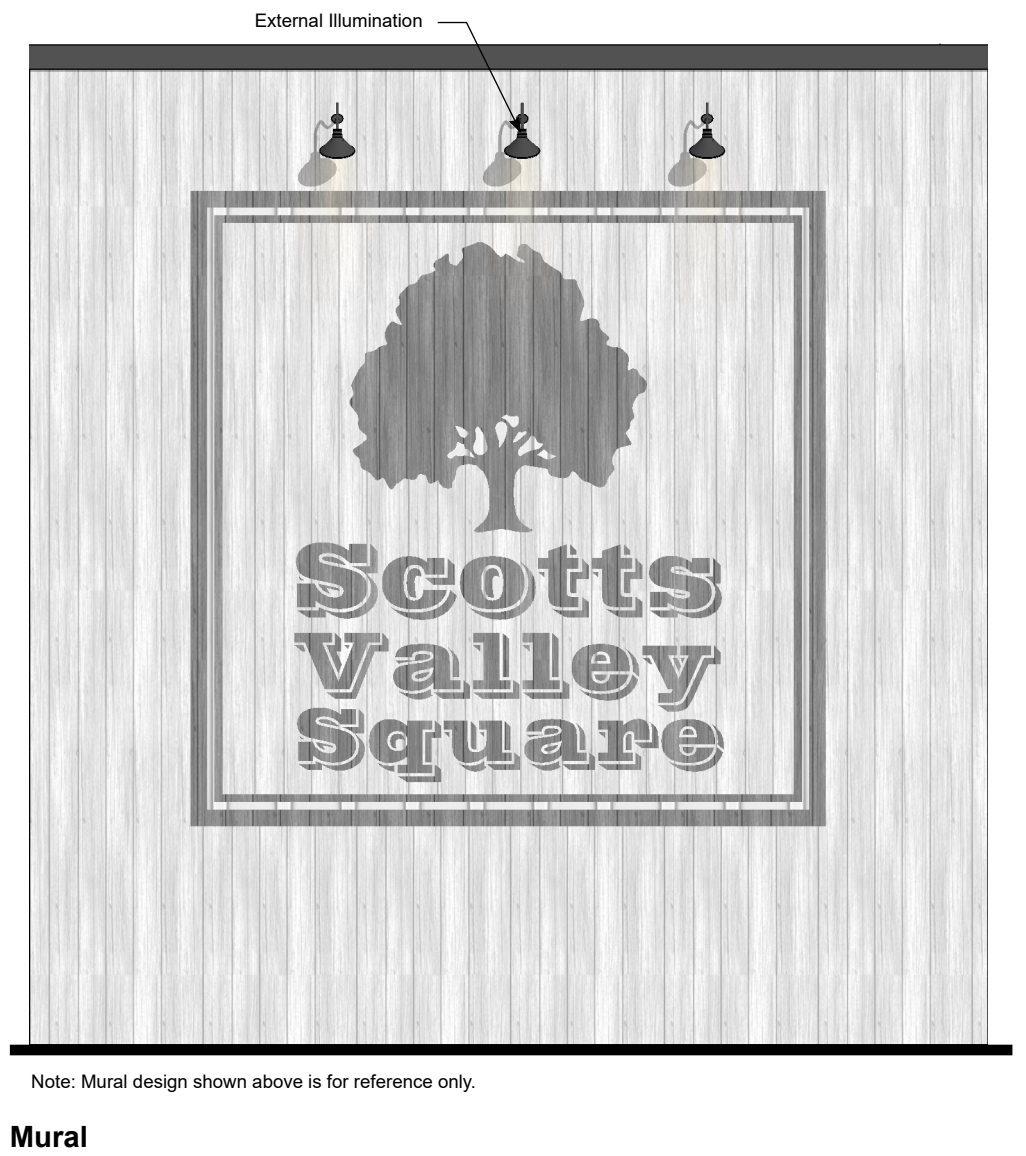




Pylon Sign

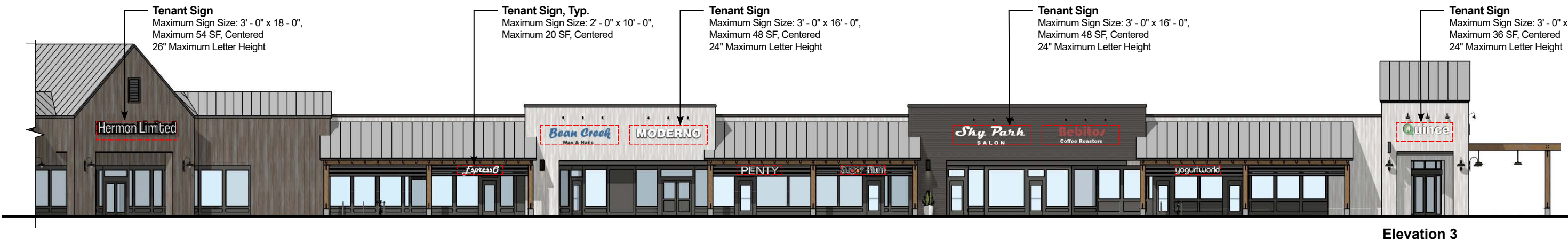
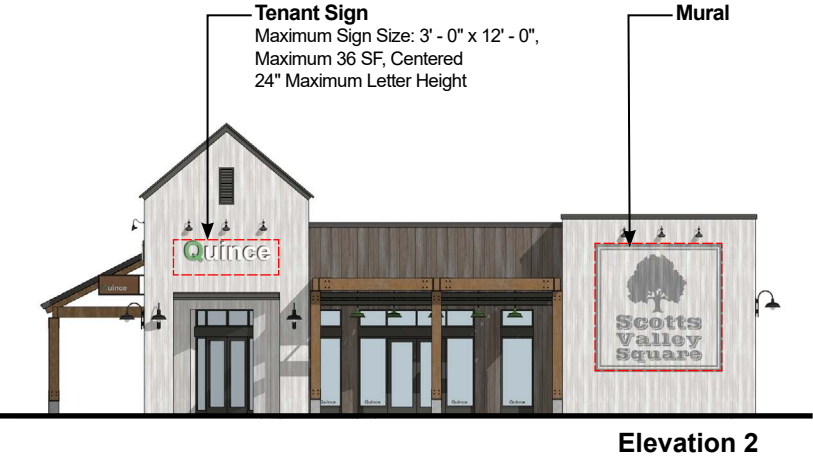
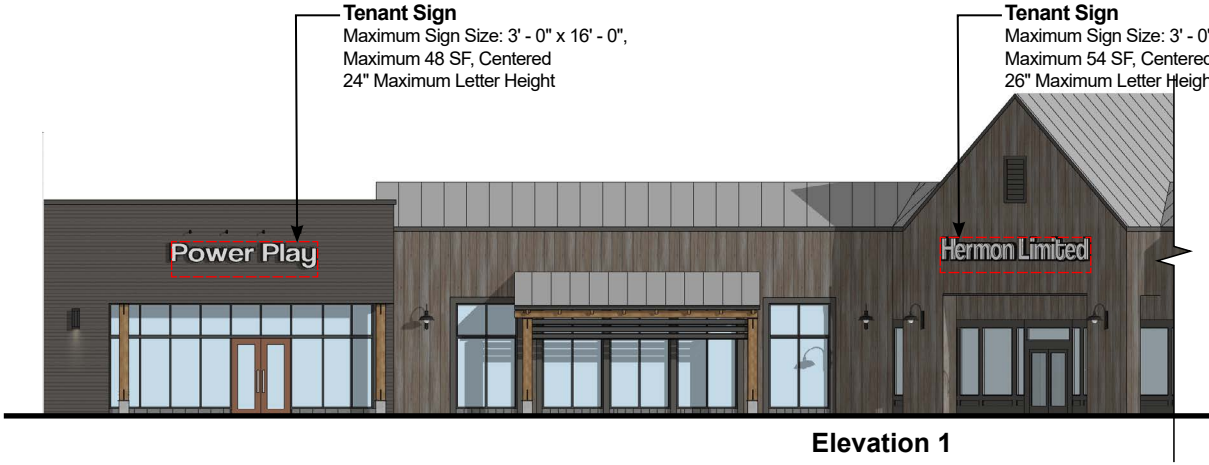
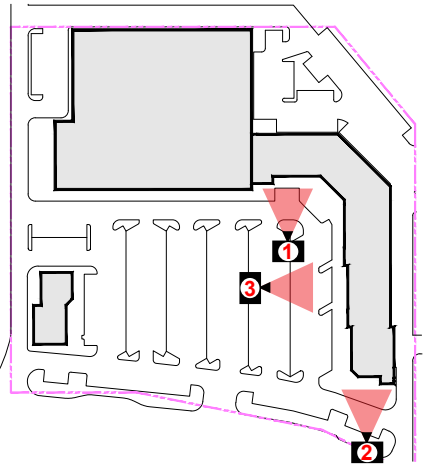


