



AGENDA

Special Meeting of the
Scotts Valley Planning Commission
In-Person and Remote Access
Date: July 23, 2026
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 7-17-2026 at City Hall, SV Public Works, SV Senior Center and online at www.scottsvalley.gov .
COMMISSIONERS		CITY STAFF MEMBERS
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgins, Commissioner Shawn Mosley, Commissioner Steve Simonovich, Commissioner		Taylor Bateman, Community Development Director Jordan Taylor, Administrative Analyst II Joshua Wozynski, Associate Planner
MEETING NOTICE AND AGENDA PACKET MATERIALS		
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: https://www.scottsvalley.gov/129/Agendas-Minutes		
Public Participation: The meeting will be available in person and 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.

CALL TO ORDER 6:00 PM

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC COMMENT TIME

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

ALTERATIONS TO CONSENT AGENDA

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

CONSENT AGENDA

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

1. Approve Planning Commission Meeting Minutes of 6-11-2026

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. Consideration of Use Permit 26-004 for the operation of a 1,141± square foot video game arcade with ancillary beer sales in an existing building located in the Camp Evers Shopping Center in the Service Commercial Zoning District (C-S) at 3111 Scotts Valley Drive (APN: 022-571-03).

2. Consideration of Use Permit U26-005 to allow a private preschool to occupy an existing 6,000± square foot building in the Professional Commercial Zoning District (C-P) at 125 Bethany Drive (APN: 023-102-15).

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.



MINUTES

Meeting of the
Scotts Valley Planning Commission
Date: June 11, 2026
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 6-5-2026 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER 6:00 PM

The Planning Commission meeting was called to order at 6:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

ELECTED OFFICIALS PRESENT: Lori Gentile, Chair Chuck Maffia, Vice Chair Shawn Mosely, Commissioner David Hodgins, Commissioner Steve Simonovich, Commissioner	CITY STAFF MEMBERS PRESENT: Taylor Bateman, Community Development Director Brian Froelich, Senior Planner Joshua Wozynski, Associate Planner Jordan Taylor, Administrative Analyst II
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PUBLIC COMMENT TIME

Fred Charlebois spoke on his challenges starting a business in the City of Scotts Valley and the associated requirements.

ALTERATIONS TO CONSENT AGENDA

CONSENT AGENDA

1. Approve Planning Commission Meeting minutes of 5-14-2026

M/S: Maffia/Hodgin

To approve the Consent Agenda with no alterations.

Carried 5/0 (AYES: Gentile, Maffia, Mosley, Hodgin, Simonovich)

ALTERATIONS TO PUBLIC HEARING AGENDA

PUBLIC HEARING AGENDA

1. Consideration of a Use Permit Amendment to U22-008 to allow live music entertainment with amplified indoor music during specified hours of operation at an existing 1,977± square-foot, wine bar and cellar located in the Kings Village Shopping Center at 222 Mount Hermon Road (APN: 022-601-18) in the C-SC Shopping Center Commercial Zoning District.

Associate Planner Josh Wozynski presented the item, and read into the record a correction to Condition 7 of the conditions of approval, recommending that PC approve Resolution 1814. Commissioners asked questions of staff regarding the proposed use permit application.

Char Gentile opened the public hearing at 6:14pm.

Resident John Lewis spoke in support of the item and expressed his excitement to see more live music opportunities in the community.

The applicant answered questions from the commissioners regarding complaint response procedure and noise reduction efforts.

Chair Gentile closed the public hearing at 6:17pm.

M/S: Mosley/Hodgin

To approve Resolution 1814 approving Use Permit Amendment U22-008.1, subject to Conditions of Approval contained in Exhibit A of the Resolution..

Carried 5/0 (AYES: Gentile, Maffia, Mosley, Hodgin, Simonovich)

2. Consideration of Use Permit U26-002, Design Review DR26-002, Sign Design Review SDR26-003, and Environmental Assessment EA 26-001 to re-establish an existing 1,116-square-foot one-story retail convenience store; resume use of the existing 1,170 square foot canopy with four gas pumps; reinstall a diesel pump; and excavation for installation of a new underground storage tank system, along with perimeter landscaping, renovated lighting, signage, and associated site improvements on a 30,464 square foot parcel. The site is located within the C-S (Commercial-Service) zoning district.

Senior Planner Froelich presented the item and responded to questions from the Commissioners.

Chair Gentile opened the public hearing at 6:33pm

The applicant answered questions from the commission regarding alcohol sales.

Resident John Lewis spoke in support of activation at the site.

Chair Gentile closed the public hearing at 6:36pm

Commissioners Simonovich and Gentile spoke in favor of the project. Commissioner Mosley questioned the brand of gas that would be going in.

M/S: Maffia/Simonovich

To approve Resolution 1815 for Use Permit 26-002 and Design Reviews DR26-002 & DR26-003, subject to the Conditions of Approval contained in Exhibit A. Carried 5/0 (AYES: Gentile, Maffia, Mosley, Hodgin, Simonovich)

ALTERATIONS TO REGULAR AGENDA

REGULAR AGENDA

1. Consideration of a Design Review application to modify an existing Planned Sign Program and exterior changes to rebrand the current Shell gas station to Chevron at 90 Mount Hermon Road.

Associate Planner Wozynski presented the item.

M/S: Simonovich/Mosley

To approve Resolution 1816 approving Design Review DR26-001, subject to Conditions of Approval contained in Exhibit A of the Resolution. Carried 5/0 (AYES: Gentile, Maffia, Mosley, Hodgin, Simonovich)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

Commissioner Maffia asked Staff a question regarding the monitoring and regulation of parking and onsite activities for new housing being built in Scotts Valley.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

None.

ADJOURNMENT

The meeting adjourned at 6:47 PM.

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

Date: July 23, 2026

Applicant: Kacey Lewis

Property Owner: Sridhar Equities

Application: Use Permit U26-004

Location: 3111 Scotts Valley Drive
APN 022-571-03

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

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

Request: Consideration of Use Permit 26-004 for the operation of a 1,141± square foot video game arcade with ancillary beer sales in an existing building located in the Camp Evers Shopping Center in the Service Commercial Zoning District (C-S) at 3111 Scotts Valley Drive (APN: 022-571-03).

Staff Planner: Joshua Wozynski, Associate Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the proposed application and approve Use Permit application U26-004 by adoption of the attached resolution with the conditions in Exhibit A.

PROJECT DESCRIPTION

The project site is located within the Camp Evers Shopping Center (Attachment 1,

Location Map). The tenant space is 1,141 square feet in area and is directly adjacent to Santa Cruz Eyebrows and the currently vacant San Lorenzo Floors suite. The applicant is proposing to establish *Coin Drop Arcade*, a video game arcade, within the existing tenant space.

The arcade would feature approximately 18 coin-operated machines, including 10 pinball machines and 8 classic arcade cabinets (Attachment 2, Floor Plan). The project also includes ancillary food and beverage sales consisting of pre-packaged snacks, frozen novelty treats, and non-alcoholic beverages. Hours of operation would be 11:00 AM to 9:00 PM Monday through Thursday, 11:00 AM to 11:00 PM Friday and Saturday, and 11:00 AM to 10:00 PM on Sunday, with two employees on-site during business hours (Attachment 3, Project Description).

