

STAFF REPORT

Applicant/Owner: 7-Eleven, Inc.

Application: Use Permit No. U19-003
Sign Design Review No. DR19-010
Design Review No. DR19-006

Location: 5451 Scotts Valley Drive / APN 022-022-08

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

Environmental Status: Exempt from environmental review and qualifies for a
Categoric Exemption from the California Environmental
Quality Act (CEQA) under Section 15302, Replacement or
Reconstruction, Class 2, replacement or reconstruction of an
of an existing structure.

Request: Consideration of Use Permit and Design Review applications
for a new gas station consisting of a fuel canopy, convenience
store, and new signage on a 0.7- acre site in the C-S Service
Commercial Zone located at 5154 Scotts Valley Drive.

Staff Planner: Paula Bradley, Contract Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the Use Permit, Sign Design Review and Design Review permits by adopting the findings in the attached resolution, subject to the attached Conditions of Approval in Exhibit A.

SITE AND PROJECT DESCRIPTION

The project proposes to replace the existing Valero gas station at 5451 Scotts Valley Drive (Attachment 1 - Location Map). The proposed project includes the construction of a new 3,130-square-foot convenience store (7-Eleven) and a 3,096-square foot fuel pump canopy with six fuel pumps (76 gas station). New signage is proposed for the facility (Attachment 2 - Project Plans). The existing 1,117-square foot convenience store and 1,200-square foot gas station canopy and five fuel pumps would be demolished.

The 30,464 square foot project site is a corner parcel at the intersection of Scotts Valley Drive and Victor Square Extension. The site is relatively flat, slightly sloping towards Scotts Valley Drive. There is a grade difference between the existing convenience store and the commercial property to the north where six oak trees are located along the property line. The project site is adjacent to a two-story multiple-family residential use to the west and a two-story office building commercial use to the north.

The proposed new gas station canopy and convenience store would be located on approximately the same footprint as the existing gas station and convenience store built in the 1960's, with new circulation, parking lot, landscaping, lighting and signage. The corner site is currently accessed by two driveways off Scotts Valley Drive. Two new two-way driveways are proposed: one off of Scotts Valley Drive and one off of Victor Square Extension instead of two driveways off Scotts Valley Drive. Thirteen parking spaces are proposed including one ADA space, one EV charging space, and two bike racks. The new landscaping and irrigation system would be served with recycled water. There are six protected oak trees and two protected crape myrtle trees on the site. Three of the oaks are proposed to be removed and the other five trees preserved. Proposed grading includes 1,069 cubic yards cut and 38 cubic yards fill. All underground tanks will be replaced as part of the project.

A new trash enclosure would be located at the rear of the site in approximately the same location as the existing trash enclosure. The five-foot chain link fence with wood slats on the rear property line is proposed to be repaired and the chain link fence along the north property line will be replaced with a six-foot wood plank fence to screen the mechanical equipment.

DISCUSSION AND ANALYSIS

Staff has reviewed the proposed project for compliance with the City's regulations and requirements. The project is subject to the Commercial Service (C-S) zoning district development standards. Pursuant to Section 17.20 of the Scotts Valley Municipal Code (SVMC) automotive service stations are required to obtain a Use Permit and Design Review approval from the Planning Commission for all structures and signage. Staff has reviewed the proposed project for compliance with the City's General Plan and Zoning Regulations and requirements.

Design Review

A new store, canopy and signage are proposed and architectural and site design review is required by the Planning Commission for all new structures in the C-S district. The design elements are discussed below:

Convenience Store and Fuel Dispenser Canopy: The new convenience store and fuel dispenser canopy would be located on approximately the same footprint as the existing gas station canopy and convenience store built in the 1960's. The plans meet the (C-S) zoning district regulations for height, setbacks, and lot coverage. Below is a Table summarizing compliance with the Service Commercial Development Standards (C-S).