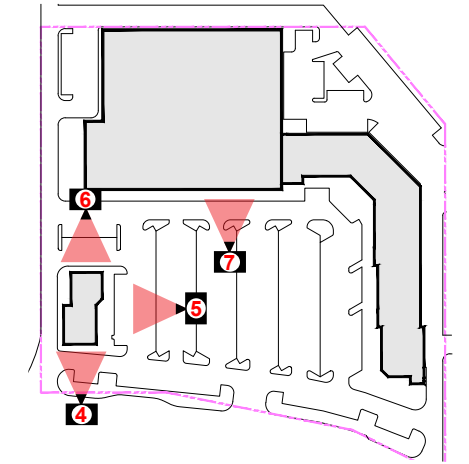
Pylon Sign

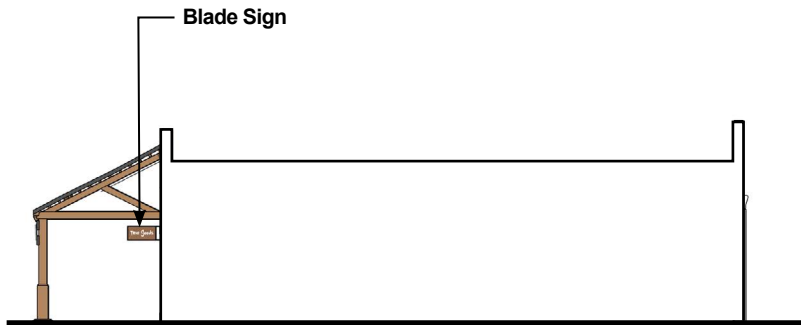


Description
Wall mounted signage for the purpose of primary retail tenant identification facing the street and/or parking area.
Location
- Each tenant may have one tenant sign. One additional tenant sign only allowed for end-cap tenant. - Tenant Wall Signage signs shall located on the fascia area between the top of the storefront glass and the top of the parapet wall, preferably over the entry. - No sign may cover or overlap significant architectural details such as window or door frames, glass, facade setbacks, columns, towers, etc. unless the sign sits on a canopy or other architectural element that is integrated into the overall building design. - Signs must maintain eight (8") inch minimum distance between the edge of the sign and the edge of the architectural details or the edge of the building.
Size
- Tenant sign maximum sizes and areas are shown on pages 5 and 6. - Painted wall signs are allowed to be larger than the maximum allowed sign areas indicated on pages 5 and 6 with the review and approval by the owner.
Area Calculation
- The area of a sign shall be calculated to include all lettering, working, and accompanying designs or symbols, together with any background material, surface or color. The advertising surface of both sides of double-faced signs shall be used in determining sign area. - Where the sign consists of individual letters or symbols, the area shall be considered that of the smallest rectangle, circle, square, or triangle which can be drawn to encompass all of the letters or symbols.

Design and Material
- Tenant signs shall be the following types: - Channel letters with halo illumination - Channel letters with halo illumination and external illumination - Solid metal letters with external illumination - Hand painted letters/graphics with external illumination - Tenants are encourage to be creative and propose high quality signs that complement the architectural character of the shopping center. Refer to pages 8 and 9 for photo examples of sign design ideas. - Tenant signs that are located on dark wall surfaces are encouraged to be detailed with light or white color sign faces, that provide adequate visual contrast. - Tenants may use their corporate logos, colors and layouts. - All signs shall be U.L. approved. All wiring, conduits and raceways are to be concealed. - Surface finish shall be smooth, free of extrusion marks or imperfections. Alloy shall be selected to meet the structural requirements of the specific application. - Structural metal for concealed framing shall be of galvanized rolled steel or equal, as required, to satisfy structural requirements. - Acrylic sheet plastic shall be equivalent to Plexiglas or equal. Thickness shall be not less than one eighth (1/8) inch. All plastics shall be of uniform color, translucence and illuminations, as supplied by Manufacturer. Any exposed edges of acrylic shall be finished with no visible saw marks.







Blade Sign

Description

- To provide Tenant name visibility to pedestrian shoppers located along the pedestrian promenade.
- To encourage pedestrian browsing and for the convenience of pedestrians in identifying Tenants when walking below wall signs and parallel to store facade.
- To mark the entry points into the various shops along the promenade.