The applicant also proposes to serve and sell beer for on -site consumption and retail sales of beer for off-site consumption (to go). In parallel with this Use Permit application, the applicant has applied for a Type 40 license through California Alcohol Beverage Control (ABC). More information on the proposed beer sales is below in the analysis section.

Business identification signage is proposed to be consistent with the submitted sign concept (Attachment 4, Sign Concept). Final sign design and placement would be reviewed through the Design Review process for compliance with Chapter 17.56 of the Scotts Valley Municipal Code. Issuance of a building permit would be required prior to sign installation.

PROJECT DISCUSSION AND ANALYSIS

The project site is in the Service Commercial (C-S) zoning district. Per Section 17.20 of the Scotts Valley Municipal Code (SVMC), commercial recreation uses require Use Permit approval from the Planning Commission. Below is a review of the project's compliance with the City's General Plan and Zoning Requirements.

Parking

The proposed video game arcade is a commercial recreational use. The Scotts Valley Municipal Code does not designate a specific parking ratio for commercial recreational uses. Pursuant to SVMC 17.44.030, the number of parking spaces required for uses not specified in the parking standards shall be determined by the Planning Commission. A parking ratio of one space per 250 square feet of gross-floor area is consistent with the typical standard applied to similar uses. The total number of parking spaces required for the proposed use is five. The shopping center provides 97 existing parking spaces shared among all tenants, and the applicant does not propose any changes to the existing parking supply. The applicants' peak business hours (evenings and weekends) are staggered from the hours of adjacent retail tenants, which is expected to reduce parking demand overlap with other businesses in the center. Staff believes that the property will continue to accommodate daily parking demand with the parking spaces on any given

day.

Alcohol Sales

The applicant has concurrently applied for a Type 40 On-Sale Beer License from the California Department of Alcoholic Beverage Control (ABC) to permit beer sales as an ancillary component of the proposed video game arcade.

A type 40 license authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified. Other types of similar businesses that utilize a Type 40 license are golf courses without kitchens and pool halls.

The proposed alcohol sales are subordinate and incidental to the primary use of the tenant space as a family-oriented entertainment venue. Based on the project description, the principal activity on the site will remain video game arcade operations, with beer sales intended to serve adult patrons utilizing the facility.

Staff has reviewed the proposed operation and finds that the ancillary sale of beer, in conjunction with compliance with all applicable ABC regulations and all conditions of approval imposed by the City, is not expected to result in significant adverse impacts to surrounding properties or the public health, safety, and welfare. Any future expansion of alcohol service beyond the scope of the approved operation may require additional review and approval by the City.

Signage

The applicant has provided a sign concept; final sign design and placement would be reviewed through a future Design Review process for compliance with Chapter 17.56 of the Scotts Valley Municipal Code. Issuance of a building permit would be required prior to sign installation.

PUBLIC NOTICE & COMMENT

A public notice was mailed to surrounding property owners within 300 feet pursuant to State law. One comment was received and is attached as Attachment 5.

ATTACHMENTS

1. Resolution No.____ to Approve U26-004 (Action Item).....
2. Location Map.....
3. Project Description
4. Floor Plan

5. Sign Concept.....
6. Public Comment.....

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT NO. U26-004 FOR THE OPERATION OF A 1,141± SQUARE FOOT VIDEO GAME ARCADE WITH ANCILLARY BEER SALES IN AN EXISTING BUILDING LOCATED IN THE CAMP EVERS SHOPPING CENTER IN THE C-S SERVICE COMMERCIAL ZONING DISTRICT AT 3111 SCOTTS VALLEY DRIVE // APN 022-571-03.

WHEREAS, the Planning Department of the City of Scotts Valley has received an application filed by Kacey Lewis for Use Permit No. U26-004 for the operation of a 1,141± square foot video game arcade with ancillary beer sales in an existing building located in the Camp Evers Shopping Center in the C-S Service Commercial Zoning District at 3111 Scotts Valley Drive // APN 022-571-03.

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

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on Thursday, July 23, 2026.

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

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

SECTION 2: The 15301 categorical exemption is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the Planning Commission staff report dated July 23, 2026:

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 proposed use is consistent with the commercial character of the district and compatible with the mix of retail, service, and entertainment uses present in the surrounding shopping center. The proposed use does not involve outdoor operations, heavy equipment, or activities that would be incompatible with the surrounding commercial environment. As conditioned, the use will operate in a manner consistent with the objectives of the Zoning Ordinance.
2. ***The establishment, maintenance, or operation of the use 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 or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. The proposed use is located within an existing commercial shopping center in the C-S Service Commercial Zoning District, where similar commercial and retail uses are established. Adequate parking is available on-site to serve the proposed use. The Type 40 ABC license authorizes on-sale beer service while permitting minors on the premises, consistent with the family-oriented nature of a video game arcade. Conditions of approval have been imposed to ensure responsible alcohol service and to maintain compatibility with surrounding uses.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony, and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Use Permit No. U26-004 for the operation of a 1,141 square foot video game arcade with ancillary beer sales in the Camp Evers Shopping Center at 3111 Scotts Valley Drive // APN 022-571-03, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Use Permit No. U26-004 shall lapse and shall become void one year from the date of this resolution unless the operation of the video game arcade has commenced, or prior to the expiration date a building permit is issued by the City of Scotts Valley Building Division and site improvements have commenced and diligently pursued toward completion, 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 regularly scheduled meeting held on the 23rd day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair Lori Gentile

Taylor Bateman, Community Development Director

EXHIBIT A

CONDITIONS OF APPROVAL

STANDARD

1. Applicant 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 applicant 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 use.

