



AGENDA

Scotts Valley Planning Commission

REMOTE ACCESS ONLY

November 17, 2022

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	MEETING LOCATION Remote Access Only https://us02web.zoom.us/j/88671741298	POSTING: The agenda was posted on November 10, 2022, at City Hall and on the Internet at www.scottsvally.org .
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PUBLIC ADVISORY REGARDING COVID-19

On September 16, 2021, Governor Newsom signed Assembly Bill 361 ("AB 361"), an urgency measure effective upon adoption, amending the Brown Act to allow legislative bodies to continue teleconferencing during a proclaimed State of Emergency, and either state or local officials have imposed or recommended measures to promote social distancing, or the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees. In accordance with AB 361, the Scotts Valley City Council adopted Resolution No. 2007.13 on October 19, 2022, authorizing the continued use of teleconferenced meetings pursuant to AB 361. 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, Chair Chuck Maffia, Vice Chair David Hodgins, Commissioner Steven Horlock, Commissioner Shawn Mosley, Commissioner	Taylor Bateman, Community Development Director Olivia Beers, Assistant Planner

Notice regarding Planning Commission Meetings:

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

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. If you have questions about a specific project, please contact the project planner listed on that agenda item below.

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.)

Approve the Action Meeting Minutes from the following meetings:

1. September 8, 2022

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.)

ALTERATIONS TO REGULAR AGENDA

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

REGULAR AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Proposed Project: Dental Office Exterior Remodel & Addition

Location: 4305 Scotts Valley Drive / APN 022-902-06

Planning Permit Application: Design Review DR22-010

Applicant & Property Owner: Nielsen Studios & Dr. Noreen Yoshida

Project Description: Consideration of a Design Review application for an exterior remodel of an existing dental office including a 363 square foot addition located in the Service-Commercial C-S zone.

Staff Planner: Olivia Beers, Assistant Planner, obeers@scottsvalley.gov

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

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY

DIRECTOR UPDATES

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

ADJOURNMENT

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

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



Minutes

Scotts Valley Planning Commission

Meeting was Remote Access Only

Date: September 8, 2022

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	MEETING LOCATION Zoom Videoconference Remote Access Only	POSTING: The agenda was posted on 9/02/22, at City Hall and on the Internet at www.scottsvally.org .
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Appointed Officials	City Staff Members
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgkin, Commissioner Steven Horlock, Commissioner Shawn Mosley, Commissioner	Taylor Bateman, Community Development Director Susie Pineda, Contract Planner Lauren Lambert, Deputy City Clerk

CALL TO ORDER: 6:06 PM

ROLL CALL: Present: Gentile, Hodgkin, Horlock, Maffia, and Mosley

PUBLIC COMMENT: No one came forward

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:

1. Approve the Action Meeting Minutes from the following meetings:
 - a. August 11, 2021

M/S: Mosley/Horlock

To approve the Consent Agenda.

Carried: 5-0-0

Ayes: Gentile, Hodgkin, Horlock, Maffia, and Mosley

Noes: None

ALTERATIONS TO PUBLIC HEARING AGENDA: None

PUBLIC HEARING AGENDA:

1. **Proposed Project:** Oak Creek Park
Location: Intersection of Mount Hermon Road and Glen Canyon Road /
APN 022-162-76

Planning Permit Application: Environmental Impact report EIR19-004
General Plan Amendment GPA18-001
Zone Change ZC18-001
Planned Development PD18-002
Minor Land Division MLD18-003
Design Review DR18-007

Applicant & Property Owner: Charlie Eadie & Granum Partners

Project Description: Consideration of an Environmental Impact Report, General Plan Amendment (GPA), Zone Change, Planned Development Zoning and Planned Development Permit, Design Review application and a Minor Land Division to allow for the construction of a mixed use commercial and residential development on a 3.56-acre site at the intersection of Glen Canyon and Mt. Hermon Road. Project land uses include 24,973 square feet of commercial, eight townhomes, and 44 apartments

Staff Planner: Susie Pineda, Contract Planner, spineda@m-group.us

Public Comment:

Henry Hooker, member of Santa Cruz YIMBY, spoke in favor of the Oak Creek Park Project

Patrick Shay, Scotts Valley resident, spoke on concerns regarding his redwood trees in proximity to the back of building A on lot 1. Mr. Shay also spoke on concerns regarding the underground springs in the area, the location of the trash bins, and the parking lot ventilation.

Linda Kerner, speaking on behalf of Affordable Housing Now, spoke in favor of the Oak Creek Park Project regarding the housing that is needed in Scotts Valley

M/S: Horlock/Mosley

The Planning Commission added the following Conditions of Approval:

- Amendment to the condition regarding the neighboring trees to include other trees along the shared property line that may be impacted by the grading plan as determined by the arborist for the project.
- Adding trees to the parking area.

The Planning Commission also recommends the City Council consider:

- Sufficiency of the common space areas on the roof top
- The architectural appearance of the first commercial building on Glen Canyon and Mt. Hermon Road while the landscaping is maturing

Carried: 5-0-0

Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley

Noes: None

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None

DIRECTOR UPDATES: None

ADJOURNMENT: 7:05 PM

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Applicant: Nielsen Studios

Property Owner: Dr. Noreen Yoshida

Applications: Design Review No. DR22-010

Location: 4305 Scotts Valley Drive / APN: 022-902-06

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

Environmental Status: CEQA Categorical Exemption: Section 15301, Class 1 – Existing Facilities

Request: Consideration of a Design Review application for an exterior remodel of an existing dental office including a 363 square foot addition located in the Service-Commercial C-S zone.