C-S - Service Commercial Development Standards			
Standard	Required	Proposed	Compliance
Bldg. Coverage	45%	21%	Yes
Setback – Front	20-feet	23-feet to store 26-feet to canopy	Yes
Setback – Rear Commercial adjacent to residential	0-feet 20-feet	35-feet to store, 25-feet to canopy	Yes
Setback – Side (north)	0-feet	15-feet, 69-feet to canopy	Yes
Height – Store and canopy	35-feet	27-feet 14'-6"	Yes
Fence	6-foot adjacent to "R"	6-foot wood fence	Yes
Landscape Area	Min 10%	21%	Yes
Front Landscape	Min 10-feet	Varies 15-20-feet	Yes
Trash Disposal	Adequate/Screened/ Accessible	Adequate/Screened/ Accessible	Yes

To the rear of the gas station (northwest) there is an adjacent residential development. The convenience store would be setback 35 feet from the shared property line and the fuel dispenser canopy would be setback 25 from the shared property line. Structures on the adjacent residential property are setback approximately 15 feet from the shared property line.

The new store height is approximately 27-feet to the ridge. It would have a new gable roof form with a 6/12 pitch, and a small gable roof over the entry and standing seam metal the roof material. Two wood trellises with corbels above stone veneer posts are proposed over the front entry and on the street frontage façade. Two metal green screens would be located on the walls on both sides of the front entry and windows and will be planted with vines. The store exterior would be stucco, a neutral tan color with a darker accent color under the front gable. The stone veneer base will be a reddish-brown color. The two wood trellis's will be stained dark brown and the standing seam metal roof will be dark brown as will the eaves, doors, gutters and downspouts. The storefront windows and doors are anodized aluminum.

The proposed new metal fuel dispenser canopy would cover six new multi-fuel dispensers and is 14'-6" in height. The existing canopy is a gable roof form and the new canopy would be a flat roof design. The six posts proposed under the canopy would be stone veneer to

match those on the store and the monument sign. Lighting fixtures will also be anodized aluminum and dark brown color.

Circulation and Parking: A new parking lot and circulation plan is proposed with two new two-way driveways. The corner site is currently accessed by two driveways off Scotts Valley Drive. Proposed are two new, two-way driveways: one off of Scotts Valley Drive and one off of Victor Square Extension. A new landscaped walkway will connect the front sidewalk and the store entry.

Thirteen parking spaces are proposed including one ADA space, one EV charging space, and two bike racks. The Scotts Valley Municipal Code (SVMC) Section 17.44.030) Off-site Parking and Loading Requirements, requires one space for 250 square feet of gross floor area, so 13 spaces are required for the store. One off-street loading space is required and it is located in the rear center.

Bike Rack/Public Art: Two new bike racks are proposed near the Scotts Valley Drive street frontage and the walkway at the southeast corner of the store in a highly visible location for convenience and security. The decorative bicycle rack design is proposed to meet the “public art” requirement (General Plan Land Use Policy LP-36.L) See the design detail is shown in Attachment 2, Sheet A100.

Trash Enclosure: The proposed trash enclosure includes a design with materials to match the store with a stone veneer base and stucco finish on CMU walls, a dark brown metal roof and double swinging doors. Two green screens with vines will be located above the stone for additional screening. Staff required that the applicant consider other locations for the trash enclosure away from the residences.

To address noise issues for the adjacent residences, staff required that the applicant consider other locations for the trash enclosure away from the residences. The proposed trash enclosure is located approximately 9-feet from the rear property line and the adjacent residence has a 15-foot rear yard setback. Locating the trash enclosure on the street frontage side of the store would conflict with drainage bio-retention infrastructure. Other options that could be explored are the southwest corner on the Victor Square frontage or the area where the compact parking spaces are located. If the trash enclosure is relocated the parking spaces could be relocated to the proposed trash enclosure location. A condition of approval requires that the applicant/owner to limit waste pick-up during regular business hours to the extent possible.