Location

Each Tenant may have one blade sign. Signs may hang from the overhead canopy in the promenade areas in front of the store entry or may also be mounted at 90° to the wall near the entry if the store has no overhead canopy. The bottom of each blade sign must be eight and half (8.5') feet above the sidewalk grade and maintain a minimum distance of five (5) inches from the storefront.

Sizes

- A standard size of three (3') feet by one and half (1.5') feet or a total square footage of five (5) square feet will be consistent for all blade signs within the project.
- All sign copy must maintain three (3") inch minimum clearance from all sign edges.

Design and Materials

- Painted aluminum panels with painted or applied letters.
- Push through illuminated blade sign is encouraged. External illumination of blade sign is permitted.
- Tenants may use their logotype, symbol and image colors, only – no tagline or other decorative elements.
- Both sides of panel must carry the store name.
- All designs are subject to Landlord's review.



Window Sign

Description

The function of permanent window signage is to provide an attractive and effective means of identification by the pedestrian for the following only:

- Name of business
- Taglines and symbols used by businesses
- Hours of operation
- Disabled, no smoking and other code required signs

Location

- Permanent window signs must be located within the glass panel area, with no part of the sign within six (6") inches of the window mullion or frame. No window signs shall be displayed on the storefront doors, or the glass areas directly above the doors, except addresses.
- All window signs must be applied to the inside face of the glass. The location of all window signs must be approved by the Landlord.

Sizes

Permanent window signage shall be compatible with glass dimensions and window mullion locations. The maximum area for all window signs shall be no more than twenty percent (20%) (by opaque area) of the window panel area.

Design and Materials

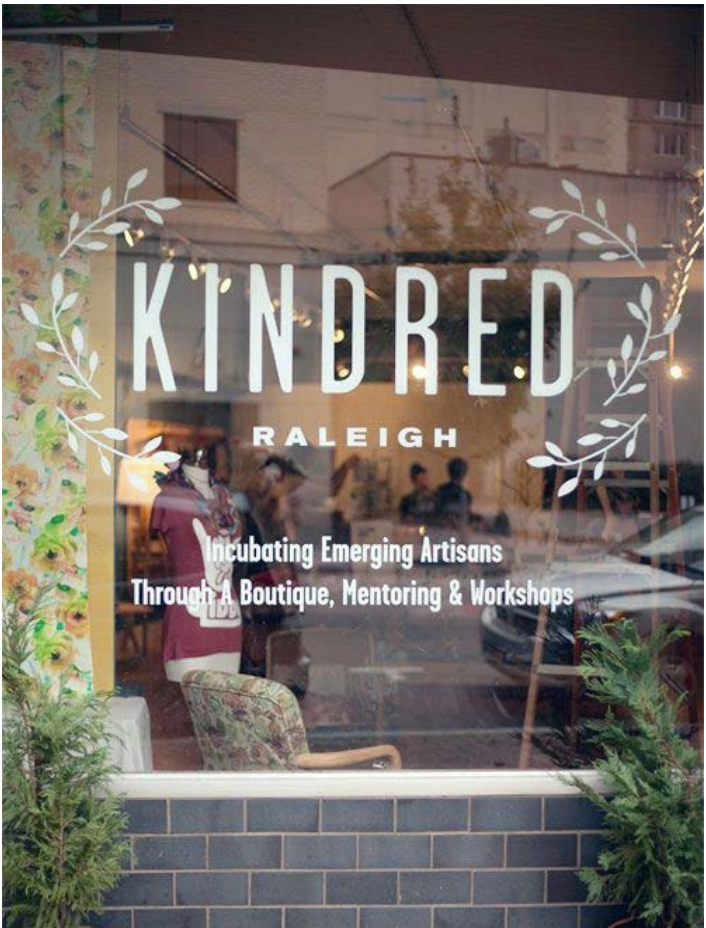
- Permanent window signs shall be limited to Individual vinyl or professionally painted letters or logos applied directly to the surface of the glass.
- Sign content shall be consistent with Tenant's overall graphics and identity package. Sign content and layout shall be subject to approval by the Landlord



Example of Individual Illuminated Letters



Example of Metal Sign



Example of Window Signage



Example of Blade Signage



Example of externally illumined Letters



Example of Reversed Channel Letter Sign



Example of externally illumined Letters



Example of Reversed Channel Letter Sign





Example of Hand Painted Letters

STAFF REPORT

Applicant: Jon Ifland, Ifland Engineers

Owner: 1440 DEVCO, LLC

Application: Land Division No. LD21-002

Location: 800 Bethany Drive // APNs: 023-021-01 to 04 and -17; 023-022-01 to -05; 023-031-20 to -26; 023-033-06, 07 and -08; 023-041-25, -26 and -27; and 023-072-01

General Plan/Zoning: Public/Quasi Public (P/QP)

Environmental Status: Mitigated Negative Declaration

Request: Consideration of a subdivision application to reconfigure 23 existing parcels into 18 parcels. No construction is proposed and all required improvements such as roads, utilities, grading, and public access were completed in 2018. The site is 756,847 acres in the P/QP Public/Quasi Public zoning district, part of the 1440 Multiversity Campus, located at 800 Bethany Drive.

Staff Planner: Paula Bradley Contract Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission recommend approval of the Land Division Application LD21-002 to the City Council by adoption of the attached resolution, subject to the Conditions of Approval in Exhibit A.

BACKGROUND

On October 15, 2014, the City Council approved the redevelopment of the existing Bethany University campus into an educational learning center for the 1440 Multiversity. The 1440 Multiversity Center is an education, training, and personal enrichment facility.

The project site consists of 23 parcels totaling 756,847 acres, located on the east and west sides of Bethany Drive, and Gaston Circle (now Bridge Way) to the north of Scotts Valley Drive and State Route 17 (Attachment 1 - Location Map).

The applicant is proposing to reconfigure 23 existing parcels into 18 parcels. Ten new parcels would be created and eight existing parcels will remain the same. No development is proposed and all required improvements such as roads, utilities, grading, and public access were completed in 2018. The purpose of this subdivision is to align the parcel lines with the buildings. The proposed ten new lots with lot size are as follows:

Lot 1	58,791	Lot 6	38,665
Lot 2	831,813	Lot 7	18,985
Lot 3	192,251	Lot 8	24,187
Lot 4	60,070	Lot 9	53,420
Lot 5	21,667	Lot 10	40,248

Each of the proposed lots meets the minimum required lot size (10,000 sf) for the P/QP zoning district (Attachment 2 - Tentative Map). The buildings are shown on Tentative Map sheet TM5.0.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A Mitigated Negative Declaration was certified for the project on October 15, 2014.