Staff Planner: Olivia Beers, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Design Review DR22-010 by adopting the attached resolution, subject to the conditions in Exhibit A

BACKGROUND

The applicant is proposing to remodel an existing 1,386 square foot dental office located on a 9,032 square foot site at 4305 Scotts Valley Drive in the C-S zoning district. The property is adjacent to residences to the north, an office to the east, Scotts Valley Drive to the south, and a restaurant to the west. The dental office shares a parking lot with the office to the east located at 4401 Scotts Valley Drive.

DISCUSSION

The project site is in the C-S zoning district. Pursuant to Section 17.20.050 of the Scotts Valley Municipal Code (SVMC), Planning Commission review is required for all structures, alterations to structures, and signage in the C-S zoning district. Staff has reviewed the project for compliance with the City's regulations and requirements. An analysis of the issues for the Planning Commission's consideration are provided in the following sections.

1. Zayante Sandhills

The project site is in the Zayante Sandhills region, which is the habitat of the endangered Mount Hermon June Beetle. There will not be any new ground disturbance associated with the proposed project, and no mitigation measures are required.

2. Design Review

The remodel will include an addition, exterior, and interior renovations. The addition will enclose the existing front porch and remove the existing carport and replace it with office space in the rear of the building.

Besides the addition, exterior changes include two new rear windows and one new front window to match the existing type and color. A stained wood arbor which extends into the front setback will also be added over the front door. Pursuant to SVMC Section 17.46.110(A), arbors 10' in height or less with roof areas greater than 20 square feet may extend into the front setback if they are approved by the Planning Commission through Design Review. The proposed arbor is conditioned to be 10' tall and has a 68 square foot roof area.

Per SVMC Section 17.20.040(H) new landscaping is proposed along the rear fence to screen the dental office from the adjacent residences. There are no other proposed changes to the landscaping. The landscaped area meets the minimum 10% requirement with 25.24% of the total site area landscaped.

3. Parking

Pursuant to SVMC Section 17.44.030(F) the parking requirement for a dental office is one space for each 200 square feet of gross floor area. The proposed building is 1,749 square feet so the parking requirement is 8.74 spaces, which is rounded to nine.

Changes to the parking lot include restriping to provide two new spaces on the 4401 side of the lot, and two code-compliant van-accessible parking spaces, one on the 4401 side of the lot, and one on the 4305 side of the lot.

The proposed project is one parking space short. However, the applicant has requested to combine the parking calculation with 4401 Scotts Valley Drive which is owned by the same property owner (see table below). Using the shared calculation, the project has sufficient parking. Staff believes the applicant's request is acceptable since there is a shared parking opportunity, and the number of spaces is relatively even.

PARKING STALLS CALCULATION	
4305 Scotts Valley Dr.	
TOTAL FLOOR AREA	1,749 SF
PARKING RATIO - DENTAL OFFICE	1/200 SF
REQUIRED PARKING SPACES	8.74
4401 Scotts Valley Dr.	
TOTAL FLOOR AREA	1,680 SF
PARKING RATIO - BUSINESS	1/250 SF
REQUIRED PARKING SPACES	6.72
4305/ 4401 Scotts Valley Dr.	
TOTAL PARKING SPACES REQUIRED	15.46*
TOTAL PARKING SPACES PROVIDED	15
*PER MUNICIPAL CODE SECTION 17.44.030(C)(2), NO PARKING SPACE SHALL BE REQUIRED FOR A FRACTION LESS THAN ONE-HALF	

ATTACHMENTS

Page

1. Resolution to approve DR22-0101 (Action Item)	4
2. Project Plans	10

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING DESIGN REVIEW NO. DR22-010 FOR A EXTERIOR REMODEL AND 363 SQUARE FOOT ADDITION TO AN EXISTING DENTAL OFFICE LOCATED IN THE SERVICE-COMMERCIAL (C-S) ZONE AT 4305 SCOTTS VALLEY DRIVE / APN 022-902-06.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Nielsen Studios for a Design Review for a remodel and 363 square foot addition to an existing dental office to remodel located in the Service-Commercial (C-S) zone at 4305 Scotts Valley Drive / APN 022-902-06.

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

WHEREAS, the project is Categorically Exempt from the California Environmental Quality Act, under Section 15301, Class 1, Existing Facilities; and,

WHEREAS, the project was reviewed by the Planning Commission at regularly scheduled and noticed meeting on Thursday, November 17, 2022.

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

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

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings as required by Section 17.50 of the Scotts Valley Municipal Code, and as further clarified in the staff report dated November 17, 2022:

1. **The siting of the structure on the site as compared with the siting of other structures in the immediate neighborhood is appropriate.** The subject property is located in the Service-Commercial zoning district. The proposed project is a remodel and addition to an existing dental office. The siting of the structure matches the siting of the adjacent office, and the proposed remodel and addition will not impact the adjacent residences.
2. **The materials, colors, proportion, mass, and detail of the exterior improvements are in good proportion, have simplicity of mass and detail, and are compatible with the appearance of the surrounding structures.** The proposed remodel matches the scale and design of the existing structure and surrounding structures on site.