Landscaping: All new low-water use, drought tolerant landscaping and irrigation will be installed. The new landscaping and irrigation system would be served with recycled water. Two bio retention areas will be located on the street frontages of the store and the corner to retain storm water on site and will be planted with grasses. The proposed landscaping meets or exceeds the code requirements. The landscape planters along the street frontages vary in width from 15- to 26-feet, where a 10-foot wide planter is required, not including the right of way. The rear planter is five-feet wide and larger in the corners of the

site. The landscaping site coverage is 21% where 10% is required. Additional new landscaping would also be planted near the trash enclosure including two green screens planted with creeping vines.

The Planning Department has worked with the applicant to provide landscape screening and increase the trees along the rear property line adjacent to the residences. A condition of approval will require that additional trees be planted in the center rear for screening, and that the applicant meet with the neighbors before finalizing the landscape and irrigation plan. The planter could be widened if the trash enclosure is relocated. As proposed it is the minimum five-feet wide. A landscape maintenance agreement will be required as a condition of approval. A condition of approval requires that the chain link fence to the rear of the site (northwest) be replaced with a solid acoustical fence (no air gaps). The applicant/owner shall meet with the adjacent residential neighbors to work out the replacement fence details as part of the landscape final design.

Tree Removal: The applicant proposes to remove three protected coast live oaks. There are six oaks along the north property line and two crape myrtle trees in the front setback that are of protected size. Three of the six oaks closest to the street will be removed in order to install infrastructure and a new bio retention area for storm-water runoff. Originally one of the mature crape myrtles was proposed to be removed but the site plan was redesigned to preserve both trees. A two-inch diameter crape myrtle will be removed in the northeast corner (front) of the site.

Arborist's reports dated September 25, 2017 and June 19, 2019, by Sierra Nevada Arborist's (Attachment 3), include recommendations for preserving the remaining protected trees on- and off-site and these will be required as conditions of approval. The three trees will be replaced with ten 15-gallon trees (a ratio of 3:1 where 2:1 is required), three deodor cedars in the rear of the site, two Chinese pistache in the front planters and two additional crape myrtles in front of the store entry between the parking spaces. Off-site, there are also six mature trees including sycamores, liquid amber and one redwood tree to the rear of the property, providing screening for the residential use.

Lighting: All new lighting is proposed including for the store and the canopy. Four new pole lights will be located at the two corners of the parking lot near the store and trash enclosure. The pole heights are proposed to be 18-20 feet. There are four existing pole lights on site at a lower height than the new lights approximately 12-feet high. A photometric study was prepared for the project and shows that there will be almost no light spillover onto the adjacent properties. However, the light pole near the trash enclosure shows some spillover along the property line near the residences. Staff included a condition of approval that there is no light spillover onto the residential property to the rear and that the lights shall be of a type that are dimmable in the event of light impacts to adjacent neighbors once the new lights are operational.

The canopy lighting includes two 76 buttons which are internally lit, a horizontal swoosh stripe on three sides, and under canopy lighting. New wall mounted light fixtures are proposed around the outside building and are dimmable. The two 7-Eleven wall signs would be internally lit.

Mechanical Equipment: All mechanical equipment is ground-mounted and is located to the north side (rear) of the store and is enclosed within a new six-foot solid wood fence and not visible to the street. On the northwest side of the store the only equipment is a transformer, switching equipment and a carbon dioxide tank for the carbonated drink machine inside and they are not noise generating. Additionally, the area will be screened with landscaping and trees. No roof-mounted equipment is proposed.

Sign Design Review

Proposed signage for the convenience store (7-Eleven) consists of two new wall mounted signs and signage for the fuel dispenser canopy consists of two new logo signs (76 gas station). The existing approximately ten-foot high Valero monument sign will be removed and replaced with a low-profile three-foot high monument sign with signage for both businesses.

Sign Square Footage Calculations				
Type of sign	Allowed	Proposed	# Signs	Total
Freestanding sign includes price sign	50 sf + 20 sf	19.5 (one side)	2, only 1 side is counted	19.5 sf
Wall sign –front	80.3 sf	34.38 sf	1	34.38 sf
Wall sign – side	39.4 sf	34.38	1	34.38 sf
Canopy sign -76 button (3’ diameter each)		7.44 sf each	2	14.88 sf

Convenience Store: Proposed for the store are two business identification wall signs, one per each frontage since it is a corner lot, located under the gable roof. The two signs are wall-mounted, displaying the red, orange and green 7-Eleven branding, and have an aluminum rain cap over the top of the sign.

