



AGENDA

Meeting of the
Scotts Valley Planning Commission
In-Person and Remote Access
Date: September 3, 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 8/28/2026 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
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 7-23-2026

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 Temporary Use Permit U26-006 to establish a 400± square foot temporary Magnetic Resonance Imaging (MRI) trailer on a 1,080± square foot concrete pad in the parking lot of the Kaiser Permanente facility located within the Granite Creek Business Center in the Service Commercial Zoning District (C-S) at 5615-5619 Scotts Valley Drive (APN: 022-011-17).

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: 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 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 6:06 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Lori Gentile, Chair
Chuck Maffia, Vice Chair
David Hodgin, Commissioner
Steve Simonovich, Commissioner
ABSENT:
Shawn Mosley, Commissioner

CITY STAFF MEMBERS PRESENT:

Taylor Bateman, Community Development
Director
Joshua Wozynski, Associate Planner
Jordan Taylor, Administrative Analyst II

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

CONSENT AGENDA

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

M/S: Maffia/Simonovich

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

Carried 4/0/1 (AYES: Gentile, Maffia, Hodgin, Simonovich, ABSENT: Mosley)

ALTERATIONS TO PUBLIC HEARING AGENDA

PUBLIC HEARING AGENDA

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).

Associate Planner Wozynski presented the item and answered questions from Commissioners.

Commissioner Maffia expressed concern about alcohol sales.

The Public Hearing opened at 6:14pm.

Kacey Lewis, the applicant, spoke on the project and answered questions from commissioners.

John Lewis, the operator, made a public comment speaking to the plans for the business, as well as the planned audience for the business servicing a wide range of ages.

Kat Rocklin spoke in support of the item and expressed that as an adult she would be a patron of the business.

Rachel Cooper spoke in support of the item and the shared connection that arcades can bring.

George spoke in support of the item and the boon that a gathering space like this would be to the community.

Melissa Van Brunt spoke on Zoom in support of the item and in favor having an indoor family and youth gathering space, as well as for adult date nights.

Chris Cochran spoke in support of the item and agreed that alcohol sales would not be an issue.

The Public Hearing closed at 6:27pm.

Chair Gentile and Commissioner Simonovich spoke in support of the item.

M/S: Hodgin/Simonovich

To Approve 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).

Carried 3/0/1/1 (AYES: Gentile, Hodgin, Simonovich, ABSTAIN: Maffia, ABSENT: Mosely)

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).

Commissioner Simonovich recused himself from the item due to living within 400 ft of the proposed project.

Associate Planner Wozynski presented the item and took questions from Commissioners.

Commissioner Maffia asked questions on the separate proposed housing project at 125 Bethany and how that relates to this project.

The Public Hearing opened at 6:38pm.

The applicant, George Wise, spoke on the item and planned operation of the business.

Susie Wise, co-owner and co-founder of Glenwood Childrens Center, spoke on the item and her excitement to bring a high quality level of care to local children and families.

Rachel Cooper spoke in support of the item and the great location fit for the business.

John Lewis spoke in support of the item and encouraged approval.

The Public Hearing closed at 6:43pm.

Chair Gentile spoke in support of the item.

M/S: Maffia/Hodgin

To Approve 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).

Carried 3/0/1/1 (AYES: Gentile, Maffia, Hodgin, RECUSED: Simonovich, ABSENT: Mosely)

ALTERATIONS TO REGULAR AGENDA

REGULAR AGENDA

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

**WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY
DIRECTOR UPDATES**

ADJOURNMENT

The meeting adjourned at 6:37 PM.

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

Date: September 3, 2026

Applicant: Carolina Miller, Kaiser Permanente

Property Owner: GCBC Investments

Application: Temporary Use Permit U26-006

Location: 5615-5619 Scotts Valley Drive/ APN 022-011-17

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

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

Request: Consideration of Temporary Use Permit U26-006 to establish a 400± square foot temporary Magnetic Resonance Imaging (MRI) trailer on a 1,080± square foot concrete pad in the parking lot of the Kaiser Permanente facility located within the Granite Creek Business Center in the Service Commercial Zoning District (C-S) at 5615-5619 Scotts Valley Drive (APN: 022-011-17).