3. **The landscaping is in keeping with the character and design of the proposed development.** The proposed project includes additional landscaping along the rear fence as a screen for the residences adjacent to the dental office. The proposed landscaping is compatible with the site and the existing landscaping.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Design Review No. DR22-010 for a remodel and 363 square foot addition to an existing dental office in the C-S zone at 4305 Scotts Valley Drive / APN 022-902-06, subject to conditions set forth in the attached Exhibit A, which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on November 17, 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Lori Gentile, Planning Commission Chair

Taylor Bateman, Community Development Director

EXHIBIT A
CONDITIONS OF APPROVAL
(Numbers 1 - 6)

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After Planning Commission approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building permits or operation of the commercial recreation use.
3. The color, materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.
4. All required building permits shall be obtained and the application shall pay all appropriate fees prior to commencement of any construction on the property.

PLANNING DEPARTMENT

1. Pursuant to SVMC Section 17.46.110(A), reduce the arbor height from 10'1" to 10' on sheet A2.3 prior to submitting building permit plans.

BUILDING DEPARTMENT

1. All requirements of the Building Department of the City of Scotts Valley shall be met.
2. Applicant shall obtain a building permit(s) and pay appropriate fees before doing any work on the subject property.
3. All structures shall comply with the most current California Energy Commission Standards. (California Energy Code)
4. The plans shall include all required Accessibility Plans and details per 2019 CBC Chapter 11A or 11B as appropriate to the Occupancy type.
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.***

6. The applicant shall affix a copy of the approving resolution and conditions of approval to each set of construction plans which will be submitted to the Building Department.
7. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).
8. All of the following Codes shall be used if the permit application is received before December 31, 2022: 2019 California Building Code (CBC), 2019 California Electrical Code (CEC), 2019 California Plumbing Code (CPC), 2019 California Mechanical Code (CMC), 2019 California Green Building Code (CGBC), 2019 California Energy Code as applicable to the permitted construction.

If the application for a Building Permit is received after December 31, 2022, it will be subject to the 2022 California Codes.

PUBLIC WORKS DEPARTMENT

1. Engineered Improvement Plans shall be submitted for all on-site and off-site work and will be approved by the Public Works Director/City Engineer. On-site and offsite (encroachment) civil engineering permits must be issued by the City prior to commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, utilities, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required satisfying tentative map conditions to the satisfaction of Public Works Director/City Engineer. All improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council.
2. All work and/or activity in the public right-of-way will require an Encroachment Permit application made to the satisfaction of the Public Works Director/City Engineer. This application shall include a traffic control plan that shows how traffic will be safely controlled and motorists will be alerted during times when construction vehicles are entering and exiting the project site. The civil on-site work, and plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.
3. All public improvements shall be guaranteed by written Agreement with the City, Faithful Performance Bond, and Labor and Material men's Bond, to the satisfaction of the Public Works Director/City Engineer.
4. All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of *Transportation and Traffic Engineering Handbook*, by the Institute of Transportation Engineers, and the State Department of Transportation "Standard Specifications".

5. To prevent sedimentation and discharge of contaminants off-site during project construction, the project applicant shall have the construction contractor implement the approved erosion control plan and implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by City Planning staff prior to commencement of land alteration and construction activities for the project. It shall contain the following elements:
 - a. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus;
 - b. Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or onto Scotts Valley Drive; and
 - c. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan. Applicant shall construct all storm drain facilities in conformance with data and analysis in the adopted *City of Scotts Valley Stormwater Technical Guide*, February 2014.
6. Applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of [the applicable street] to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City. Applicant shall update all striping and bike lane to latest standards full frontage of project.