Fuel Canopy: The proposed fuel canopy has a silver background with an orange horizontal swoosh stripe on three sides and two three-foot diameter standard 76 buttons (orange background with blue numbers. The swoosh stripes would not be located on the residential side to the rear. The six new fuel pumps will also display standard 76 gas station logos and colors.

Freestanding sign: The existing Valero freestanding sign will be removed and replaced with a three-foot high, ten-foot wide, two-sided monument sign located on the corner. Originally a ten-foot high sign, similar to the existing sign was proposed but staff

suggested that a three-foot high sign is more appropriate to the area, although a maximum 12-foot high sign is allowed by the sign ordinance. This sign will display both business signs 76 and 7-Eleven and the gas price signage. It would be vinyl signage, internally illuminated within an aluminum cabinet with a stone veneer base to match the store. The background color will be silver. The lighting is shielded and downward shining to only light the area intended.

Use Permit

Pursuant to Section 17.20 of the Scotts Valley Municipal Code (SVMC) automotive service stations in the Commercial Service zoning district (C-S) are required to obtain Use Permit approval from the Planning Commission. Section 17.20 of the SVMC states that:

The C-S district is intended to apply to all lands designated in the General Plan as "service commercial." This district is designed to create and maintain areas accommodating city-wide and regional service that may be inappropriate in neighborhood or pedestrian-oriented shopping areas and which generally require automotive access for customer convenience, servicing of vehicles or equipment, loading or unloading, or parking of commercial service vehicles.

Per Section 17.50.020 of the SVMC the purpose of a Use Permit is as follows:

Due to their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and provide the district use regulations the necessary flexibility, the planning commission is empowered to grant and to deny applications for use permits and to impose such reasonable conditions in connection with a use permit as it deems necessary to secure the purposes of this title. The planning commission may require in connection therewith guarantees and evidence that such conditions will be satisfied.

As proposed the gas station and convenience store would operate 24 hours a day, seven days per week and would have approximately 8-12 employees. Currently the Vallero gas station and convenience store is open from 6am to 10pm daily. The Quik Stop gas station and convenience store across Scotts Valley Drive from the subject site is open 24 hours a day, seven days per week.

While evaluating the project and based on comments from an adjacent residential property owner the Planning Department identified several operational and design features that would improve compatibility between the subject commercial use and adjacent residential use. Based on the proposed site layout the Planning Department identified some

recommended changes to the landscaping, fencing, lighting, and the trash enclosure plans. Please see each of these sections of the staff report for a complete discussion and more information on recommend changes.

Based on the proposed operation of the site the Planning Department has added several conditions to the project to further ensure neighborhood compatibility. There are as follows:

- Limit deliveries between the hours of 10 pm - 6am
- Require courtesy signs asking patrons to limit noise like engine idling, intercoms, and smoking on site.
- Limiting leaf blower use to normal business hours.

The Planning Commission may also want to consider requiring that the two proposed diesel fuel dispensers be located to the front of the site as diesel vehicles customers tend to leave their engines idling when filling.

PUBLIC COMMENT

A public hearing notice was posted and mailed to surrounding property owners within 300-feet pursuant to state law. Staff has met with an adjacent property owner to discuss the project and received written comments (Attachment 4).

ATTACHMENTS

Resolution No. _____ to Approve U19-003, DR19-010, and DR19-006 (Action Item)
Exhibit A – Conditions of Approval (Attached)

1.	Location Map	22
2.	Project Plans (Received 09-24-19)	23
3.	Arborist’s reports prepared by Sierra Nevada Arborist’s, dated September 25, 2017 and June 19, 2019	45
4.	Public comment, email dated 6/03/2020.....	66

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY FOR A USE PERMIT AND SIGN DESIGN REVIEW AND DESIGN REVIEW NO'S U19-003, DR19-010 AND DR19-006 FOR THE REMOVAL OF THE EXISTING GAS STATION, CANOPY AND CONVENIENCE STORE, CONSTRUCTION OF A NEW CONVENIENCE STORE AND NEW SIGNAGE AT 5451 SCOTTS VALLEY DRIVE // APN 022-022-08.