PUBLIC NOTICE & COMMENT

On October 8, 2021 Public Hearing Notices were posted at City Hall, and were mailed to surrounding property owners located within 300 feet of the subject property, pursuant to the City's Municipal Code and State law. To date, no comments have been received.

ATTACHMENTS

PAGE No.

Resolution recommending approval of LD21-002 (Action Item)

1. Location Map 7
2. Tentative Map 8

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING APPROVAL TO THE CITY COUNCIL OF LAND DIVISION NO. LD21-002 TO RECONFIGURE 23 EXISTING PARCELS INTO 18 PARCELS TOTALING 756,847 ACRES, LOCATED AT 800 BETHANY DRIVE IN THE P/QP ZONING DISTRICT (APNs: 023-021-01 to 04 and 023-021-17; 023-022-01 to -05; 023-031-20 to -26; 023-033-06, 07 and -08; 023-041-25, -26 and -27; and 023-072-01).

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Ken Baker, Manager, for 1440 Devco LLC, property owner, for Land Division LD21-002 to reconfigure 23 existing parcels into 18 parcels, totaling 756,847 acres, located at 800 Bethany Drive in the P/QP Zoning District as shown on project plans on file with the Planning Department / (APNs: 023-021-01 to 04 and 023-021-17; 023-022-01 to -05; 023-031-20 to -26; 023-033-06, 07 and -08; 023-041-08 and -25, -26 and -27; and 023-072-01) and

WHEREAS., the 1440 Multiversity (referred as applicant) has presented substantial evidence which support the application; and

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

WHEREAS, on October 15, 2014, the City Council approved Resolution No. 1895 approving the Mitigated Negative Declaration for the 1440 Project; and

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on October 21, 2021, to consider the Application and after considering public testimony, the staff report, and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

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

SECTION 1: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated October 21, 2021:

1. ***That the proposed tentative map/land division, together with the provisions for its design and improvement, is consistent with the General Plan.*** The project meets these requirements of this finding in that the land division to create eighteen parcels from twenty-three existing parcels totaling 756,847 acres, each conforming to the General Plan designation of Public Quasi Public, and the development standards of the Public Quasi Public (P/QP) zoning district.
2. ***That the project site is physically suitable for the density of the land division.*** The project meets the requirement of this finding in that the land division to reconfigure 23 existing parcels into 18 parcels, totaling 756,847 acres is consistent with both the General Plan and Zoning lot size and density ranges. No development is proposed and public services and utilities are existing and are of adequate capacity to accommodate the project.
3. ***The design of the subdivision or the proposed improvements are not likely cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the Mitigated Negative Declaration determined that there were no potentially significant adverse environmental impacts, and the project will not degrade the quality of the environment or impact critical fish or wildlife habitat with the implementation of standard conditions of approval. No development is proposed with the approval of the subdivision project.
4. ***That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The project meets the requirement of this finding as it will not generate hazardous emissions nor be a storage facility for hazardous/ combustible materials. The existing use is an education, training and personal enrichment facility which would not have adverse health effects on the surrounding single-family residential uses. The Mitigated Negative Declaration evaluated that the project is not expected to cause serious public health problems.
5. ***That the design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the subdivision.*** The project meets the requirement of this finding in that there are no conflicts with easements known to affect the project site. All necessary easements were obtained upon the completion of the redevelopment of the project prior to the land division application and therefore the issuance of a Final Map. No development is proposed as part of the project.

SECTION 2: 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 recommend approval to the City Council of Land Division

No. LD21-002 to reconfigure 23 existing parcels into 18 parcels with a combined square footage of 756,847 acres located at 800 Bethany Drive, 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 special meeting held on October 21, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Lori Gentile, Chair

Attest: _____
Taylor Bateman, Community Development Director

EXHIBIT A

CONDITIONS OF APPROVAL
(Nos. 1-6)

STANDARD - LEGAL

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After City Council approval, the property owner shall have a signed and notarized copy of the Notice of Conditions of Approval recognizing this application (provided by the City) recorded at the County Recorder's Office prior to issuance of any building permits or operation of the use.
3. Any required building permits shall be obtained and the applicant shall pay all appropriate fees prior to commencement of any construction on the property.