FIRE DISTRICT

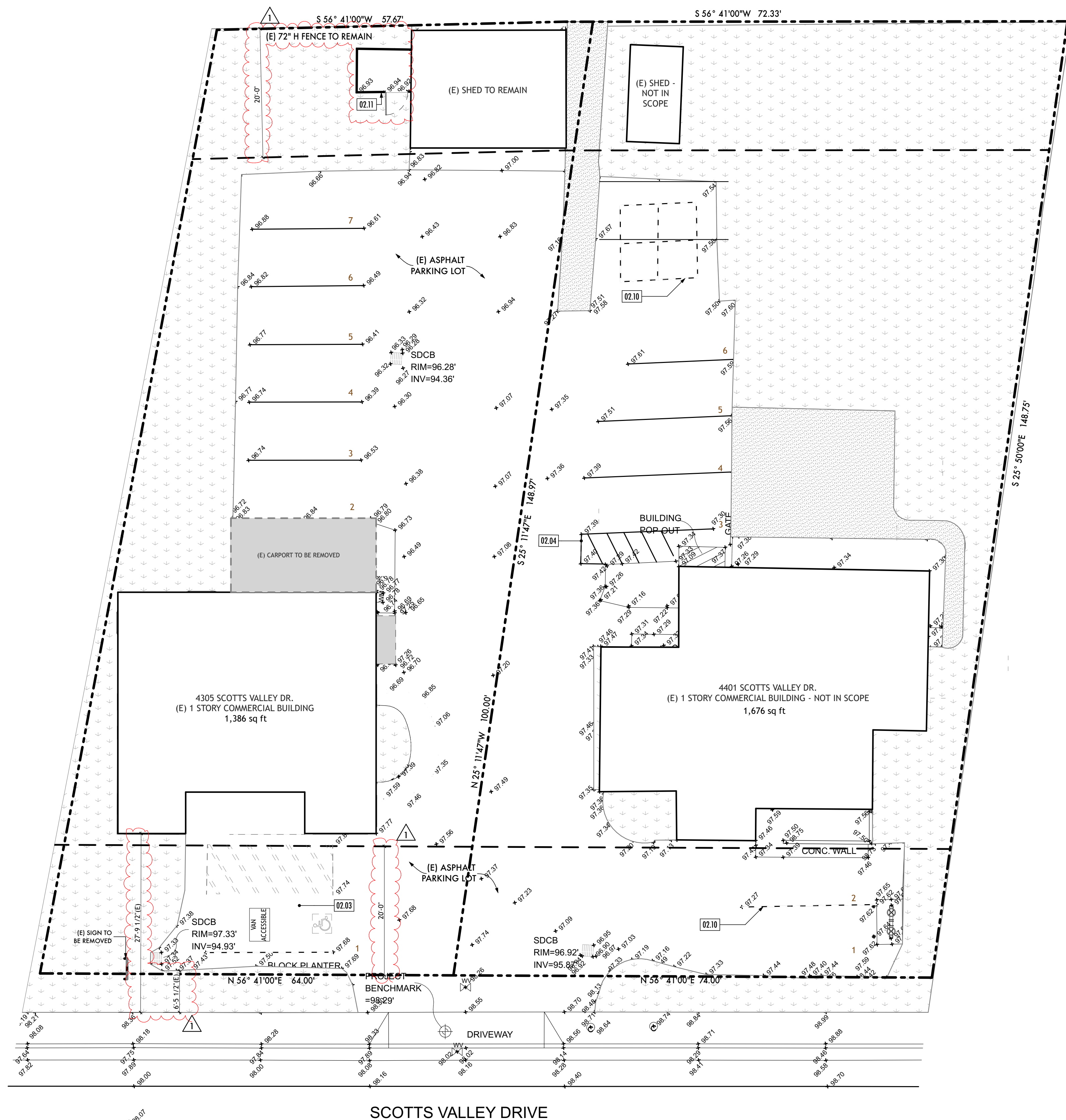
Include the following information on building plans:

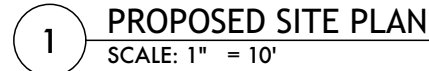
1. Existing fire sprinkler and fire alarm systems (if applicable) shall be modified as necessary.
2. Submit 3 sets of drawings and a completed permit application by a licensed contractor to the Scotts Valley Fire Protection District. California Fire Code (CFC) 901.4

3. All portions of the building shall be within 75 feet of a fire extinguisher having a minimum rating of 2-A:10-B:C. Extinguisher(s) to have current State Fire Marshal tag or new extinguisher to be serviced within one year of manufacturers date. CFC 906 and California Code of Regulations, Title 19, Division 1
4. All egress doors shall be readily openable from the egress side, with a single action, WITHOUT the use of a key, thumb turn, or any special knowledge or effort. Only the main doors may be permitted to have keyed-operated locking devices if all of the following are implemented:
 - a) The locking device is readily distinguishable as locked, in accordance with CFC 1010.1.9.4.2.1.
 - b) A sign is provided above the door declaring: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"; in accordance with CFC 1010.1.9.4.2.2.
 - c) A dead bolt or a thumb bolt lock is NOT allowed.
5. Means of egress, including exit discharge, shall be illuminated at all times and have 90 minutes backup where 2 or more exits are required. CFC 1006.1 & 1006.3
6. "A MINIMUM OF 48 HOURS NOTICE to the fire department is required prior to inspection." (CFC§105.2.2)
7. "The job copies of the building and fire systems plans and permits must be on-site during inspections." (CFC §105.3.5)

Dr. Noreen Yoshida, Property Owner

Date





32.01	RESTRIPTED VAN ACCESSIBLE PARKING SPACE
32.02	(N) PARKING SPACE
32.03	(N) VAN ACCESSIBLE PARKING SPACE
32.04	(N) PLANTERS
32.05	(N) FIXED PLANTER AND SEATING AREA
32.06	(N) TRUNCATED DOMES
32.08	PROJECTION OF (N) STAINED WOOD PERGOLA
32.09	(N) BUSH OR VINE ALONG THE REAR FENCE. SPECIES TBD DURING BUILDING PERMIT