WHEREAS, the Planning Department of the City of Scotts Valley has received Use Permit application No. UP19-003, Sign Design Review application No. DR19-010 and Design Review application No DR19-006 for the removal of the existing gas station, canopy and convenience store, and the construction of a new gas station, canopy, and convenience store, and new signage located at 5451 Scotts Valley Drive // APN 022-022-08; and,

WHEREAS, the project is determined to be categorically exempt from CEQA, Class 3 (Section 15302); and,

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on June 11, 2020.

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

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

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the Planning Commission staff reports dated June 11, 2020:

Use Permit

1. *The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located. The use is located in the C-S Commercial Service zoning district which is suitable for the subject use.*
2. *The establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and*

improvements in the neighborhood or to the general welfare of the city. The use is appropriately located so that residents can obtain automobile fuel and convenience store services.

Design Review

3. *The siting of the structure on the site as compared with the siting of other structures in the immediate neighborhood is appropriate.* The siting of the structures on the site has been designed for the most appropriate and advantageous locations for both the convenience store as they relate to the neighborhood. The structures are located in the approximately the same footprint as the existing structures. The store on the north side of the site is closest to the existing two-story office building and the canopy is located in the center of the site. The proposed project is consistent with the required setbacks.
3. *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 materials, colors, proportion, mass, and detail of the improvements are in good proportion and are compatible with the appearance of the surrounding neighborhood and with the existing appearance of the facility. The store with a gable roof form, stucco, stone veneer and wood trellis materials, and the neutral colors with dark brown roof and eaves are more appropriate than the current design and an upgrade is an aesthetic improvement compared to the existing structures built in the 1960's.
4. *The landscaping is in keeping with the character and design of the proposed development.* The new landscaping provides screening for the mechanical equipment and trash enclosure. New drought tolerant, low-water use plants and additional trees, exceed the requirement of 10% of the site landscaped with 21% of the site landscaped and overall enhances the intersection. The new landscaping and irrigation system would be served with recycled water. Two bio retention areas will be located on the street frontages of the store and the corner to retain storm water on site and will be planted with grasses. The proposed landscaping meets or exceeds the Zoning Code requirements. A landscape maintenance agreement will be required as a condition of approval.
5. *Illumination shall be at the lowest level consistent with adequate identification and readability and the light source shall not be directly visible.* The illumination shall be kept at the lowest level possible for safety and identification purposes. All new lighting is proposed including for the store gas station canopy and monument sign. Four new 18-20 foot high pole lights will be located in edges of the parking lot in the landscaping planters. A photometric study was prepared for the project and shows that there is almost no light spillover onto the adjacent properties. A condition of approval requires that there be no light spillover onto the residential property to the rear.

6. The signs serve primarily to identify the business or the activity conducted on the premises, or identifies the product or service offered thereon. The signs serve to identify the two businesses on the site and the activities conducted on the premise and are consistent with the sign ordinance.
7. The signs are harmonious with the materials, color, texture, size, shape, height, location and design of the building, landscaping, property and environment of which it is a part. The proposed freestanding and wall signs are harmonious with the materials, color, texture, size, shape, height, location and design of the building, retaining wall, fencing, landscaping, property and environment of which it is a part. The signs are consistent with the setback and height requirements for the C-S Commercial Service District. The freestanding sign includes landscaping around the base of the sign.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Use Permit application No. U19-003, Sign Design No. Review DR19-010 and Design Review No. DR19-006 for the removal of the existing canopy and convenience store, and allow the construction of a new canopy and convenience store, and new site signage for the existing gas station at 5451 Scotts Valley Drive // APN 022-022-08; subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 11th day of June, 2020 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Carlos Arcangeli, Planning Commission Chair

Taylor Bateman, Community Development Director

U19-003, DR19-010 & DR19-006
6/11/20 P.C. Mtg.
7-Eleven Inc.