Staff Planner: Joshua Wozynski, Associate Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the proposed application and approve Temporary Use Permit application U26-006 by adoption of the attached resolution with the conditions in Exhibit A.

PROJECT DESCRIPTION

The project site is located within the Granite Creek Business Center at 5615-5619 Scotts Valley Drive, within the existing Kaiser Permanente campus (Attachment 2, Location Map). The applicant proposes to establish a temporary Magnetic Resonance Imaging (MRI) trailer as an ancillary medical imaging service. The trailer is approximately 400 square feet in area and will be installed on a 1,080-square-foot concrete pad in the parking lot adjacent to Building A (Attachment 3, Site Plan). The trailer installation and associated site improvements will occupy seven (7) existing parking spaces, including two spaces that will be used for a relocated trash enclosure approximately 60 feet northeast of the current enclosure. Existing on-site parking will be reduced from 355 spaces to 348 spaces (Attachment 4, Plans).

The proposed MRI imaging service will operate Monday through Friday, 8:30 AM to 5:30 PM, and is anticipated to accommodate approximately 10 imaging appointments per day, with each session averaging 30 minutes in duration. (Attachment 5, Project Description). The use is intended to be temporary in nature while Kaiser Permanente works toward establishing permanent MRI services within the existing campus in the coming years. The Temporary Use Permit is expected to expire after five (5) years, with an option for extension subject to Community Development Director approval. Site improvements associated with the project include removal of existing landscape areas, removal of existing curbs, removal of existing AC pavement, removal of an existing chain-link fence, and relocation of the existing trash enclosure.

PROJECT DISCUSSION AND ANALYSIS

The project site is in the Service Center Commercial (C-S) zoning district. Pursuant to Section 17.22 of the Scotts Valley Municipal Code (SVMC), temporary medical imaging facilities are not explicitly listed as a permitted or conditional use within the C-S district. However, Section 17.22.030 allows the Planning Commission to approve other uses found to be of a similar nature to those listed, subject to Use Permit approval per Section 17.50.020. Staff finds that a temporary MRI imaging service is similar in nature to other uses permitted in the district, including medical offices, health services facilities, and institutional uses, in that it provides professional medical services to the community in a manner compatible with surrounding commercial uses. The proposed MRI trailer constitutes a temporary medical service use requiring Planning Commission approval. Below is a review of the project's compliance with the City's General Plan and Zoning Requirements.

TEMPORARY USE PERMIT

The trailer MRI imaging service is intended to be temporary while Kaiser Permanente develops plans and works with the building owner to install a permanent, in-building medical imaging facility. The Use Permit will expire after five (5) years from issuance, with the option for renewal subject to Community Development Director approval. This temporary authorization allows Kaiser to meet immediate community medical needs while pursuing longer-term facility improvements. Should Kaiser seek to continue operating the trailer beyond the initial five-year term, it shall submit a written request for a single

extension to the Community Development Director (CDD) no later than six weeks prior to the expiration date of September 3, 2031.

NOISE

Scotts Valley's General Plan provides standards related to interior noise levels for residential uses (45 dBA) and maximum noise levels at property lines for residential uses (60 dBA). These standards are implemented by requirements for noise-generating uses in the City's municipal code. The City's Commercial and Industrial Performance standards note that the maximum noise generated by a user adjacent to residential uses, the maximum sound level shall not exceed 60 dBA. SVMC §17.44.020(C)(3). The project's location is approximately 160 feet from the nearest residential property line. Additional standards related to noise in the municipal code prohibit noise that could impact the well-being of community members from the hours of 10:00 P.M. to 8:00 A.M. SVMC §5.17.040(B).