(E) BUILDING AREA

PROPERTY LINE

SETBACK LINE

1

(E) GRAVEL AREA TO REMAIN

(E) LANDSCAPE AREA TO REMAIN

1

(E) LANDSCAPE TO BE MODIFIED. SEE KEYNOTE 32.09 / A.O. 2

ADDITION AREA

PARKING STALLS CALCULATION	
4305 Scotts Valley Dr.	
TOTAL FLOOR AREA	1,749 SF
PARKING RATIO - DENTAL OFFICE	1/200 SF
REQUIRED PARKING SPACES	8.74
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4305/ 4401 Scotts Valley Dr.	
TOTAL PARKING SPACES REQUIRED	15.46*
TOTAL PARKING SPACES PROVIDED	15
*PER MUNICIPAL CODE SECTION 17.44.030(C)(2), NO PARKING SPACE SHALL BE REQUIRED FOR A FRACTION LESS THAN ONE-HALF	

JOB NAME: DR. YOSHIDA DENTAL

CLIENT: DR. NOREEN YOSHIDA
ADDRESS: 4305 SCOTT'S VALLEY DR, SCOTT'S VALLEY,
CA 95066
APN: 022-902-06

THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE GENERAL DOCUMENT. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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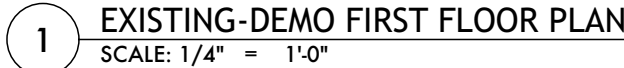
Date:	10/10/22
Scale:	AS NOTED
Drawn:	BF, GB
Checked:	CN, BF
Job:	22-12

Design Review

A0.2

Plotted On: 10/10/22

PROPOSED SITE PLAN



02.01	(E) MECH ROOM, COLUMNS, AND CARPORT TO BE REMOVED
02.02	(E) SLAB TO BE REMOVED
02.05	(E) WALLS, FRONT DOOR, AND WINDOWS TO BE REMOVED
02.08	(E) INTERIOR PARTITIONS, DOORS, AND FIXTURES TO BE REMOVED
02.09	(E) PLUMBING FIXTURES AND ACCESSORIES TO BE REMOVED

 (E) WALLS TO BE REMOVED
 (E) WALLS TO REMAIN
 04.01 → KEY NOTE

JOB NAME: DR. YOSHIDA DENTAL

CLIENT: DR. NOREEN YOSHIDA
ADDRESS: 4305 SCOTT'S VALLEY DR, SCOTT'S VALLEY, CA 95066
APN: 022-902-06

PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENT. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

[illegible]

Date:	10/10/22
Scale:	AS NOTED
Drawn:	BF, GB
Checked:	CN, BF
Job:	22-12

Design Review

A1.1

Plotted On: 10/10/22

Plotted On: 10/10/22

EXISTING-DEMO FIRST FLOOR PLAN

02.06	(E) CARPORT ROOF TO BE REMOVED
02.07	(E) ROOF AND SOLAR PANELS TO REMAIN
05.01	(E) GUTTER & DOWNSPOUT TO REMAIN
05.02	(E) GUTTER & DOWNSPOUT TO BE REMOVED



Diagram illustrating the exterior wall of the building below:

(E) ROOF AREA TO REMAIN

(E) ROOF AREA TO BE REMOVED

CLIENT: DR. NOREEN YOSHIDA
ADDRESS: 4305 SCOTTS VALLEY DR, SCOTTS VALLEY,
CA 95066
APN: 022-902-06

IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY
THIS DRAWING WILL HAVE BEEN
ENLARGED OR REDUCED,
AFFECTING ALL LABELED SCALES

[illegible]

Design Review
A1.2
Plotted On: 10/10/22

Emeryville 925 324 4247
info@nielsenarchitects.com
www.nielsenarchitects.com



12.01	(N) PLUMBING FIXTURE
12.02	(N) MILLWORK
12.03	(N) ACCESSIBLE CHECK-IN COUNTER
12.04	(N) WINDOW. TYPE AND COLOR TO MATCH (E)

 (E) WALLS TO REMAIN
 (N) WALL
 KEY NOTE

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DESIGN REVIEW
ONLY

JOB NAME: DR. YOSHIDA DENTAL

CLIENT: DR. NOREEN YOSHIDA
ADDRESS: 4305 SCOTTS VALLEY DR, SCOTTS VALLEY, CA 95066
APN: 022-902-06

THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENT. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

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[illegible]

Date:	10/10/22
Scale:	AS NOTED
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Design Review

A1.3

Plotted On: 10/10/22

PROPOSED FIRST FLOOR PLAN

05.03	(N) GUTTER & DOWNSPOUT
09.01	(N) ROOF TO MATCH (E). SHINGLES TO MATCH (E) IN MATERIAL AND COLOR
32.07	(N) STAINED WOOD PERGOLA

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ENT: DR. NOREEN
RESS: 4305 SCOTT

APN: 022-902-06

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◀ 1" ACTUAL ▶

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[illegible]