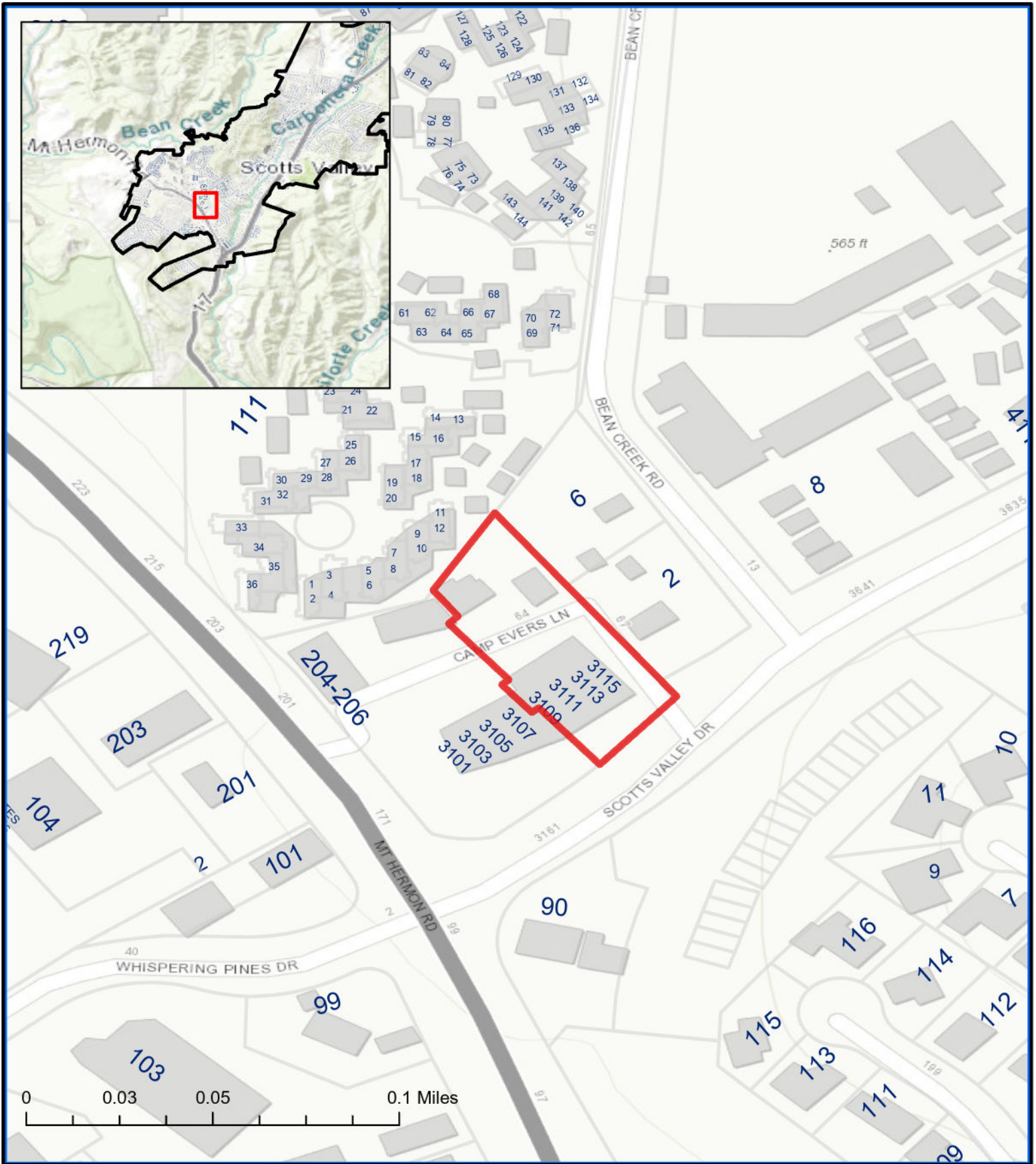
PLANNING DEPARTMENT

3. Alcohol sales shall be permitted only in conjunction with a valid ABC License. Any lapse, suspension, or revocation of the ABC License shall immediately suspend the authorization for alcohol sales.
4. The applicant shall provide the Planning Department with a copy of the issued ABC License prior to commencement of alcohol sales.
5. The applicant shall comply with all conditions imposed by the California Department of Alcoholic Beverage Control. Any physical separation or operational restrictions required by ABC shall be reflected in the floor plan on file with the Planning Department prior to commencement of alcohol sales.
6. The property owner and applicant shall comply with all applicable provisions of the Scotts Valley Municipal Sign Code (SVMC 17.56). The applicant is responsible for confirming signage requirements with the Planning Department prior to submittal.
7. No outdoor storage of equipment or inventory shall be permitted.
8. Live music entertainment shall not be permitted. Any proposal to add live music entertainment to the operation shall require approval of a Use Permit amendment by the Planning Commission

9. All business activities shall take place entirely within the interior of the building. Any proposal to conduct activities outside the building shall require approval of a Use Permit amendment by the Planning Commission

Property Owner Name & Signature

Date

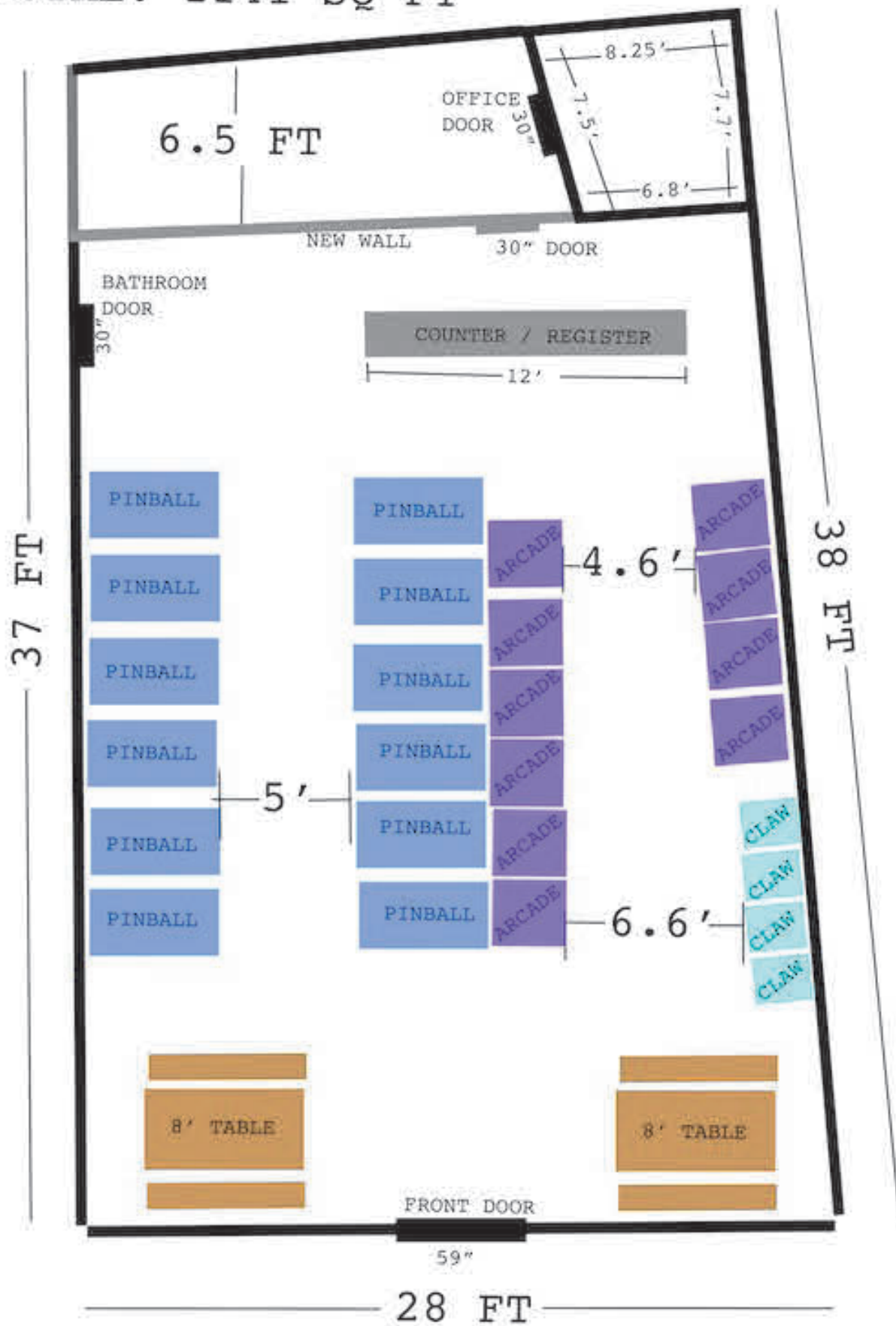


Location Map

U26-004
3111 Scotts Valley Drive
APN 022-571-03



TOTAL: 1141 SQ FT



Coin Drop Arcade

Description of Proposed Business Operations

Coin Drop Arcade is a woman-owned, family-operated classic arcade and pinball venue proposed for a retail space in Scotts Valley, California. The following describes all intended operations, services, hours, staffing, and noise-generating equipment. **All operations and services will be conducted entirely within the building. No outdoor activities or services are planned.**