The applicant submitted sound readings (Attachment 6, Sound Readings) documenting noise levels at various distances from the trailer. Measurements at 25 feet toward the nearest residential property line read 58.6 dB, which complies with the 60 dBA municipal code standard. With the additional 135-foot separation and intervening landscaping to the nearest residential property line, noise levels at the residential property line will attenuate further and remain in full compliance with applicable standards. The MRI imaging service operates Monday through Friday, 8:30 AM to 5:30 PM, outside established quiet hours. The appointment-based operation with a maximum of 10 daily appointments minimizes cumulative noise exposure. Staff finds that the proposed use, as conditioned, will comply with applicable noise standards.

PARKING

The proposed MRI imaging trailer will result in the loss of seven (7) existing parking spaces due to the trailer footprint, associated concrete pad, and site modifications. This reduces the business center's total parking supply from 355 spaces to 348 spaces.

The reduction in parking supply is modest relative to the overall parking available on the property. The MRI imaging service is a specialized medical use with scheduled appointments; patient arrivals and departures are distributed throughout the operating day (8:30 AM to 5:30 PM) and do not concentrate during traditional peak periods. With an anticipated 10 appointments per day and each session averaging 30 minutes, the use generates minimal simultaneous occupancy demands. The appointment-based nature of medical imaging ensures predictable and staggered traffic patterns, reducing parking demand overlap with other uses on the campus. Additionally, Kaiser Permanente members utilizing the MRI service may already be on campus for other medical visits, further reducing incremental parking demand.

The applicant has submitted a use table illustrating the uses and activities occurring inside buildings of the property, including vacancies. (Attachment 7, Use Table). At the time of submittal, there are 18,704 square feet of vacant suites throughout the property. Staff also conducted a parking survey for the business center to assess current parking demand. The survey was conducted between 11 AM and 12 PM on a Wednesday, and

there were 169 cars on-site, approximately 47% of the business center's total parking capacity. As such, staff believes that the proposed business would operate within the available parking supply on any given day and that the loss of seven spaces does not impair the overall function of the business center.

TRAFFIC & CIRCULATION

The MRI imaging service generates minimal traffic impacts compared to general retail or commercial uses. Patient visits are by appointment only, resulting in controlled and predictable arrival and departure patterns throughout operating hours. The operation of 10 appointments per day, with each session averaging 30 minutes, results in estimated hourly traffic of approximately 3–4 vehicle trips during peak periods (mid-day hours). This level of activity is consistent with typical medical office operations and does not create traffic congestion or circulation conflicts on the property or within the surrounding roadway network.

SITE MODIFICATIONS

The project includes the removal of landscape areas, curbs, and existing asphalt pavement to prepare the site for the installation of the concrete pad and trailer. An existing chain-link fence will be removed to accommodate the new site layout. The existing trash enclosure, which currently occupies one of the parking spaces being displaced by the trailer, will be relocated to an alternative location on the property.

SIGNAGE

No signage is proposed for the project.

PUBLIC NOTICE & COMMENT

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

ATTACHMENTS

1. *Resolution to approve U26-006 (Action Item)*
2. Location Map
3. Site Plan.....
4. Plans (dated 6/24/26).....
5. Project Description.....
6. Sound Readings.....
7. Use Table

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING TEMPORARY USE PERMIT NO. U26-006 TO ESTABLISH A 400± SQUARE FOOT TEMPORARY MAGNETIC RESONANCE IMAGING (MRI) TRAILER ON A 1,080± SQUARE FOOT CONCRETE PAD IN THE PARKING LOT OF THE KAISER PERMANENTE FACILITY LOCATED WITHIN THE GRANITE CREEK BUSINESS CENTER IN THE SERVICE COMMERCIAL ZONING DISTRICT (C-S) AT 5615-5619 SCOTTS VALLEY DRIVE (APN: 022-011-17).