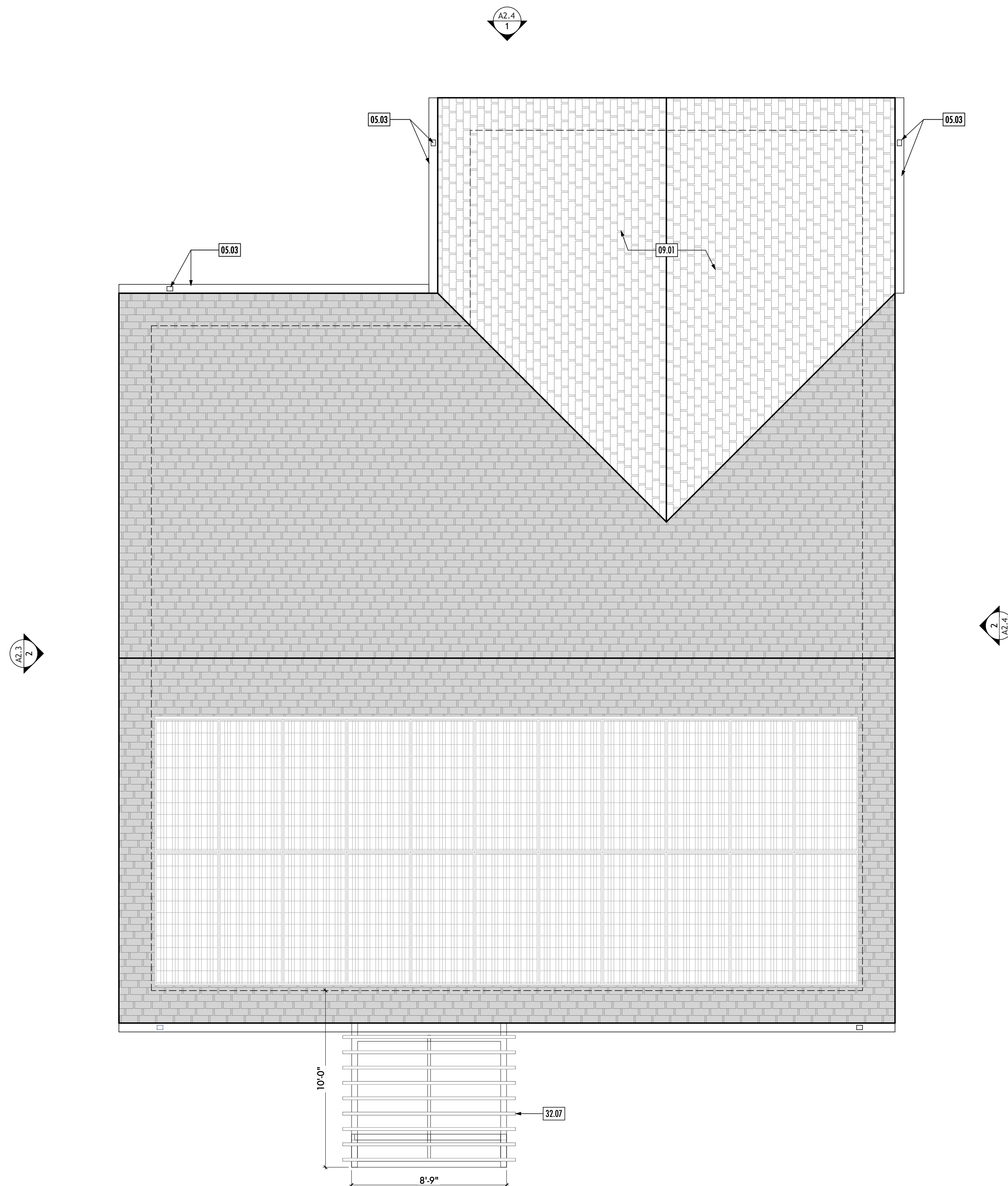
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Job:	22-12

Design Review

A1.4

Plotted On: 10/10/22

PROPOSED ROOF PLAN



EXTERIOR WALL OF BUILDING BELOW

(E) ROOF AREA TO REMAIN

(N) ROOF AREA



NO FREE STANDING LIGHT FIXTURES BEING PROPOSED

Date:	10/10/22
Scale:	AS NOTED
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Design Review

A1.5

Plotted On: 10/10/22

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APN: 022-902-06

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[illegible]

EXIST-DEMO ELEVATION KEYNOTES

02.01	(E) MECH ROOM, COLUMNS, AND CARPORT TO BE REMOVED
02.02	(E) SLAB TO BE REMOVED
02.05	(E) WALLS, FRONT DOOR, AND WINDOWS TO BE REMOVED
02.06	(E) CARPORT ROOF TO BE REMOVED
02.07	(E) ROOF AND SOLAR PANELS TO REMAIN
05.01	(E) GUTTER & DOWNSPOUT TO REMAIN
05.02	(E) GUTTER & DOWNSPOUT TO BE REMOVED