Resolution No. _____
5451 Scotts Valley Drive
APN 022-022-08

EXHIBIT A

CONDITIONS OF APPROVAL

(Nos. 1 - 65)

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 applicant/property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to or issuance of any building or grading permits, transfer of title, of within 30-days of approval of this application, whichever occurs first.
3. All required demolition, grading, improvement plans, and building permits and pay all appropriate required fees before starting any grading/earth disturbance on the property.

PLANNING DEPARTMENT

4. The approved planning permits include a Use Permit and Design Reviews to allow the removal of the existing gas station, canopy and convenience store, and the construction of a new gas station, canopy, and convenience store, and new signage on a 0.41-acre site, as shown in the plans prepared by Smith Design and Construction (SDCC) / MVE Inc. Civil Engineers, KLA Landscape Architecture & Planning, Sign plans by Harbinger signs, which are on file in the Planning Department.
5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.

6. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the CDD/City and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.
7. All mechanical equipment shall be screened from public view.
8. All materials, equipment and retail products shall be located inside the building.
9. The gas station and convenience store hours of operation shall be 24 hours a day, seven days per week (24/7).
10. There shall be no deliveries between the hours of 10 p.m. and 6.a.m.
11. A contact person and phone number shall be provided to the adjacent residential neighbors and to the Community Development Director to address any noise or other issues with the operation.
12. The applicant/owner shall contact the waste hauler to limit waste pick-up during regular business hours to the extent possible.

Grading

13. All recommendations in the geotechnical report prepared by project geotechnical engineer, Matriscope Engineering Laboratories, Inc., dated November 11, 2018, are incorporated as conditions of project approval.
14. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
15. The location of all soil to be exported shall be reviewed and approved by the Building Department prior to issuance of a grading or building permit.

Trees

16. All recommendations in the Arborist's reports dated September 25, 2017, and supplemental letter dated June 19, 2019, are incorporated as conditions of project approval. These conditions shall also be included on the demolition plan and the construction drawings.
17. No tree removal shall occur until grading/building permit issuance.

18. The project developer shall place a surety bond in an amount equal to the value of the preserved trees as shown in the project Arborist Report. The surety bond shall be deposited with the city prior to issuance of a grading/building permit for the project. The monetary value shall be reviewed and approved by the CDD. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the developer upon final inspection of the project.
19. Prior to the issuance of any grading or building permits, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments.
20. The project arborist shall routinely inspect the development site through the term of the project.
21. Existing off-site trees along the neighboring property shall be protected per the City's tree regulations (SVC 17.44.080) and under the observation of a licensed arborist to ensure that the trees remain healthy during and after construction.

Landscaping

22. A final landscaping and irrigation plan shall be submitted to the Director of Community Development for review and approval by the Scotts Valley Water District. All landscape irrigation shall be installed to recycled water plumbing standards as prescribed by the Scotts Valley Water District.
23. The landscape planter in the rear center of the site shall be enhanced with additional trees as screening and a noise buffer. The applicant/owner shall meet with the adjacent residential neighbors to work out the screening and tree planting details as part of the landscape final design and prior to the landscape and irrigation plan submittal for approval by the Community Development Director and prior to issuance of any grading or building permits.
24. The fence to the rear of the site (northwest) shall be replaced with a solid acoustical fence (no air gaps). The applicant/owner shall meet with the adjacent residential neighbors to work out the replacement fence details as part of the landscape final design. The final landscape and irrigation plan shall be submittal for review and approval by the Community Development Director prior to issuance of any grading or building permits.
25. To ensure the ongoing maintenance of project landscaping onsite and in the public right-of-way the property owner shall enter into a landscape maintenance agreement with the City of Scotts Valley. The agreement shall be reviewed and approved by the City Attorney and be executed prior to issuance of grading/building permit for the project.

26. Operation of leaf blowers shall comply with the City noise requirements during regular business hours (8 a.m. to 5 p.m.).
27. The landscaping improvements shall be permanently maintained and irrigated.