Services Offered

Coin Drop will offer the following services, all inside the premises:

Arcade & Pinball Gaming

- Per-play coin-operated arcade and pinball machines (\$0.25–\$1.00 per play)
- 18 machines at launch: 10 pinball machines and 8 classic arcade cabinets
- All-ages, family-friendly gameplay

Food & Beverage

- Light and pre-packaged snacks (chips, candy, packaged goods)
- Freezer novelties (ice cream bars, novelty frozen treats)
- Non-alcoholic beverages (sodas, water, juice) to start, beer and wine offerings in the future

Private Events & Community Programming

- Birthday party packages — private or semi-private venue rental with dedicated play credits
- Special events — themed game nights, seasonal celebrations, and community gatherings
- Pinball tournaments — organized competitive play open to all skill levels
- Community safe space — a welcoming, supervised environment for families, teens, and neighbors to gather

Hours of Operation

Days	Hours
Monday – Friday	11:00 AM – 9:00 PM
Saturday – Sunday	11:00 AM – 11:00 PM

Staffing

Role	Count
Owner / Operator on-site	1
Floor Attendant / Cashier	1
Total Employees	2

Noise-Generating Equipment

All noise-generating equipment is located and operated exclusively inside the building. Coin Drop does not plan amplified live music of any kind. Sound sources include:

- Arcade and pinball machines — individual machine audio at standard factory output levels
- Background music system — a household-grade audio system equivalent to a standard home stereo; no commercial amplification

The cumulative sound environment is comparable to a busy retail store or family restaurant.

Parking & Site Access

Existing Parking	Additional Spaces Planned	Walk & Bike Score
97 spaces <i>shared shopping center lot</i>	None <i>existing supply is sufficient</i>	50 / 100 <i>walkable & bikeable for some trips</i>

The shopping center provides **97 existing parking spaces** shared across all tenants. Coin Drop does not propose any changes to the parking lot or additions to the available supply. The business’s peak hours (evenings and weekends) are staggered from adjacent retail tenants, reducing parking demand overlap. The site carries a walk and bike score of **50 out of 100**, indicating that a meaningful portion of customers — particularly those in nearby neighborhoods and the anticipated new housing developments — will be able to reach Coin Drop on foot or by bicycle without requiring a parking space.

Community Value

Coin Drop Arcade is more than a place to play games — it is designed to be a **neighborhood gathering place** for Scotts Valley residents of all ages. Scotts Valley currently has no dedicated arcade within 10 miles, leaving families, teens, and young adults without a local, affordable entertainment option. Coin Drop directly fills this gap.

The venue will provide a **supervised, indoor, all-ages space** where children can celebrate birthdays, teens have a safe after-school destination, and adults connect over shared nostalgia. More importantly, Coin Drop offers something rare: an experience that genuinely serves multiple generations under one roof.

As a **woman-owned, locally operated small business**, Coin Drop will keep spending in the local economy, support other Scotts Valley businesses through cross-promotion, and contribute to the vitality of the commercial and non-profit business alike. Pinball tournaments, community events, and a standing open-door policy for families will establish Coin Drop as a trusted, positive presence in the community.



From: [Jimbofx Melehan](#)
To: [Scotts Valley Planning Department](#)
Subject: Letter in support of Coin Drop Arcade application
Date: Friday, July 10, 2026 4:56:37 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

7/10/26

To: Members of the Scotts Valley Planning Commission

Dear Commission Members,

I am writing in strong support of the use permit application submitted for Coin Drop Arcade, and I do so from both personal and professional experience.

By way of background, I founded, owned, and operated Special Effects Arcade in Scotts Valley from 1984 until I sold the business in 1998. We presented a mix of games in a unique decor that appealed to young and old (well, not too old) alike.

Over the years, we hosted hundreds of birthday parties, welcomed regional foosball tournaments, and served as the home of an annual fundraiser benefiting the Scotts Valley Ed Foundation. We worked hard to foster a well-supervised, family-friendly environment, and I still value the connections it helped create in the community. Even today, people occasionally approach me around town to share how much they enjoyed Special Effects "back in the day."

I believe Coin Drop Arcade can bring that same kind of positive energy to Scotts Valley by providing the community with a tremendously popular form of entertainment in a welcoming social environment. That social aspect is especially important because it encourages the kind of in-person interaction that is often missing when young people are alone in their rooms looking at screens or only playing games with one another online.

For these reasons, I respectfully urge the Planning Commission to approve the use permit for Coin Drop Arcade. I can't wait to play there!

Sincerely,

Jim Melehan

City of Scotts Valley PLANNING COMMISSION STAFF REPORT

Date: July 23, 2026

Applicant: George Wise, Glenwood Children's Center

Property Owner: Heritage Real Estate Ventures LLC

Application: Use Permit U26-005

Location: 125 Bethany Drive / APN 023-102-15

General Plan / Zoning: Professional-Commercial / C-P

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

Request: Consideration of Use Permit U26-005 to allow a private preschool to occupy an existing 6,000± square foot building in the Professional Commercial Zoning District (C-P) at 125 Bethany Drive (APN: 023-102-15).

Staff Planner: Joshua Wozynski, Associate Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the proposed application and approve Use Permit application U26-005 by adoption of the attached resolution with the conditions in Exhibit A.

PROPERTY DESCRIPTION

The subject 1+ acre parcel is a corner lot located at the intersection of Scotts Valley Drive, Vine Hill School Road, Tabor Drive, and Bethany Drive (Attachment 1, Location Map). The parcel has street frontages on three sides with three driveway entrances on Tabor Drive and one on Bethany Drive. The parcel is fully developed with two buildings, surface parking, and landscaping. The south (lower) building is one-story and 6,000 square feet in size, while the north (upper) building has 2-stories and is 8,000 square feet in size. The upper building is currently occupied by office uses.

The following table describes existing uses on the subject parcel and surrounding land uses.

Direction	Existing Land Uses	Zoning District	Zoning Description
Subject Parcel	Offices	C-P	Professional-Commercial
North	Single-family Residential	R-M-6	Medium High-density Residential
South	Scotts Valley Drive	N/A	Public right-of-way
East	Bethany Drive and Single-family Residential	N/A R-1-10 & R-1-20	Public right-of-way Medium and Low-density Residential
West	Tabor Drive and Vine Hill School	N/A P/Q-P	Public right-of-way Public/Quasi-public

PROJECT DESCRIPTION

Glenwood Children's Center, a licensed preschool, proposes to occupy the south (lower) one-story 6,000-square-foot building at the subject parcel (Attachment 2, Floor Plan). The program is a Reggio Emilia-inspired early childhood education program serving children ages 2 through 5, with a focus on play-based learning, social-emotional development, creative expression, outdoor exploration, and kindergarten readiness.

A licensed preschool is an early childhood education program regulated by the California Department of Social Services, Community Care Licensing Division, providing structured developmental and educational activities for children prior to kindergarten. The Reggio Emilia approach is an educational philosophy emphasizing child-led, inquiry-based learning through exploration and hands-on projects tied to students' interests. Teachers act as facilitators, guiding exploration and documenting progress, while classroom and outdoor spaces are designed to foster curiosity and social interaction.