PLANNING DEPARTMENT

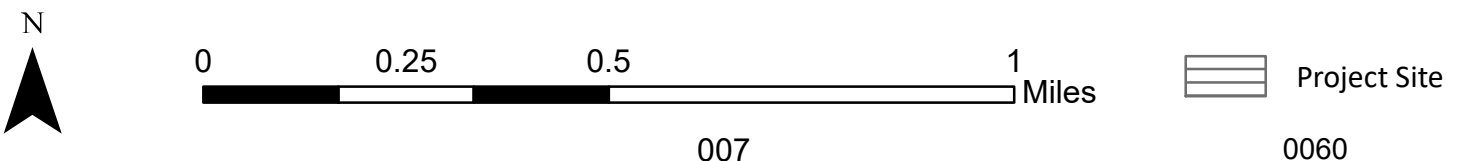
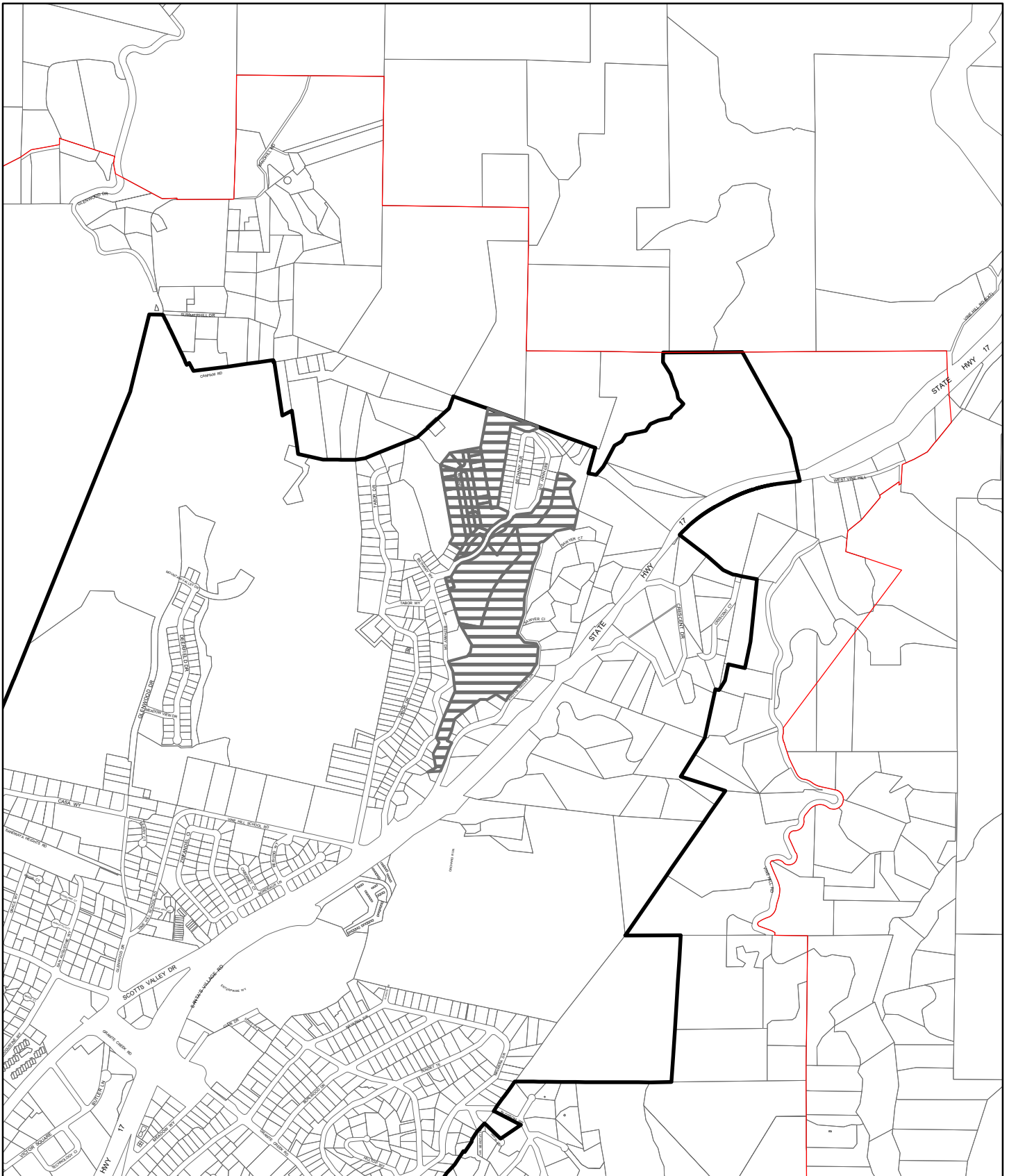
4. Modifications to the approved project may require approval by the Planning Commission or City Council at the discretion of the Community Development Director.