WHEREAS, the Planning Department of the City of Scotts Valley has received an application filed by Carolina Miller for Temporary Use Permit No. U26-006 to establish a 400± square foot temporary Magnetic Resonance Imaging (MRI) trailer on a 1,080± square foot concrete pad in the parking lot of the Kaiser Permanente facility located within the Granite Creek Business Center in the Service Commercial Zoning District (C-S) at 5615-5619 Scotts Valley Drive (APN: 022-011-17).

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, September 3, 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 September 3, 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 is consistent with the commercial character of the district and compatible with the mix of retail,

service, and medical uses present within the Granite Creek Business Center. The MRI trailer is a self-contained, fully enclosed structure with all imaging equipment and operations contained within the trailer itself. 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 MRI imaging trailer is located within an existing commercial center and medical campus in the C-S Service Commercial Zoning District, where similar commercial, retail, and medical service uses are established. The MRI imaging service is a professional medical facility staffed by licensed healthcare personnel and operated in compliance with all applicable Federal and State medical equipment regulations and standards.

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 Temporary Use Permit No. U26-006 for the operation of a 400± square foot temporary magnetic resonance imaging (MRI) trailer on a 1,080± square foot concrete pad in the parking lot of the Kaiser Permanente facility located within the granite creek business center in the service commercial zoning district (C-S) at 5615-5619 Scotts Valley Drive (APN: 022-011-17), subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Temporary Use Permit No. U26-006 shall lapse and shall become void one year from the date of this resolution unless the operation of the MRI trailer 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 3rd day of September 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair Lori Gentile

Taylor Bateman, Community Development Director

EXHIBIT A

CONDITIONS OF APPROVAL

(Numbers 1 - 7)

STANDARD

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

PLANNING DEPARTMENT

5. The temporary use permit shall expire five (5) years from the date of approval. Should the applicant seek to continue operating the trailer beyond the initial five-year term, a written request shall be submitted for a single extension to the Community Development Director (CDD) no later than six weeks prior to the expiration date of September 3, 2031. The CDD may refer the renewal request to the Planning Commission.
6. Upon expiration of this Use Permit or cessation of MRI operations, the applicant shall remove the MRI trailer within thirty (30) days and restore the site to its pre-project condition. Site restoration shall include any necessary permits, removal of the concrete pad, replacement of landscape materials, restoration of curbs and pavement, and installation of replacement fencing if the existing chain-link fence is removed. Final site restoration shall be subject to review and approval by the

Community Development Department.

7. Any future business identification signage for the MRI imaging service shall comply with Chapter 17.56 of the Scotts Valley Municipal Code. Final sign design and placement shall be reviewed and approved through the Design Review process prior to installation. A building permit shall be obtained prior to sign installation.

GCBC Investments

Date

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING TEMPORARY USE PERMIT NO. U26-006 TO ESTABLISH A 400± SQUARE FOOT TEMPORARY MAGNETIC RESONANCE IMAGING (MRI) TRAILER ON A 1,080± SQUARE FOOT CONCRETE PAD IN THE PARKING LOT OF THE KAISER PERMANENTE FACILITY LOCATED WITHIN THE GRANITE CREEK BUSINESS CENTER IN THE SERVICE COMMERCIAL ZONING DISTRICT (C-S) AT 5615-5619 SCOTTS VALLEY DRIVE (APN: 022-011-17).

WHEREAS, the Planning Department of the City of Scotts Valley has received an application filed by Carolina Miller for Temporary Use Permit No. U26-006 to establish a 400± square foot temporary Magnetic Resonance Imaging (MRI) trailer on a 1,080± square foot concrete pad in the parking lot of the Kaiser Permanente facility located within the Granite Creek Business Center in the Service Commercial Zoning District (C-S) at 5615-5619 Scotts Valley Drive (APN: 022-011-17).