Maximum enrollment is 36 children, with a maximum staffing level of eight employees, including an Owner/Director, Lead Teachers, Associate Teachers, and Classroom Support Staff. During the initial years of operation, enrollment is anticipated to be below licensed capacity as the program grows. The facility will maintain all teacher-child ratios required by the California Department of Social Services Community Care Licensing Division.

The proposed hours of operation are Monday, Tuesday, Wednesday, and Friday from 8:00 AM to 4:30 PM, and Thursday from 8:00 AM to 12:30 PM. Staff may be present outside of these hours for administrative duties, program preparation, and family communication (Attachment 3, Project Description prepared by applicant).

PROJECT DISCUSSION AND ANALYSIS

The project is in the Professional Commercial (C-P) zoning district. Per section 17.24 of the Scotts Valley Municipal Code (SVMC), schools require Use Permit approval from the Planning Commission. Below is a review of the project's compliance with the City's General Plan and Zoning Requirements.

Use Permit

In the C-P zone, schools are conditional uses that require Planning Commission approval of a use permit. The use permit process evaluates whether the use will be consistent with the objectives of the zoning district and whether potential negative impacts to surrounding uses can be avoided or reduced.

The stated purpose of the C-P zone is to provide space for community facilities and institutions. The subject parcel has a history of educational use, as the city approved a Use Permit in 2014 for Monterey Coast Preparatory (MCP) Middle and High School, which operated at this location through 2024. The prior school's Use Permit U14-004 expired on April 24, 2024, thus prompting the need for a new use permit. The proposed preschool represents a re-establishment of educational use at a site previously established and conditioned for that purpose. As conditioned, staff believes that the proposed school will be compatible with the neighborhood that consists of residential uses and a public elementary school.

Traffic & Parking

Vehicle trips associated with the preschool will be concentrated during morning drop-off and afternoon pick-up periods. There are 54 total parking spaces on site, with 24 spaces identified for the preschool. With a maximum enrollment of 36 children and 8 staff, the required parking is 12 spaces (1 space/10 students and 1 space/employee) plus a loading zone (17.44.030). Assuming the entire north building is leased to office use, the required commercial parking would be 32 spaces. Therefore, the site provides adequate parking for the most intense scenario (12 spaces + 32 spaces = 44 spaces) of the preschool in the south building and all office space in the north building.

The site has four driveway entrances: three on Tabor Drive and one on Bethany Drive, providing flexibility for drop-off and pick-up operations if need be. The applicant proposes that vehicles would enter and exit the site via Tabor Drive, approximately 100 feet from the intersection with Scotts Valley Drive, circulating through the existing driveway aisles in the parking area to accommodate the proposed use (Attachment 3, Parking & Circulation Plan).

The nearby Vine Hill Elementary School currently operates on a staggered bell schedule across grade levels, with start times ranging from 8:15 PM to 8:25 PM and end times ranging from 11:50 AM to 2:45 PM, depending on grade level and day of the week. This

staggered schedule reduces peak traffic volumes during morning drop-off and afternoon pick-up periods. The proposed Glenwood Children's Center would operate on a schedule beginning at 8:00 AM, 15 minutes prior to Vine Hill's earliest start time, and ending at 12:30 PM on Thursdays and 4:30 PM on all other school days. (Attachment 4, School Schedule). As proposed, the Center's operating schedule does not overlap with Vine Hill Elementary School's start or end times, minimizing the potential for conflicting peak-hour traffic in the vicinity of the site.

In 2014, Kimley-Horn & Associates prepared a traffic impact analysis for the previously proposed school occupying the parcel. The study concluded that increased delays at the affected intersection under existing and cumulative conditions are insignificant, because the 'with project' impact is a one-second delay compared to existing conditions. Therefore, staff does not anticipate traffic or parking issues with the proposed use. However, staff has added a condition granting the CDD authority to alter the circulation pattern and/or pick-up/drop-off area if traffic issues are identified.

Noise

The proposed hours of operation are 8:00 AM to 4:30 PM Monday through Friday and 8:00 AM to 12:30 PM on Thursdays. Proposed outdoor activities include play periods and outdoor exploration in a courtyard adjacent to the school building. The nearest residences are the adjacent properties to the north. Given the proximity of Vine Hill Elementary School, outdoor noise associated with a small preschool is not anticipated to be materially greater than existing ambient conditions.

Site Improvements

The proposed courtyard area totals approximately 700 square feet. Demolition within the courtyard includes removal of existing concrete walkways, lawn, and an approximately 20-foot-long section of a 4-foot-high concrete block wall. Proposed improvements include installation of artificial turf and replacement of the removed wall section with a 4-foot-high, 20-foot-long wooden fence.

Signage

The applicant intends to change the sign copy on the existing monument sign on the property. A sign copy change on this sign does not require Design Review approval so long as the copy change otherwise complies with the City's Sign Ordinance. If the applicant proposes new signage, they will be required to obtain Design Review approval.

PUBLIC NOTICE AND COMMENT

A public notice was mailed to surrounding property owners within 300 feet pursuant to State law. No comments have been received.

FINDINGS AND CONCLUSIONS

Staff recommends that the Planning Commission approve Use Permit U26-005, subject to conditions of approval, based on the required findings in the attached Resolution.

ATTACHMENTS

1. *Resolution No.____ to Approve U26-005 (Action Item).....*
2. Location Map.....
3. Floor Plan.....
4. Project Description
5. Parking & Circulation Plan

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT NO. U26-005 TO ALLOW A PRIVATE PRESCHOOL TO OCCUPY AN EXISTING 6,000± SQUARE FOOT BUILDING IN THE C-P PROFESSIONAL COMMERCIAL ZONING DISTRICT AT 125 BETHANY DRIVE// APN 022-102-15.

WHEREAS, the Planning Department of the City of Scotts Valley has received an application filed by George Wise for Use Permit No. U26-005 to allow a private preschool to occupy an existing 6,000± square foot building in the C-P Professional Commercial Zoning District at 125 Bethany Drive// APN 022-102-15.

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

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on Thursday, July 23, 2026.

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

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

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the Planning Commission staff report dated July 23, 2026:

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 will be appropriate in this location in that it includes an office component and is a low-impact school with respect to enrollment and outside activities. One purpose of the C-P zone is to provide areas for offices, nonretail service establishments, and institutions, a category that encompasses a private preschool. As conditioned, the school will be suitable for the subject location.
2. ***The establishment, maintenance, or operation of the use 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 or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. The use meets the requirements of this finding in that the proposed preschool is consistent with the educational and institutional character established by the adjacent Vine Hill Elementary School. Conditions of approval authorize the Community Development Director to alter the approved circulation plan should traffic issues be identified. Information provided by the applicant demonstrates that on-site parking is sufficient to accommodate staff and parent drop-off/pick-up demand during peak operational hours, and a traffic study previously conducted for a similarly sized school use in the area found no significant traffic impacts.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony, and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Use Permit No. U26-005 to allow a private pre-school to occupy an existing 6,000± square foot building in the C-P Professional Commercial Zoning District at 125 Bethany Drive// APN 022-102-15, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Temporary Use Permit No. U26-005 shall lapse and shall become void one year from the date of this resolution unless the operation of the school has commenced, or prior to the expiration date a building permit is issued by the City of Scotts Valley Building Division and site improvements have commenced and diligently pursued toward completion, 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 regularly scheduled meeting held on the 23rd day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair Lori Gentile