DEPARTMENT OF PUBLIC WORKS

Standard

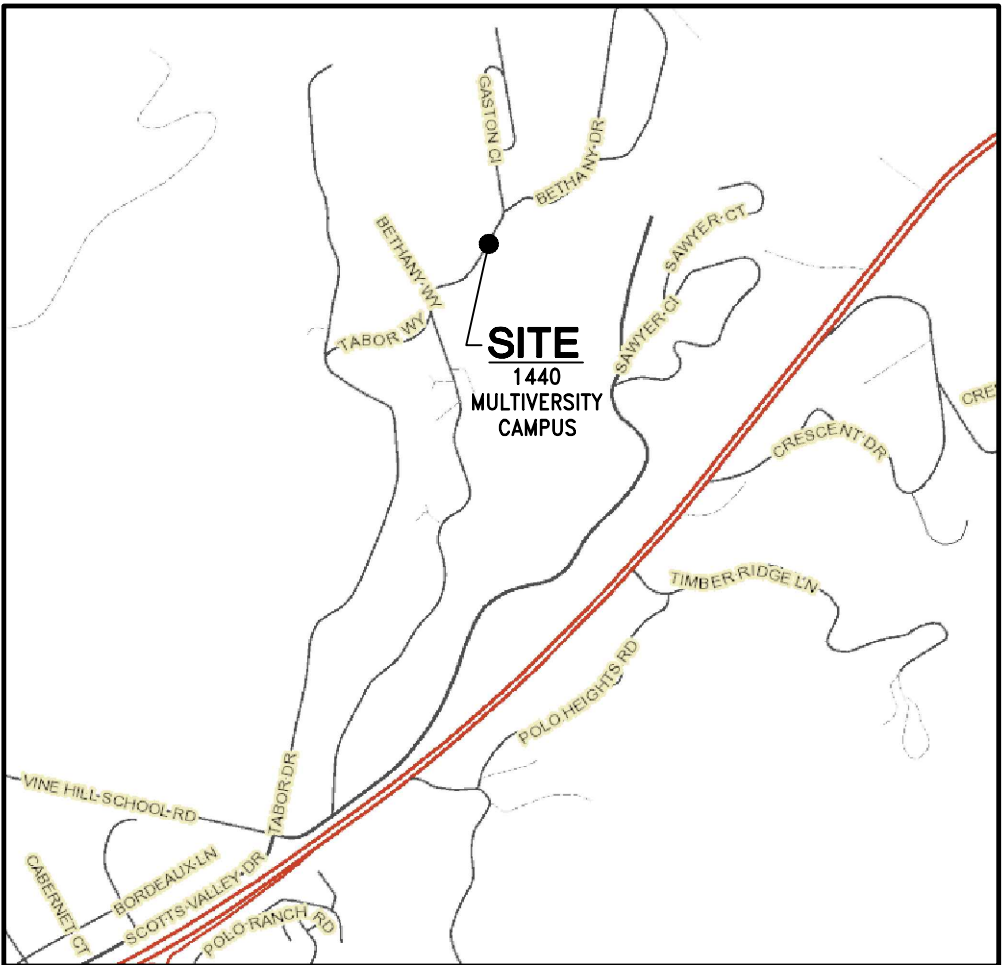
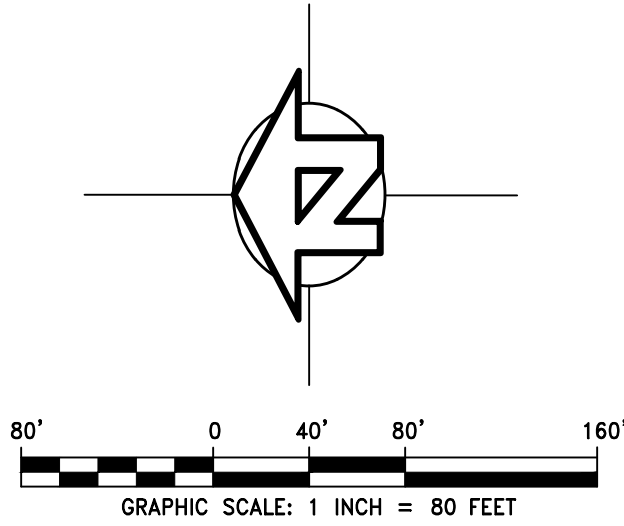
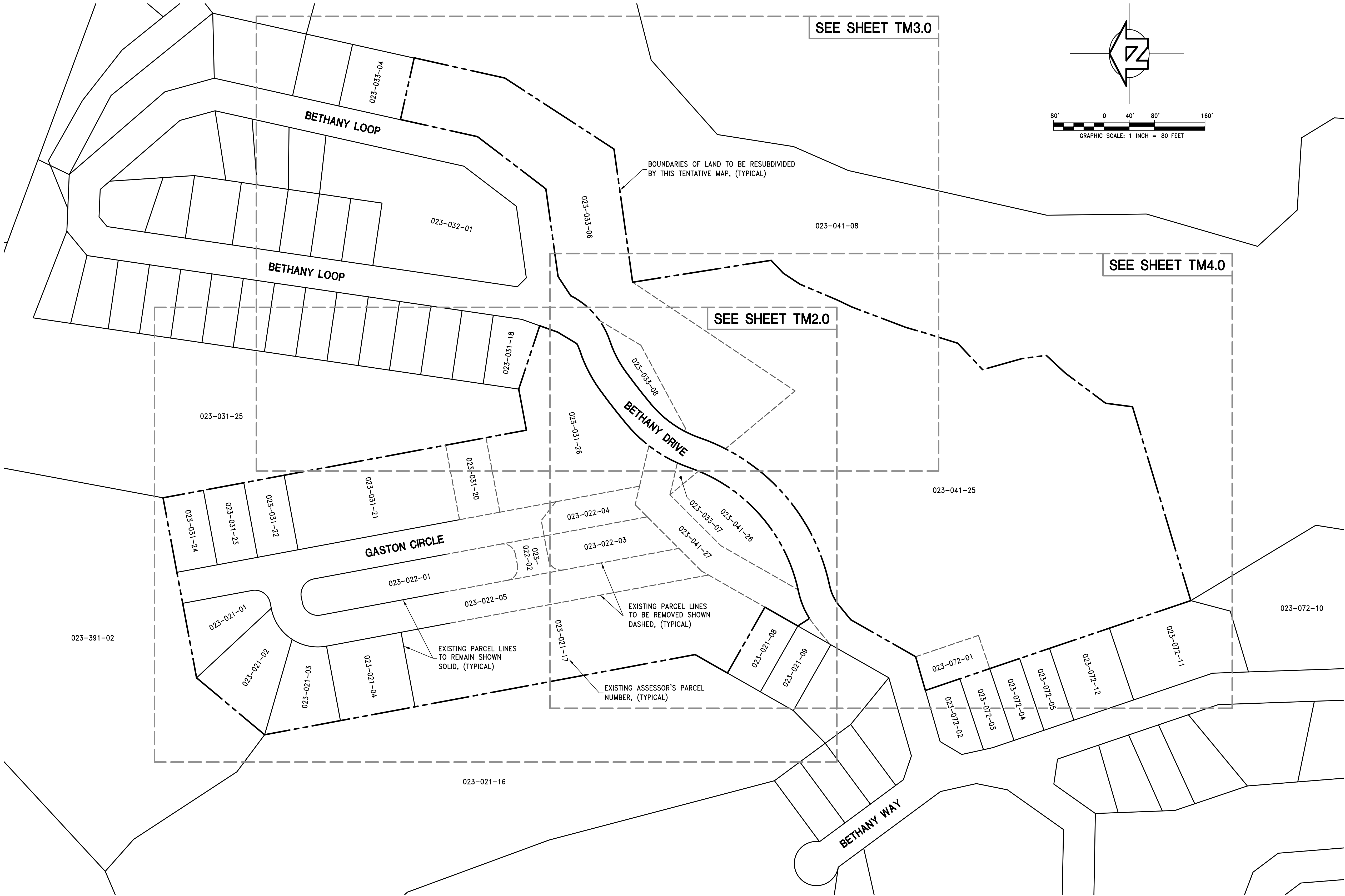
5. A final subdivision or parcel map in conformance with the California Government Code, Section 66410 *et seq*, and with the City Subdivision Ordinance, and including the conditions of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer.
6. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.)

Location Map



TENTATIVE MAP
FOR
1440 MULTIVERSITY

TRACT NO. 1613
800 BETHANY DRIVE, SCOTTS VALLEY, CALIFORNIA



MAP DATA © COUNTY OF SANTA CRUZ GIS

VICINITY MAP
N.T.S.

BENCHMARK

BENCHMARK FOR THIS SURVEY IS BENCHMARK JRC RFW 8-3-93 78/12 AS PROVIDED BY THE CITY OF SCOTTS VALLEY, LOCATED AT THE SOUTHWEST CORNER OF THE CENTERLINE OF VINE HILL SCHOOL ROAD, TABOR DRIVE, AND SCOTTS VALLEY DRIVE, APPROXIMATELY 16.6 FEET SOUTHWEST OF THE CENTERLINE OF SCOTTS VALLEY DRIVE, A BRASS DISC 1.0 FOOT SOUTHEAST OF A DROP INLET ON TOP OF A CONCRETE CURB.

ELEVATION= 680.876 FEET DATUM= NGVD 29

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS THE CALCULATED TIE BETWEEN FOUND 1-1/2" IRON PIPES AS SHOWN ON 28 M 71.

BEARING = S 20°56'44" E

GENERAL DATA

MAP PREPARED BY:	IFLAND ENGINEERS 5300 SOQUEL AVENUE, SUITE 101 SANTA CRUZ, CA 95062 (831) 428-5313 CONTACT: JON IFLAND
OWNER:	1440 DEVCO, LLC. P.O. BOX 3141 SARATOGA, CA 95070-1141 (510) 708-0663 CONTACT: KEN BAKER - MANAGER
APN:	MULTIPLE - SEE KEY MAP AT LEFT
EXISTING USE:	1440 MULTIVERSITY CAMPUS
PROPOSED USE:	1440 MULTIVERSITY CAMPUS
EXISTING ZONING:	P: PUBLIC/QUASI PUBLIC
PROPOSED ZONING:	P: PUBLIC/QUASI PUBLIC
WATER SUPPLY:	SCOTTS VALLEY WATER DISTRICT
SANITARY SEWER:	CITY OF SCOTTS VALLEY
STORM DRAIN:	CITY OF SCOTTS VALLEY
PARCELS:	23 EXISTING - 15 TO BE RECONFIGURED INTO 10 - 8 REMAIN AS IS
PROPOSED UNITS:	NONE - ALL UNITS ARE EXISTING
TOTAL ACREAGE:	756,857 SF / 17.38± AC
EXISTING AREA:	756,857 SF / 17.38± AC
PROPOSED AREA:	756,857 SF / 17.38± AC