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, September 3, 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 September 3, 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 is consistent with the commercial character of the district and compatible with the mix of retail,

service, and medical uses present within the Granite Creek Business Center. The MRI trailer is a self-contained, fully enclosed structure with all imaging equipment and operations contained within the trailer itself. 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.*** he proposed MRI imaging trailer is located within an existing commercial center and medical campus in the C-S Service Commercial Zoning District, where similar commercial, retail, and medical service uses are established. The MRI imaging service is a professional medical facility staffed by licensed healthcare personnel and operated in compliance with all applicable Federal and State medical equipment regulations and standards.

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 Temporary Use Permit No. U26-006 for the operation of a 400± square foot temporary magnetic resonance imaging (MRI) trailer on a 1,080± square foot concrete pad in the parking lot of the Kaiser Permanente facility located within the granite creek business center in the service commercial zoning district (C-S) at 5615-5619 Scotts Valley Drive (APN: 022-011-17), subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Temporary Use Permit No. U26-006 shall lapse and shall become void one year from the date of this resolution unless the operation of the MRI trailer 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 3rd day of September 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair Lori Gentile

Taylor Bateman, Community Development Director

EXHIBIT A

CONDITIONS OF APPROVAL

(Numbers 1 - 7)

STANDARD

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

PLANNING DEPARTMENT

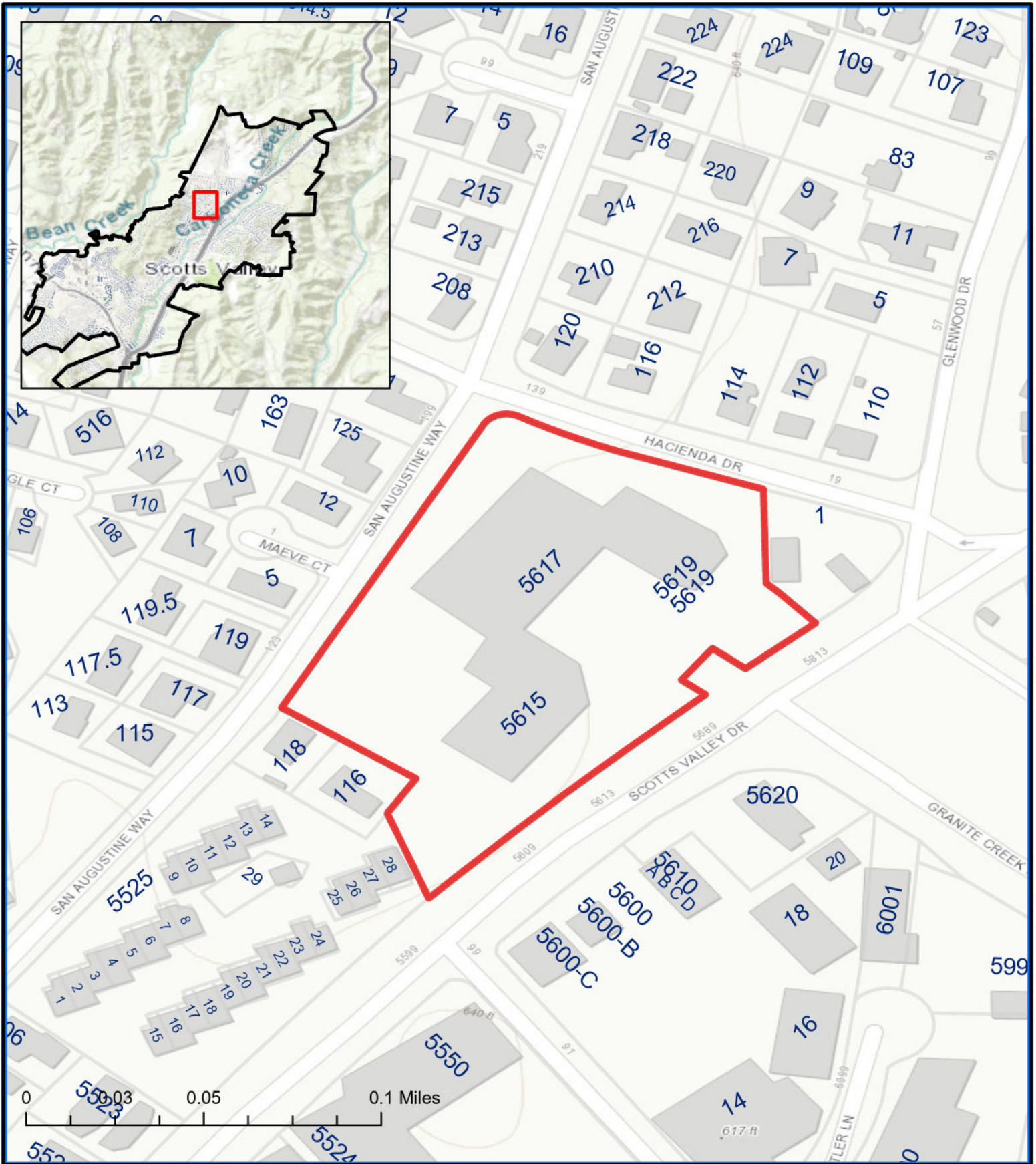
5. The temporary use permit shall expire five (5) years from the date of approval. Should the applicant seek to continue operating the trailer beyond the initial five-year term, a written request shall be submitted for a single extension to the Community Development Director (CDD) no later than six weeks prior to the expiration date of September 3, 2031. The CDD may refer the renewal request to the Planning Commission.
6. Upon expiration of this Use Permit or cessation of MRI operations, the applicant shall remove the MRI trailer within thirty (30) days and restore the site to its pre-project condition. Site restoration shall include any necessary permits, removal of the concrete pad, replacement of landscape materials, restoration of curbs and pavement, and installation of replacement fencing if the existing chain-link fence is removed. Final site restoration shall be subject to review and approval by the