Taylor Bateman, Community Development Director

EXHIBIT A

CONDITIONS OF APPROVAL

STANDARD

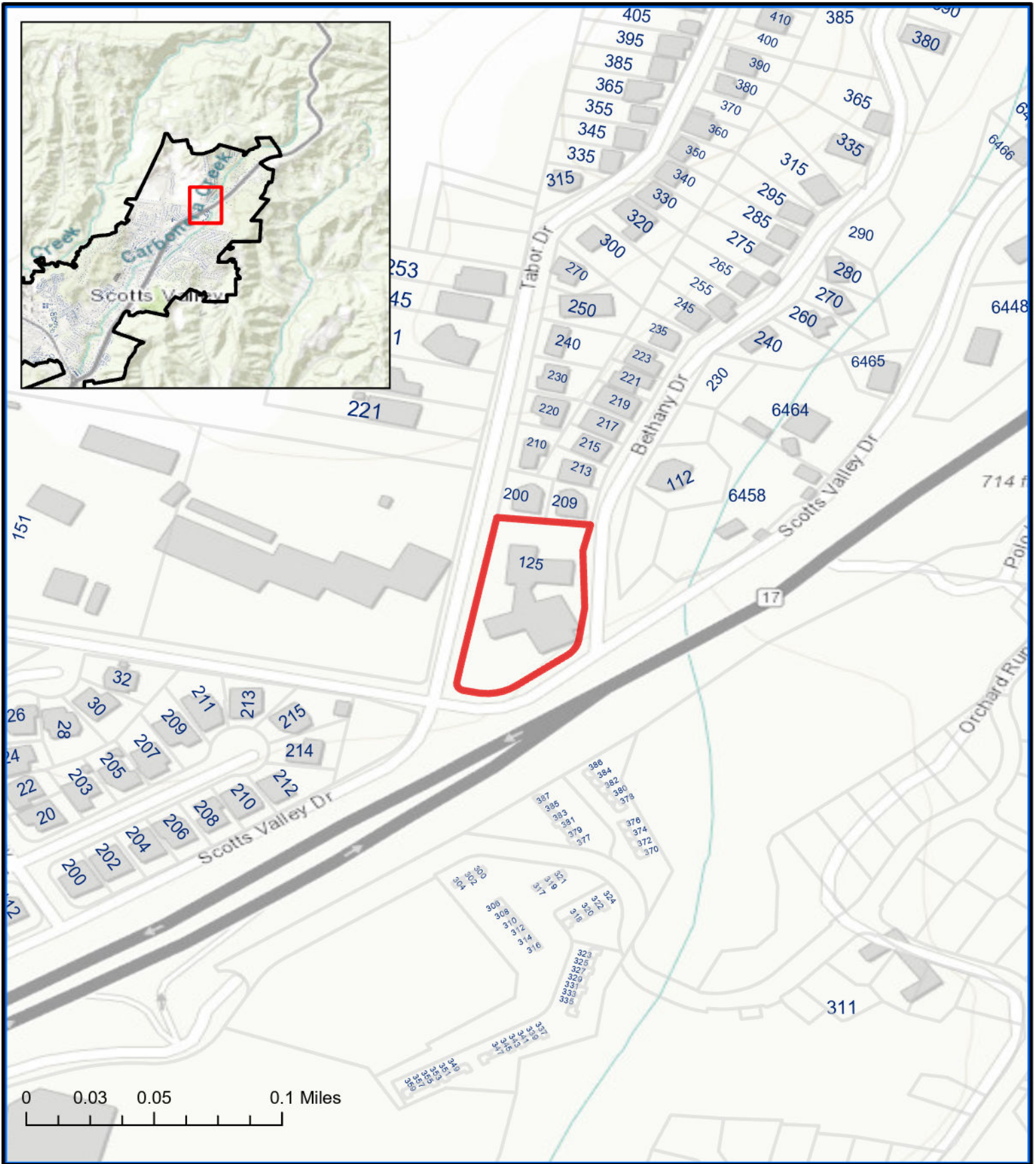
1. Applicant has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with 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 applicant 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 use.

PLANNING DEPARTMENT

3. Based on complaints received or conditions observed, the Community Development Director may alter the on-site traffic circulation pattern and/or the designated pick-up/drop-off area to address identified issues.
4. The applicant shall appoint a school staff member to monitor traffic during peak AM/PM to ensure traffic does not back up onto Tabor Drive during drop-off and pick-up.
5. Typical hours of operation shall be 8:00 AM to 4:30 PM, Monday through Friday.
6. Any successor business operator of the school shall comply with the conditions of approval.
7. The property owner and applicant shall comply with all applicable provisions of the Scotts Valley Municipal Sign Code (SVMC 17.56). The applicant is responsible for confirming signage requirements with the Planning Department prior to submittal.

Property Owner Name & Signature

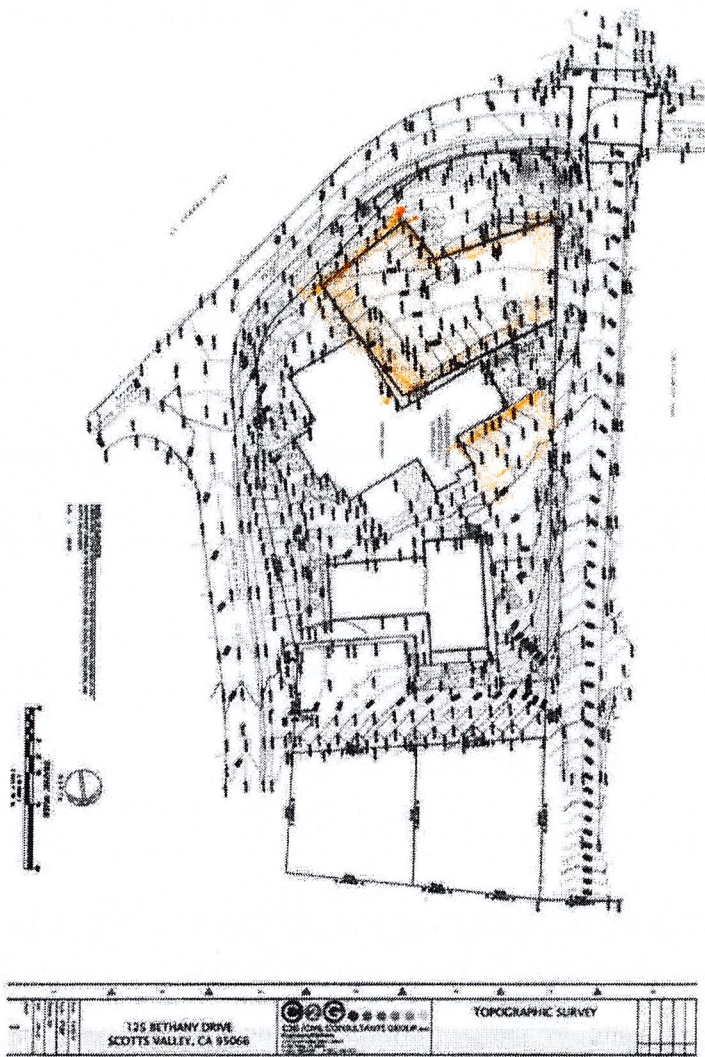
Date



Location Map

U26-005
125 Bethany Drive
APN 023-102-15







Name: Eli May, *Blackcomb Property Group LLC*

Address: 125 Bethany Dr. Scotts Valley, CA Suite 201

Telephone Number: 831-419-9641

Blackcomb Property Group Telephone Number: 831-222-0784

FACILITY SKETCH (Floor Plan)