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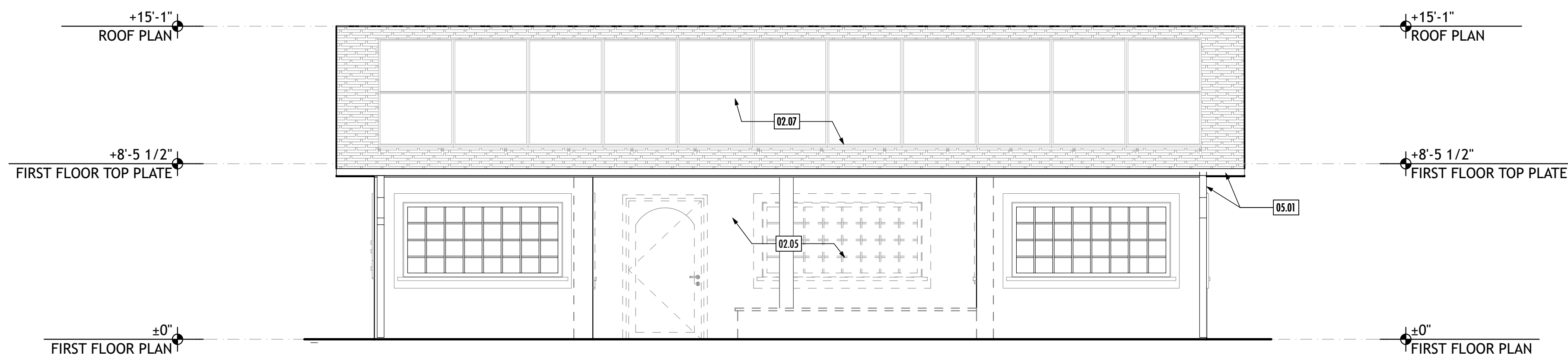
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Design Review

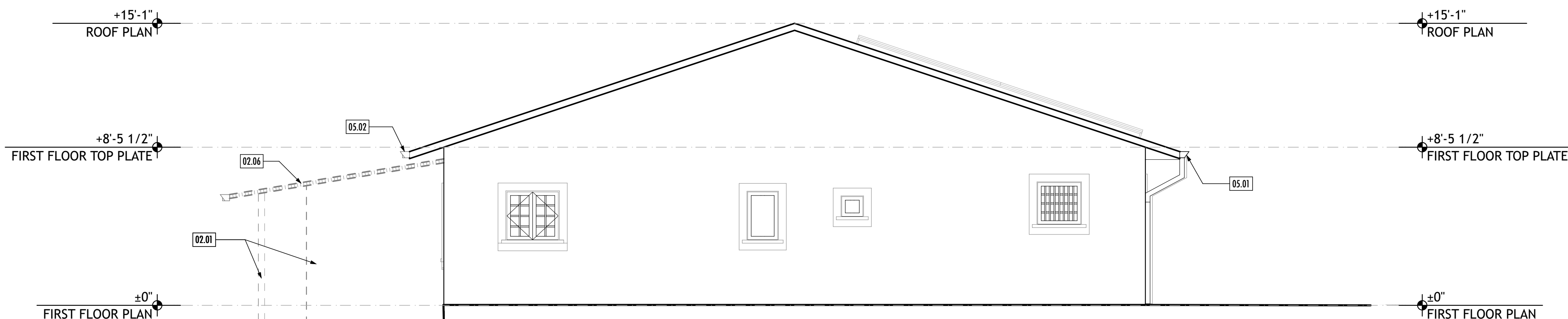
A2.1

Plotted On: 10/10/2

EXISTING-DEMO ELEVATIONS



1 EXISTING-DEMO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING-DEMO WEST ELEVATION
SCALE: 1/4" = 1'-0"

02.01	(E) MECH ROOM, COLUMNS, AND CARPORT TO BE REMOVED
02.02	(E) SLAB TO BE REMOVED
02.05	(E) WALLS, FRONT DOOR, AND WINDOWS TO BE REMOVED
02.06	(E) CARPORT ROOF TO BE REMOVED
02.07	(E) ROOF AND SOLAR PANELS TO REMAIN
05.01	(E) GUTTER & DOWNSPOUT TO REMAIN
05.02	(E) GUTTER & DOWNSPOUT TO BE REMOVED

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[illegible]

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Scale:	AS NOTED
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Design Review
A2.2
Plotted On: 10/10/22

[illegible]

05.03	(N) GUTTER & DOWNSPOUT
08.01	(N) WINDOWS TO MATCH (E) IN TYPE AND COLOR
09.01	(N) ROOF TO MATCH (E). SHINGLES TO MATCH (E) IN MATERIAL AND COLOR
09.02	(N) WALL STUCCO. FINISH TO MATCH (E). SEE SHEET A7.1 FOR PROPOSED PAINT COLORS.
12.05	(N) SCENCE
32.04	(N) PLANTERS
32.05	(N) FIXED PLANTER AND SEATING AREA
32.07	(N) STAINED WOOD PERGOLA

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	DATUM AND HEIGHT OF STRUCTURE
	KEYNOTE

Architectural drawing of the proposed south elevation of a building. The drawing shows a two-story structure with a central entrance featuring a pediment and a transom window. The entrance is flanked by two large windows. The upper story has a long, narrow window. The drawing includes elevation markers: +15'-1" ROOF PLAN, +8'-5 1/2" FIRST FLOOR TOP PLATE, and ±0" FIRST FLOOR PLAN. Elevation callouts include 10'-1", 32.07, 12.05, 08.01, 32.05, 09.02, and EQ. The drawing is labeled "PROPOSED SOUTH ELEVATION" and "SCALE: 1/4" = 1'-0".