Lighting

28. The exterior lighting plan shall comply with regional dark sky policies and shall be reviewed and approved by the CDD prior to issuance of building permit of vertical construction.
29. Any pole lights installed within the project site shall use shielded light fixtures with pole heights not to exceed 20 feet consistent with City policies and design guidelines. Exterior light levels are to be at the lowest level and carefully controlled for security, aesthetics, safety and identification without interfering with nearby land uses.
30. All exterior lighting shall be the minimum necessary for security and all lighting shall be down directed with the light source not directly visible from adjacent properties. Where deemed necessary by the Community Development Director light cutoffs/shields shall be installed. No light shall spillover onto the residential property to the rear.
31. There shall be no light spillover onto the residential property to the rear as demonstrated by a photometric study to be submitted for review and approval of the Community Development Director prior to issuance of the any grading or building permits.
32. Lighting fixtures shall be a type that are dimmable and shall be dimmed if there is light spillover onto the residential property to the rear (northwest).

Signs

33. All signage shall comply with sign ordinance regulations (SVC 17.56) and the approved sign plans.
34. Signage shall include courtesy signs to address noise, loud talking or music, intercoms, smoking, engine idling, and smoking on site to address concerns of the residential development to the rear to be reviewed and submitted for review and approval of the Community Development Director prior to issuance of the any grading or building permits.

WASTE WATER

35. If food is prepared on site that requires the washing of dishes and equipment that generate grease in the sanitary sewer then a grease trap will be required (minimum size for grease trap is 70 lbs).
36. Only pre-packaged food is to be sold at the convenience store.

BUILDING

Standard Conditions

37. All requirements of the Building Department of the City of Scotts Valley shall be met.
38. Applicant shall obtain a building permit(s) and pay appropriate fees before doing any earth disturbing work on the subject property.
39. All construction shall be contained within the building envelope shown on the proposed map. No encroachment of structures outside of the building envelope shall be allowed.
40. All structures shall comply with the most current California Energy Commission Standards. (2019 California Energy Code)
41. The buildings must be designed to comply with the California Building Code (CBC), 2019 edition, structural and seismic/earthquake requirements.
42. The plans shall include all required Accessibility Plans and details per 2016 CBC Chapter 11B.
43. The building permit plans must comply with the California Building Code (CBC), 2016 edition, for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards (2016) (which includes energy-saving appliances, etc.).
44. 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.**
45. The applicant shall affix a copy of the approving resolution and conditions of approval to each set of construction plans which will be submitted to the Building Department.

Project-specific

46. All new construction shall comply with the City of Scotts Valley's Green Building Guidelines. Handouts will be provided upon request.
47. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).
48. All of the following Codes shall be used: 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), and 2019 California Energy Code.

WATER DISTRICT

L1.0 Planting Plan:

49. Include the following on the Final Landscaping and Irrigation Plan and submit a Final Planting and Irrigation Plan to the Director of the Community Development Department for review and approval by the Scotts Valley Water District prior to issuance of a building permit:
50. Include the medium water use hydrozone for the bio retention areas or a separate hydrozone for trees in the WELO water use calculations.
51. Due to the fast draining soil in bio retention areas, they are considered as medium water use even if they have low water plants in them. Revise the Final Planting Plan accordingly.
52. Any large area with gravel ground cover and very few plants should not be included in the maximum allowable water allowance. Only include the area of plants that are irrigated.
53. Provide a detailed Irrigation Plan as part of the Final Planting Plan.

FIRE

54. This project must comply with the California Fire Code as amended by the Scotts Valley Fire Protection District.
55. The following Notes shall be included on the plans:

NOTE on the plans "these plans are in compliance with California Building and Fire Codes (2016 edition) and the Scotts Valley Fire Protection District Amendments".
(CFC §1.1.3)

NOTE on the plans “the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING and SPRINKLERED as determined by the building official and outlined in the California Building Code. (e.g. R-3, Type V-B, Sprinklered)” (CFC §105.4.2)

NOTE on the plans **REQUIRED** and **AVAILABLE FIRE FLOW**.