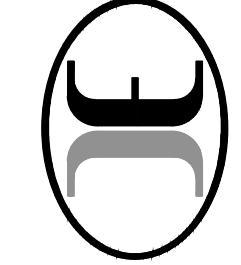
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
TM1.0	COVER SHEET & KEY MAP OF EXISTING PARCEL CONFIGURATION
TM2.0	NEW PARCELS (NORTH)
TM3.0	NEW PARCELS (EAST)
TM4.0	NEW PARCELS (SOUTH)
TM5.0	BUILDING SETBACKS
TM6.0	UTILITY SERVICE LOCATIONS

NOT FOR CONSTRUCTION

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SANTA CRUZ, CA 95062
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www.iflandengineers.com

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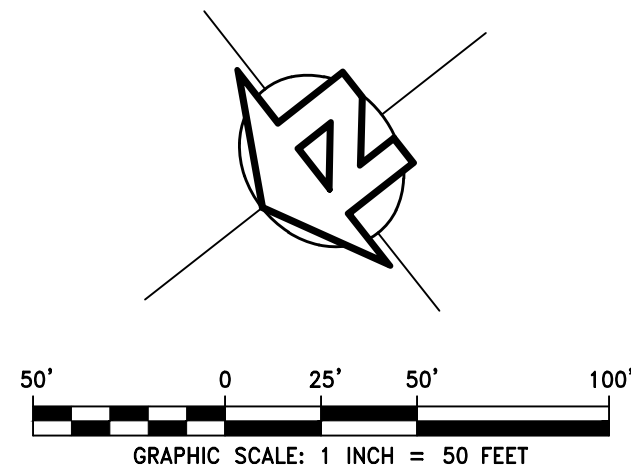
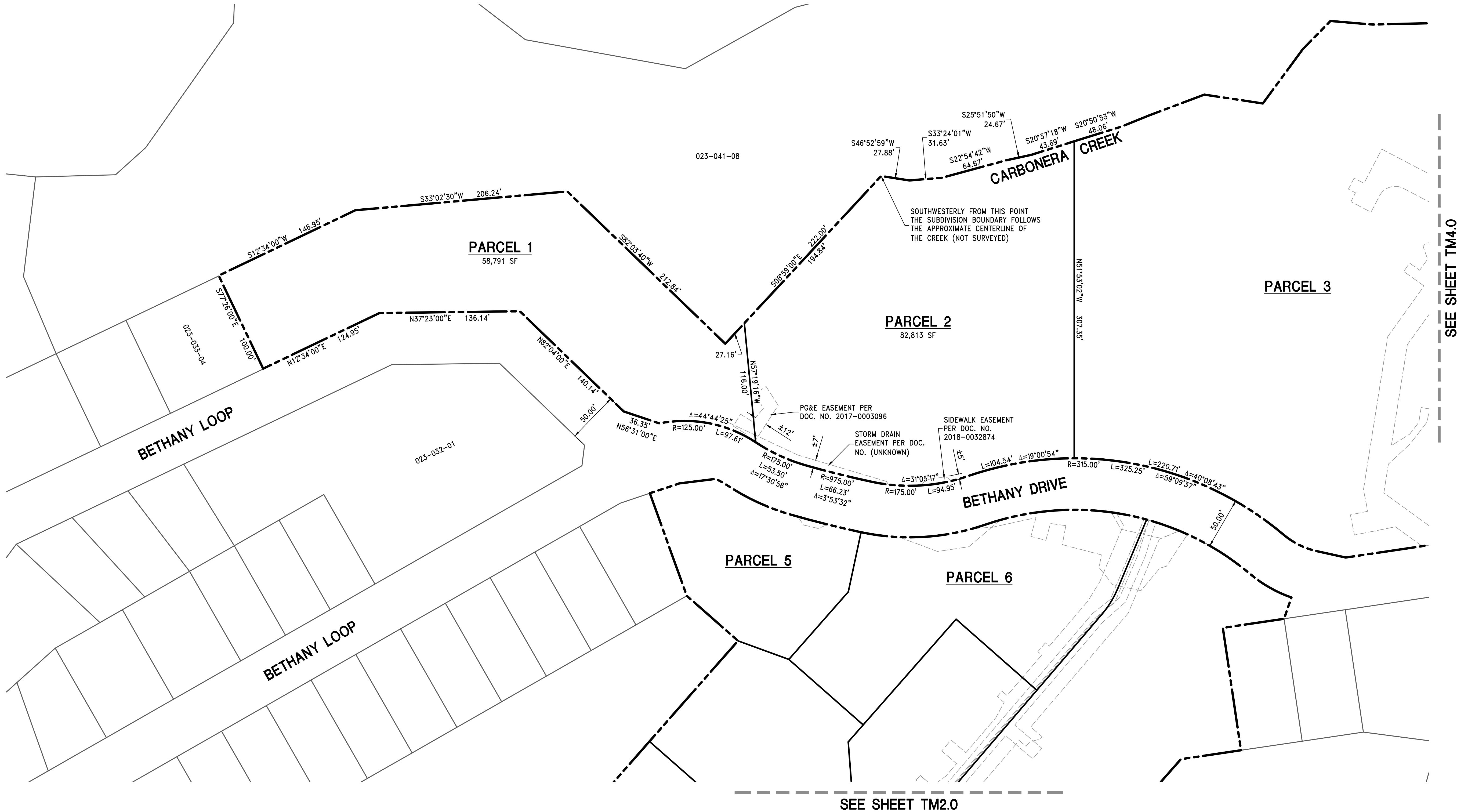
COVER SHEET & KEY MAP OF EXISTING PARCEL CONFIGURATION
1440 MULTIVERSITY
800 BETHANY DRIVE, SCOTTS VALLEY, CALIFORNIA

TRACT NO. 1613	TENTATIVE MAP	DRAWN JAI
DATE 02/22/2021	DESIGN JPI	
SHEET	TM1.0	
JOB NO. 13024		

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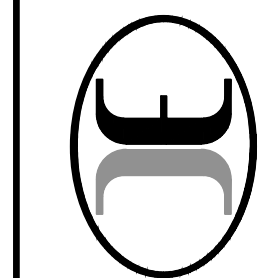
NEW PARCELS (EAST)
1440 MULTIVERSITY
800 BETHANY DRIVE, SCOTTS VALLEY, CALIFORNIA