Architectural drawing of the proposed west elevation of a building. The drawing shows a long, low-profile structure with a gabled roof. The roof is divided into two sections: a flat section on the left and a gabled section on the right. The flat section has a roof height of +15'-1" and a first floor top plate height of +8'-5 1/2". The gabled section has a roof height of +15'-1" and a first floor top plate height of +8'-5 1/2". The building is situated on a first floor plan with a height of ±0". The drawing includes various annotations and dimensions: '09.01' for the flat roof, '09.02' for the gabled roof, '05.03' for the flat roof edge, '32.07' for the gabled roof edge, '32.05' for the gabled roof edge, '32.04' for the gabled roof edge, and '32.06' for the gabled roof edge. The drawing is labeled 'PROPOSED WEST ELEVATION' and 'SCALE: 1/4" = 1'-0"'. The drawing is numbered '2' in the bottom left corner.

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Design Review
A2.3
Plotted On: 10/10/22

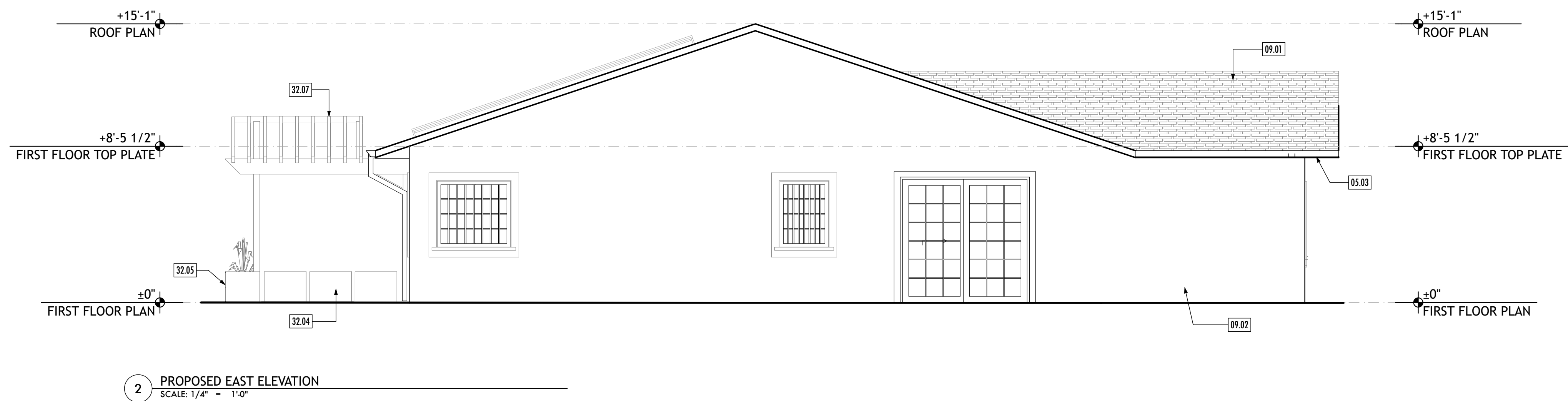
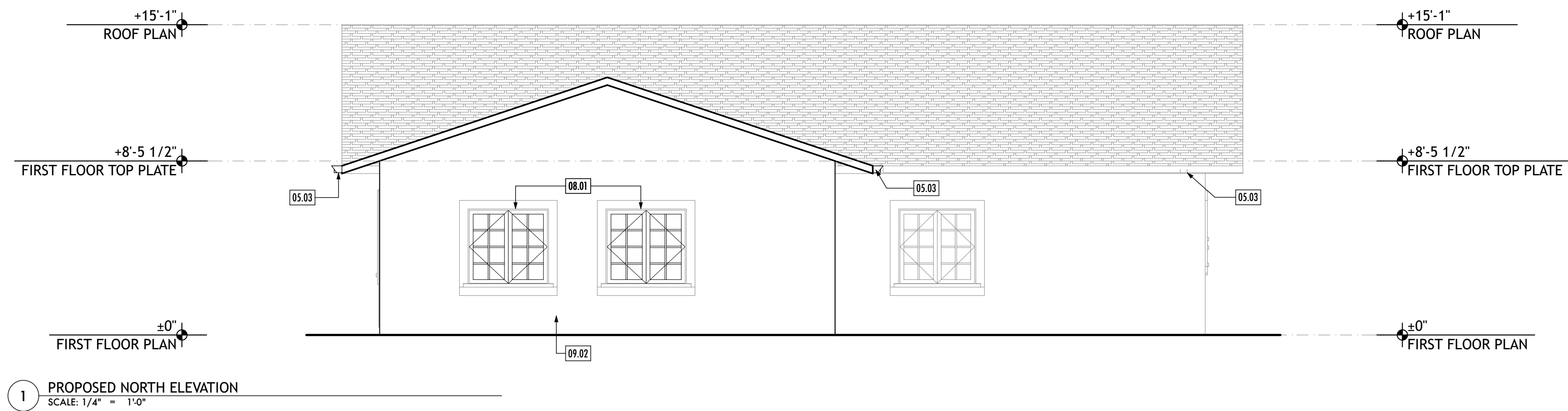
PROPOSED ELEVATIONS

PROPOSED ELEVATION KEYNOTES



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ELEVATION LEGEND



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Design Review

A2.4

Plotted On: 10/10/22

PROPOSED ELEVATIONS

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Design Review

A7.1

Plotted On: 10/10/



1.Sherwin Williams Black Fox| 2. Benjamin Moore China White |
3. Sherwin Williams Gossamer Veil | 4. Light Wood Pergola |
5. Composite Shingles (N) to match (E)