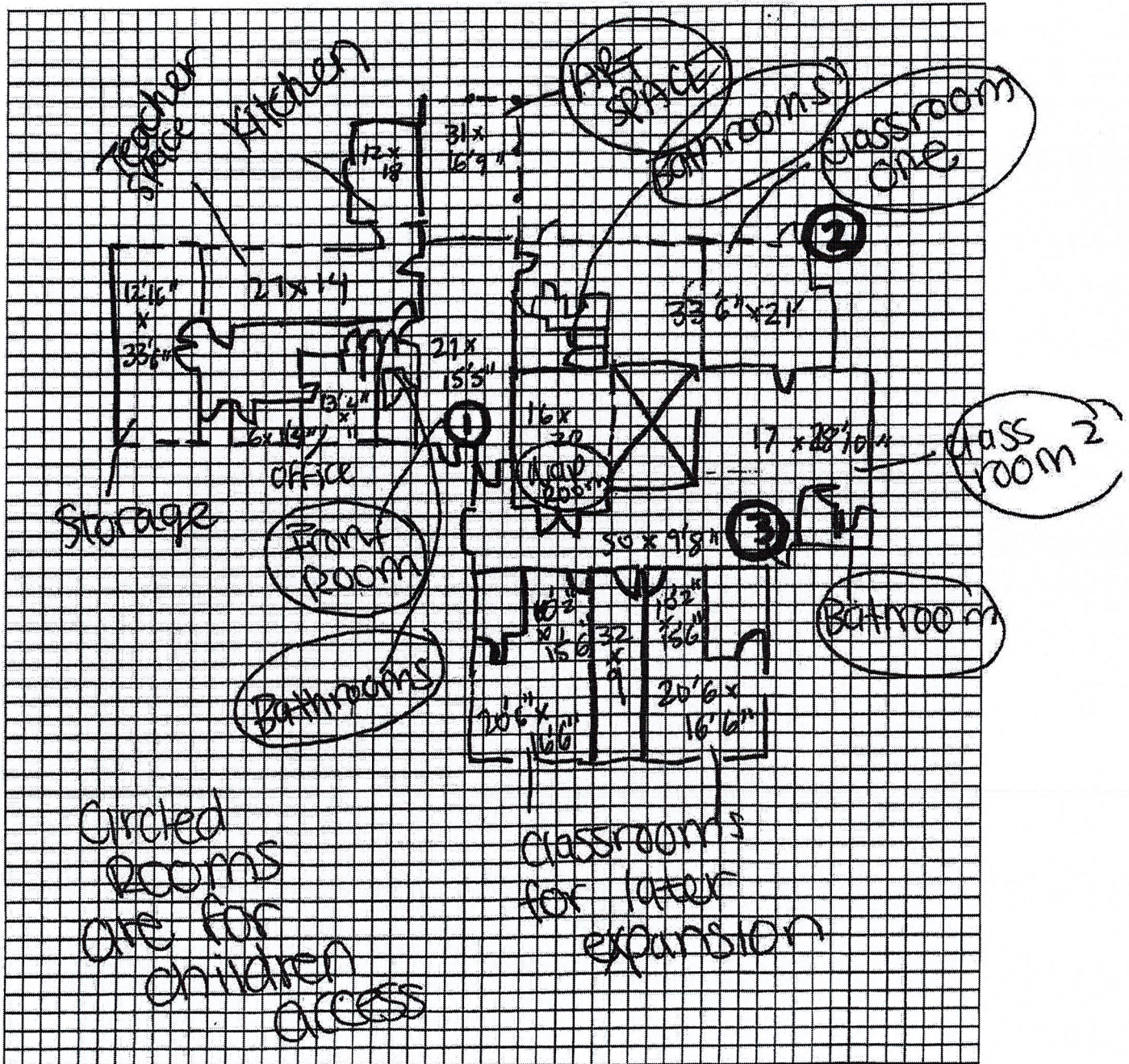
Applicants are required to provide a sketch of the floor plan of the home or facility and outside yard. The floor sketch must label rooms such as the kitchen, bath, living room, etc. Circle the names of the rooms that will be used by staff/residents/clients/children. Door and window exits from the rooms must be shown in case of an emergency (see Emergency Disaster Plan). Show room sizes (e.g. 8.5 x 12). Keep close to scale. Use the space below. See back for yard sketch.

FACILITY NAME:

Genwood Children's
center

ADDRESS:

125 Bethany Dr.

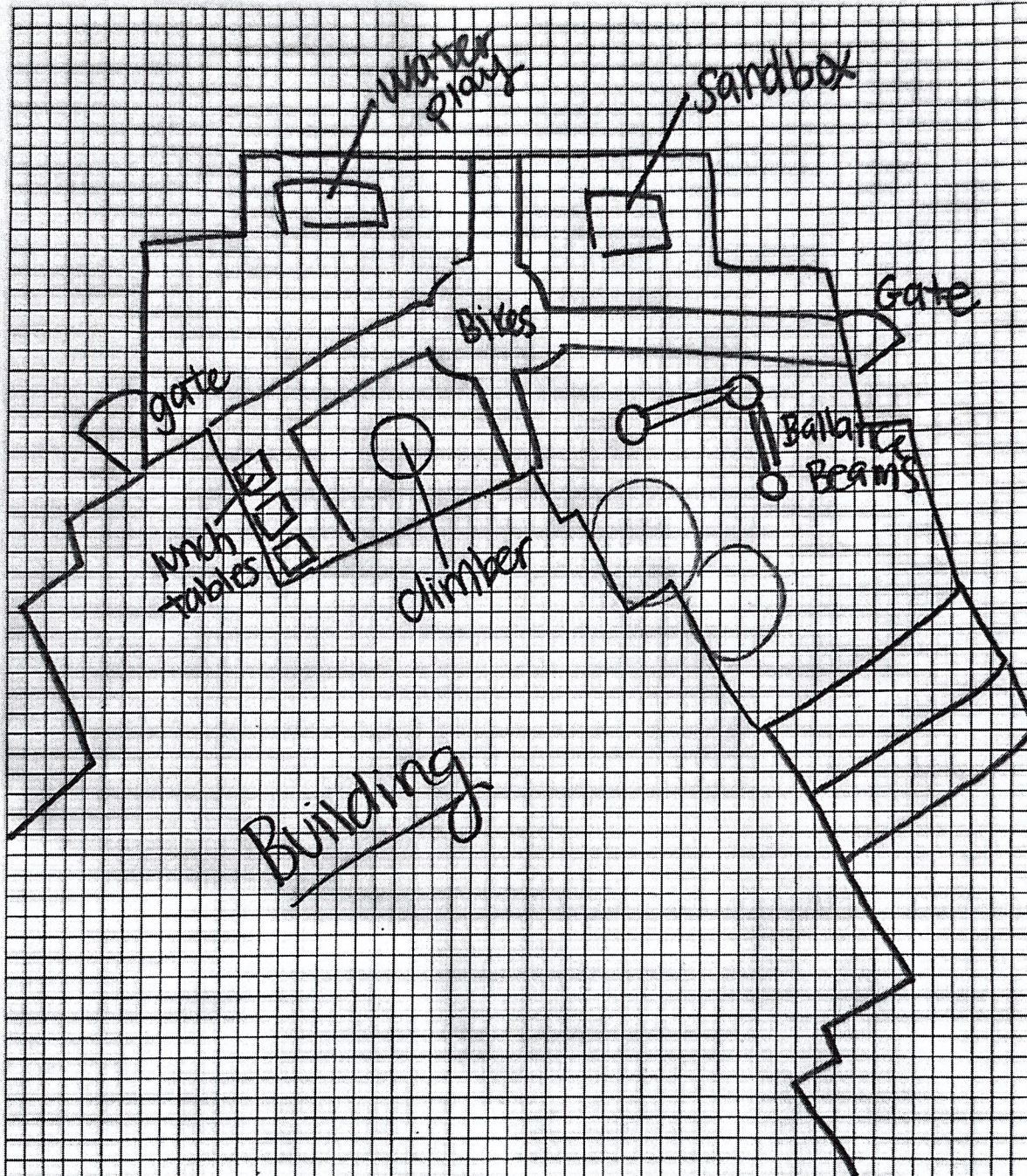


FACILITY SKETCH (Yard)

The yard sketch should show all buildings in the yard including the home (with no detail), garage and storage building. Include walks, driveways, play area, fences, gates. Show any potential hazardous area such as pools, garbage storage, animal pens, etc. Show the overall yard size. Try to keep the sizes close to scale. Use the space below.

FACILITY NAME:

ADDRESS:



Project Description

Glenwood Children's Center

Conditional Use Permit Application

125 Bethany Drive, Scotts Valley, California

Project Overview

The applicant proposes to establish Glenwood Children's Center, a licensed preschool program serving children ages 2 through 5 years at 125 Bethany Drive in Scotts Valley, California.

The proposed use consists of a Reggio Emilia-inspired early childhood education program focused on play-based learning, social-emotional development, creative expression, outdoor exploration, and kindergarten readiness. The facility will provide educational and childcare services for up to 36 children and their families.

The proposed preschool would occupy an existing approximately 6,000-square-foot educational facility that has historically been used for school and educational purposes. The project represents a continuation of educational use at the property and does not require substantial exterior modifications to the existing building.

Site History and Existing Conditions

The property located at 125 Bethany Drive has a documented history of educational use. In 2014, the City of Scotts Valley approved a Use Permit for operation of Monterey Coast Preparatory (MCP) Middle and High School at this location. The school operated pursuant to City approvals and subsequent permit extensions through 2025.

The previously approved educational use served approximately 25 to 40 students with up to 10 employees on site. The site contains an existing educational building, established parking areas, landscaping, utility infrastructure, and outdoor activity areas suitable for educational use.

The proposed project would utilize the existing building and site improvements with only minor modifications required by Community Care Licensing, Building, Fire, or Health

Department regulations. No significant site expansion or exterior building modifications are proposed.

Hours of Operation

The preschool will operate:

Monday, Tuesday, Wednesday, and Friday: 8:00 AM – 4:30 PM

Thursday: 8:00 AM – 12:30 PM

Staff may be present before and after operating hours for program preparation, meetings, cleaning, administrative duties, professional development, and family communication.

Enrollment and Staffing

Glenwood Children's Center will serve:

- Maximum enrollment: 36 children
- Ages served: 2–5 years

Staffing will include:

- Owner/Director
- Lead Teachers
- Associate Teachers
- Classroom Support Staff

The facility will maintain all teacher-child ratios required by the California Department of Social Services Community Care Licensing Division.

The proposed preschool is comparable in scale to the educational use previously approved for the property. At full licensed capacity, the program would serve up to 36 children with a maximum staffing level of 8 employees. During the initial years of operation, enrollment is anticipated to be below licensed capacity as the program grows and enrollment increases over time.

Educational Program

Glenwood Children's Center will provide a Reggio Emilia-inspired early childhood education program emphasizing:

- Child-led learning
- Project-based investigations
- Creative expression through art and multiple media
- Nature-based learning experiences
- Social-emotional development
- Family engagement and community partnerships

Daily activities include:

- Classroom learning experiences
- Small-group investigations
- Art and creative expression
- Outdoor exploration and play
- Meals and snacks
- Rest periods
- Community-building gatherings
- Developmentally appropriate recreational activities

All activities will occur under the supervision of qualified educational staff.

The program is designed to provide a nurturing, developmentally appropriate environment that supports children's cognitive, social, emotional, physical, and creative growth while preparing them for future educational success.

Site Operations

The preschool will operate within the existing building and outdoor areas.

Existing classrooms, administrative offices, restrooms, circulation areas, parking facilities, and outdoor spaces will continue to be used for educational purposes. No significant building expansion is proposed.

Any improvements required by Community Care Licensing, the Building Department, Fire Department, or other regulatory agencies will be completed prior to occupancy.

The project is expected to generate minimal noise and activity beyond what is typical of a small educational facility. All activities will occur during daytime hours under staff supervision.

Parking and Traffic

The site contains existing parking facilities that have historically supported educational uses.

Based on prior City approvals, the property previously accommodated a middle and high school serving approximately 25–40 students and up to 10 employees. The proposed preschool will serve up to 36 children with a maximum staffing level of 8 employees.

Vehicle trips will be concentrated during designated morning drop-off and afternoon pick-up periods. While traffic patterns differ somewhat from those associated with a middle and high school, the applicant believes the existing parking supply and site circulation are adequate to accommodate the proposed use.

The applicant will comply with any parking, circulation, or traffic recommendations required by the City of Scotts Valley.

Compatibility with Surrounding Uses

The proposed preschool is compatible with surrounding commercial, institutional, educational, and community-serving uses within the Professional Commercial (C-P) zoning district.

The project continues an established educational use that has previously operated successfully at the site. The preschool will serve local families while maintaining the educational character of the property.

The site has a demonstrated history of accommodating educational programs and associated parking, circulation, and operational needs. The proposed preschool represents a continuation of this educational use while providing an important community service for Scotts Valley families.

Community Benefit

Glenwood Children's Center will provide much-needed preschool and childcare services for Scotts Valley families and surrounding communities.

The project supports local workforce participation by increasing access to licensed childcare and early education opportunities. The preschool will create a safe, nurturing, and developmentally appropriate learning environment that supports school readiness, healthy child development, family engagement, and lifelong learning.

The project also preserves the educational use of an existing facility while providing a valuable community service that benefits local families, employers, and the broader Scotts Valley community.

Conclusion

The proposed Glenwood Children's Center represents a continuation of educational use at a property with a long history of school operations. The project utilizes an existing educational facility, existing parking infrastructure, and existing site improvements while providing high-quality early childhood education and childcare services to the community.

The site has previously supported educational uses of a similar scale and intensity, and the proposed preschool is expected to operate compatibly with surrounding properties. Because the project provides a significant community benefit, continues the educational use of the property, and utilizes an existing educational facility, the applicant respectfully requests approval of the Conditional Use Permit for operation of Glenwood Children's Center at 125 Bethany Drive.