TRACT NO. 1613
TENTATIVE MAP
DATE 02/22/2021
DESIGN JPI
DRAWN JAI

SHEET
TM3.0

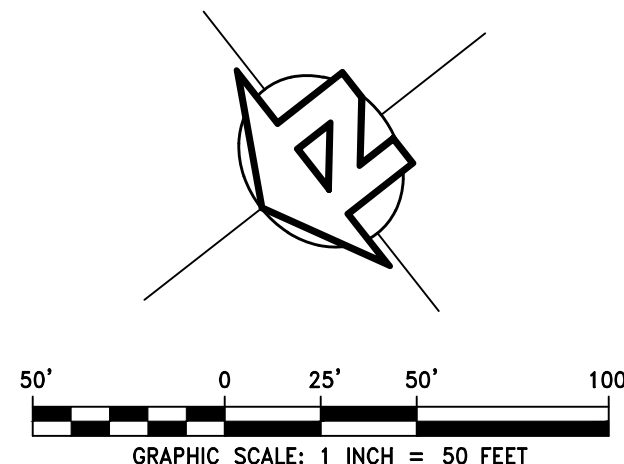
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DATE	BY	REVISION
05/03/2021	JAI	PER CITY PLAN REVIEW COMMENTS



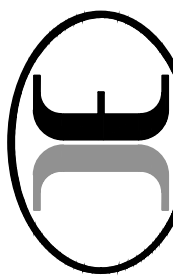
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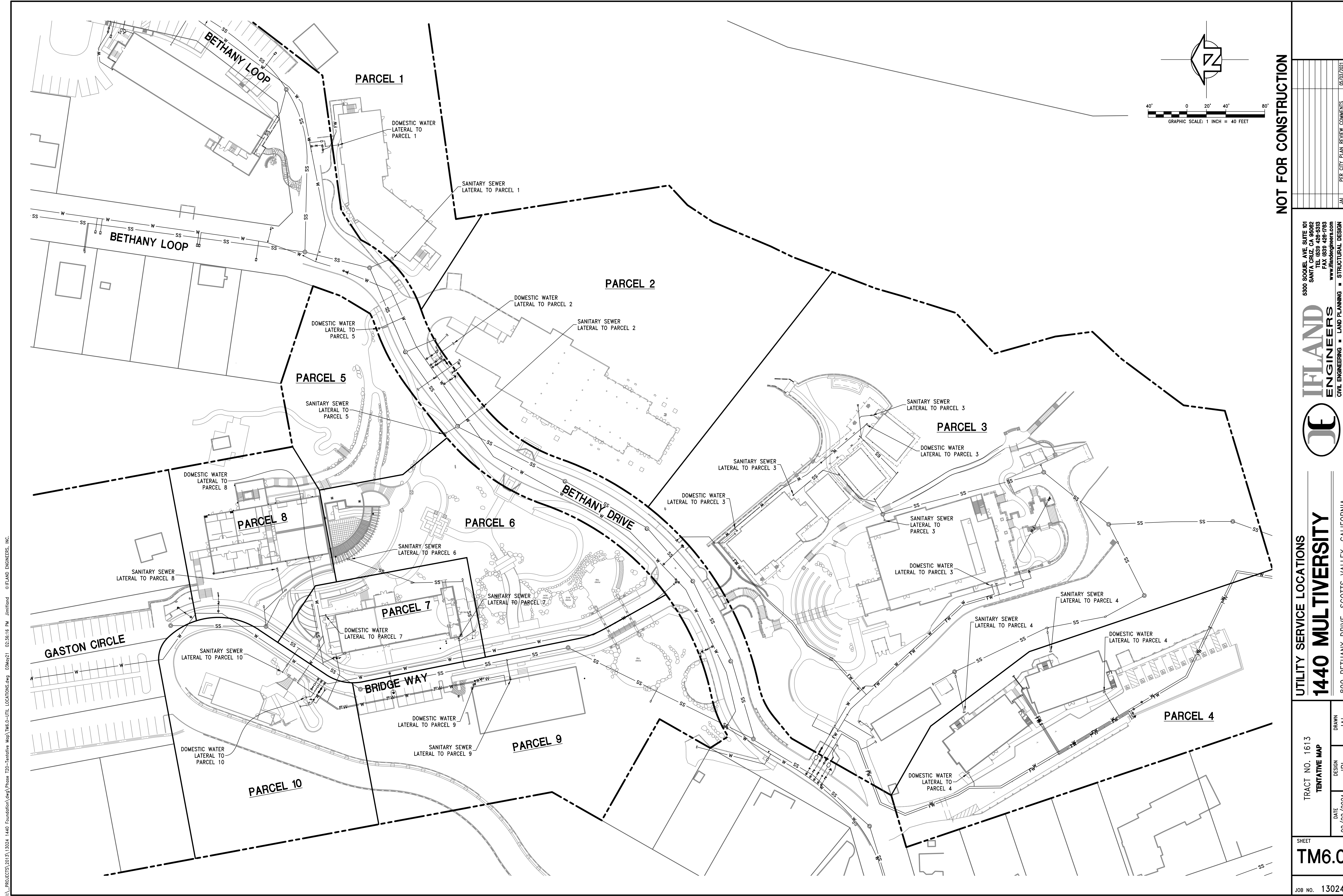
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TRACT NO. 1613 TENTATIVE MAP		DATE 02/22/2021	DESIGN JPI	DRAWN JAI
SHEET TM5.0		JOB NO. 13024		
BUILDING SETBACKS 1440 MULTIVERSITY 800 BETHANY DRIVE, SCOTTS VALLEY, CALIFORNIA				
 IFLAND ENGINEERS CIVIL ENGINEERING ■ LAND PLANNING ■ STRUCTURAL DESIGN 5300 SOQUEL AVE SUITE 301 SANTA CRUZ, CA 95062 TEL (831) 426-5333 FAX (831) 426-1763 www.iflandengineers.com				
PER CITY PLAN REVIEW COMMENTS			DATE	05/03/2021
REVISION			BY	JAI



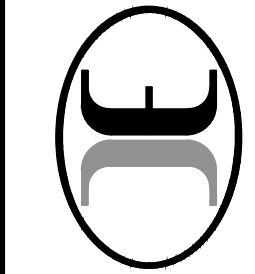
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UTILITY SERVICE LOCATIONS

1440 MULTIVERSITY

800 BETHANY DRIVE, SCOTTS VALLEY, CALIFORNIA

TRACT NO. 1613

TENTATIVE MAP

DATE 02/22/2021

DESIGN JPI

DRAWN JAI

SHEET

TM6.0

JOB NO. 13024