- Fire flow requirements for this project are **1500 gallons per minute**. (the AVAILABLE FIRE FLOW information can be obtained from the water company)

SHOW on the plans a fire hydrant within 225 feet of any portion of the building meeting the minimum required fire flow for the building. Hydrant shall be on a fire apparatus access road, as measured by an approved drivable route around the exterior of the facility or building. (CFC §507.5)

NOTE on the plans "All buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 for an ordinary hazard Group1, and adopted standards of the Scotts Valley Fire Protection District." (CFC §901.2.1)

NOTE on the plans “the designer/installer shall submit two (2) sets of plans and calculations for the overhead Fire Sprinkler System for approval prior to construction.” (CFC §901.2)

NOTE on the plans “the designer/installer shall submit two (2) complete sets of underground private fire hydrant and fire service water main piping plans and specifications, conforming to NFPA 24, for review and approval prior to installation. Submittal shall include underground piping plan, underground trench cross section detail showing depth of burial and type of backfill, construction installation drawings of the PIV and FDC, manufacturer’s specifications of piping, valves, joints and fittings, and calculated size and locations of thrust blocks. (CFC §501.3)

NOTE on the plans “Water supply valves controlling automatic fire sprinkler systems including pumps, tanks, water levels and temperatures, critical air pressures, water-flow switches and backflow prevention device control valves shall be electrically supervised where twenty (20) or more sprinkler heads are installed.” (CFC§903.4)

NOTE on the plans “Alarm, supervisory and trouble signals shall be distinctly different and shall automatically be transmitted to an approved supervising station.” (CFC §903.4.1)

NOTE on the plans “The FDC/PIV shall be labeled with the address of the building that it serves, with 2” peal and stick plastic reflective numbers.” (CFC §505.1)

SHOW on plan locations of portable fire extinguishers complying with CFC §906 etal. Provide minimum 2A-10: BC fire extinguishers with a maximum of 75 feet travel distance from any location within the building. (CFC §906.3)

NOTE AND SHOW location of portable fire extinguisher(s) complying with

CFC§906 at the fuel dispensers. (CFC §906.3 and CFC §2305.5)

NOTE AND SHOW location of the EMERGENCY STOP SWITCH to shut off dispensers in the event of an accidental discharge or fire. (CFC §2303.2)

NOTE on the plans, “A manual and automatic fire alarm system that initiates the occupant notification signal as prescribed in CFC §907.2.3 shall be installed.”

NOTE on the plans, “Two (2) sets of fire alarm plans, battery calculations, specifications and OSFM Listings shall be submitted and approved prior to commencing work.” (CFC §907.2)

NOTE on the plans “building numbers shall be provided. Numbers shall be a minimum of six (6) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.” (CFC §505.1)

SHOW location of Knox Box and key. (CFC §506)

NOTE on the plans, “Roof coverings to be no less than Class "B" rated roof.” (CBC §1505.1.2 & Santa Cruz County Code 12.10.215 (G))

NOTE on the plans, “A MINIMUM OF 48 HOURS NOTICE to the fire department is required prior to inspection.” (CFC §105.2.2)

NOTE on the plans “The job copies of the building and fire systems plans and permits must be on-site during inspections.” (CFC §105.3.5)

PUBLIC WORKS

56. 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 off-site (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 the 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.
57. Engineered improvement plans for all work, signed and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.
58. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.

59. 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".
60. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan, December 1989 and in accordance with the city's SWMP Ordinance No. 184.1.
61. Stormwater Management Plan:
A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.

Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.

See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works.

62. Applicant shall pay the cost to accomplish the utility design and construction to underground the telephone, electric power, and television cables in each project contained easement, private or public road frontage. This undergrounding of utilities to remove utility poles comes in addition to the state required undergrounding of transmission for the project and any new service connections.
63. Applicant shall submit electric files for all civil plans for review and As-Builts when project is completed.
64. Applicant shall provide used motor oil reclamation services for the general public (applies to services stations).

65. The 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.

Name and Signature of Property Owner

Date