Community Development Department.

7. Any future business identification signage for the MRI imaging service shall comply with Chapter 17.56 of the Scotts Valley Municipal Code. Final sign design and placement shall be reviewed and approved through the Design Review process prior to installation. A building permit shall be obtained prior to sign installation.

GCBC Investments

Date



Location Map

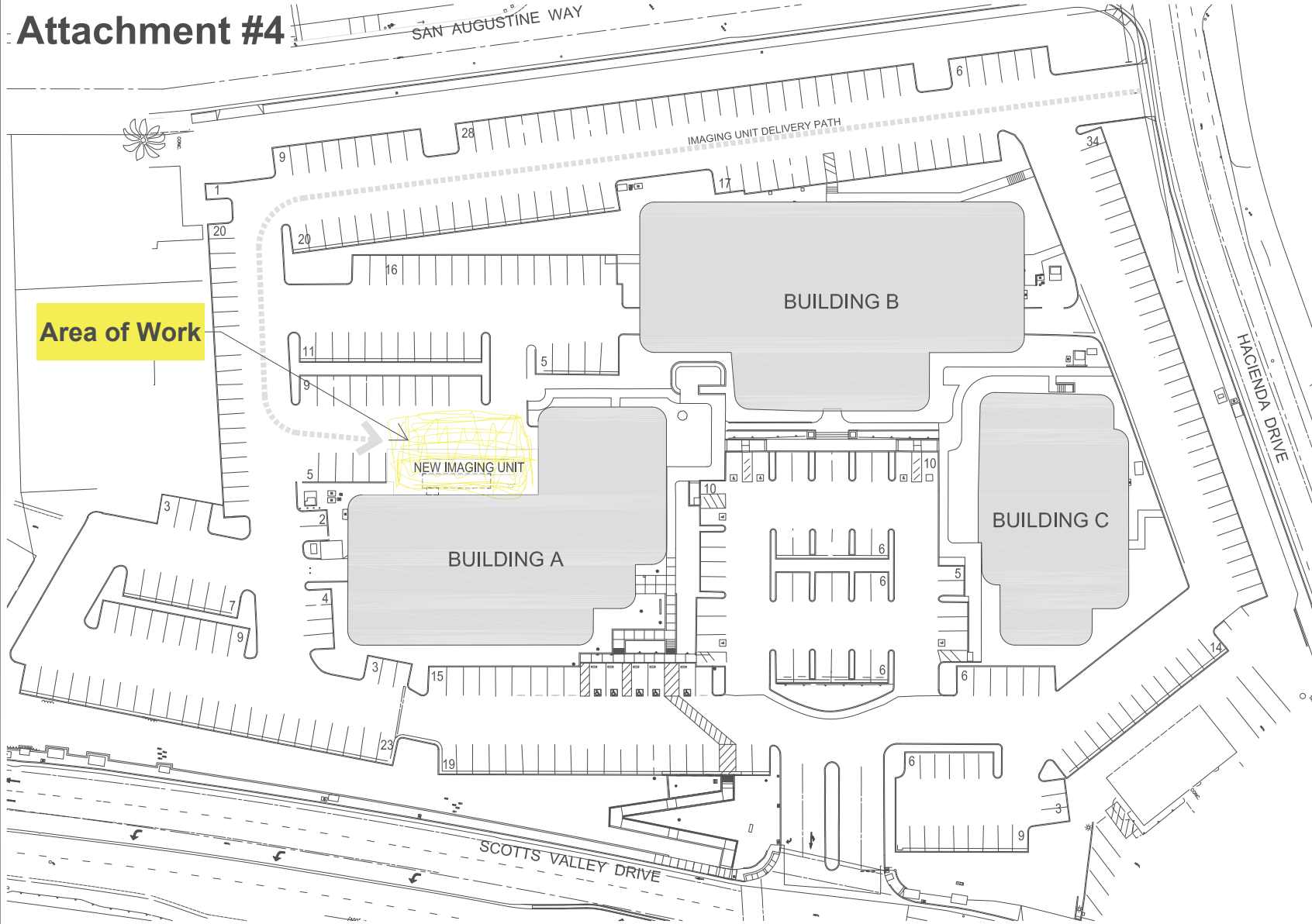
U26-006

5615 Scotts Valley Drive

APN 022-011-17



Attachment #4



OVERALL SITE PLAN

0 10.00' 20.00' 50.00' 100.00'

PARKING COUNT

TOTAL SPACES	327
ACCESSIBLE SPACES	12
REDUCTION	9



Kaiser Foundation Hospitals
Facilities Development
Post Office Box 12016
Oakland, California 94604

CONSULTANT LOGO

M+A

M+A ARCHITECTURE, INC.

1111 SEDONA STREET, ROCKLIN, CA 95764-0001

STAMPS OF RECORD:

ISSUE	ISSUED FOR:	DATE
PLAN REVIEW	BACK-CHECK	6/24/2024
BIDDING	CONSTRUCTION	
REV	REVISION DESCRIPTION	DATE

PROJECT NO.
CAP028725

AGENCY NO.
BUILDING

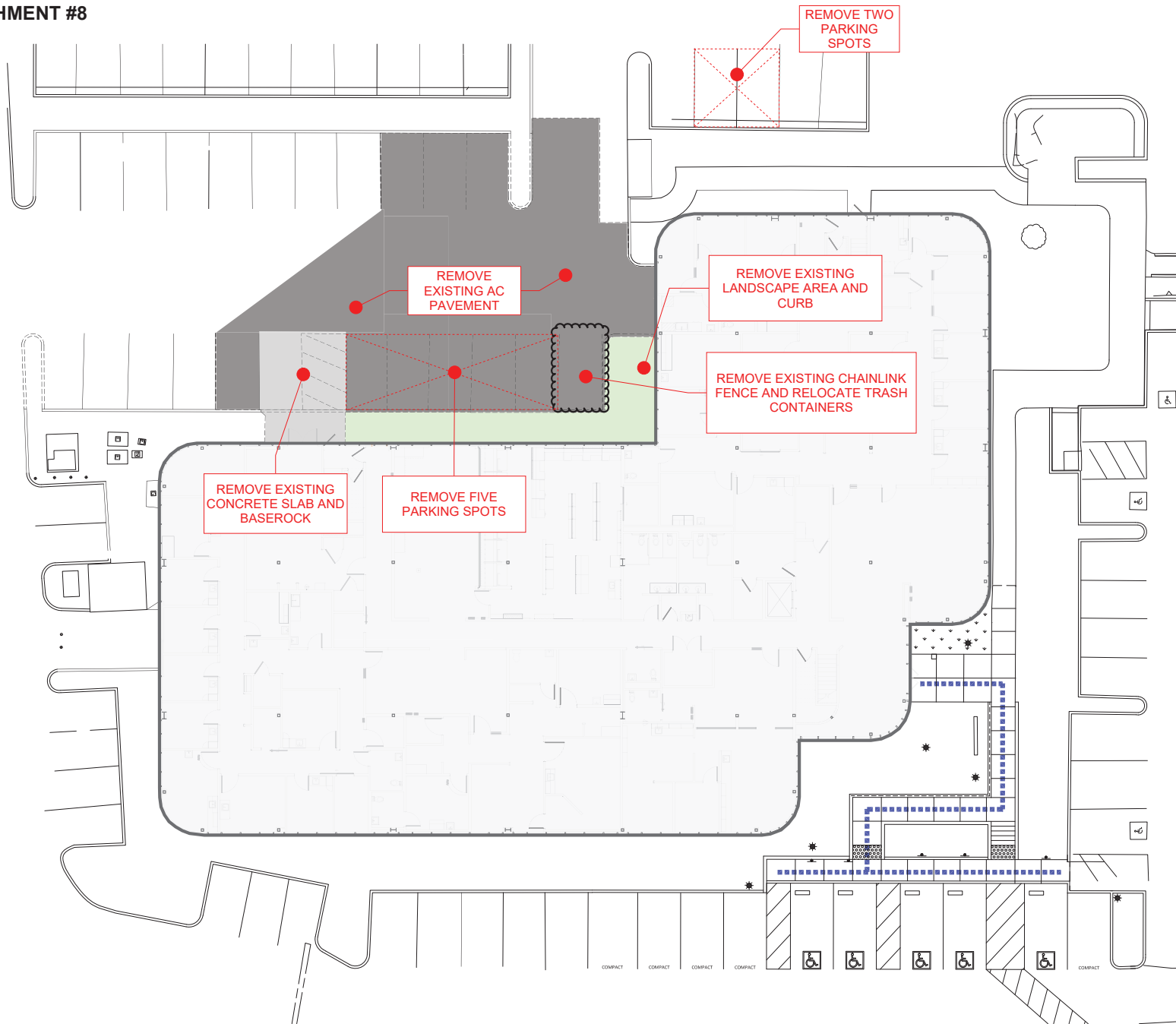
FLOOR/SPACE
PROJECT TITLE
SCOTT'S VALLEY MEDICAL OFFICE BUILDING
NEW MOBILE MRI

SHEET TITLE
SITE PLAN

AGENCY APPROVAL

ARCH. LEADER	ARCH. JOB NO.	SHEET NO.
OWNER PROJECT MANAGER	SCALE	1
DESIGNED BY	DATE	
DRAWN BY	CAD FILE	SHEET OF

ATTACHMENT #8



Kaiser Foundation Hospitals
Facilities Development
Post Office Box 12016
Oakland, California 94604

CONSULTANT LOGO

M+A

M+A ARCHITECTURE, INC.

1111 SEDONA STREET, ROCKLIN, CA 95764-0303

STAMPS OF RECORD:

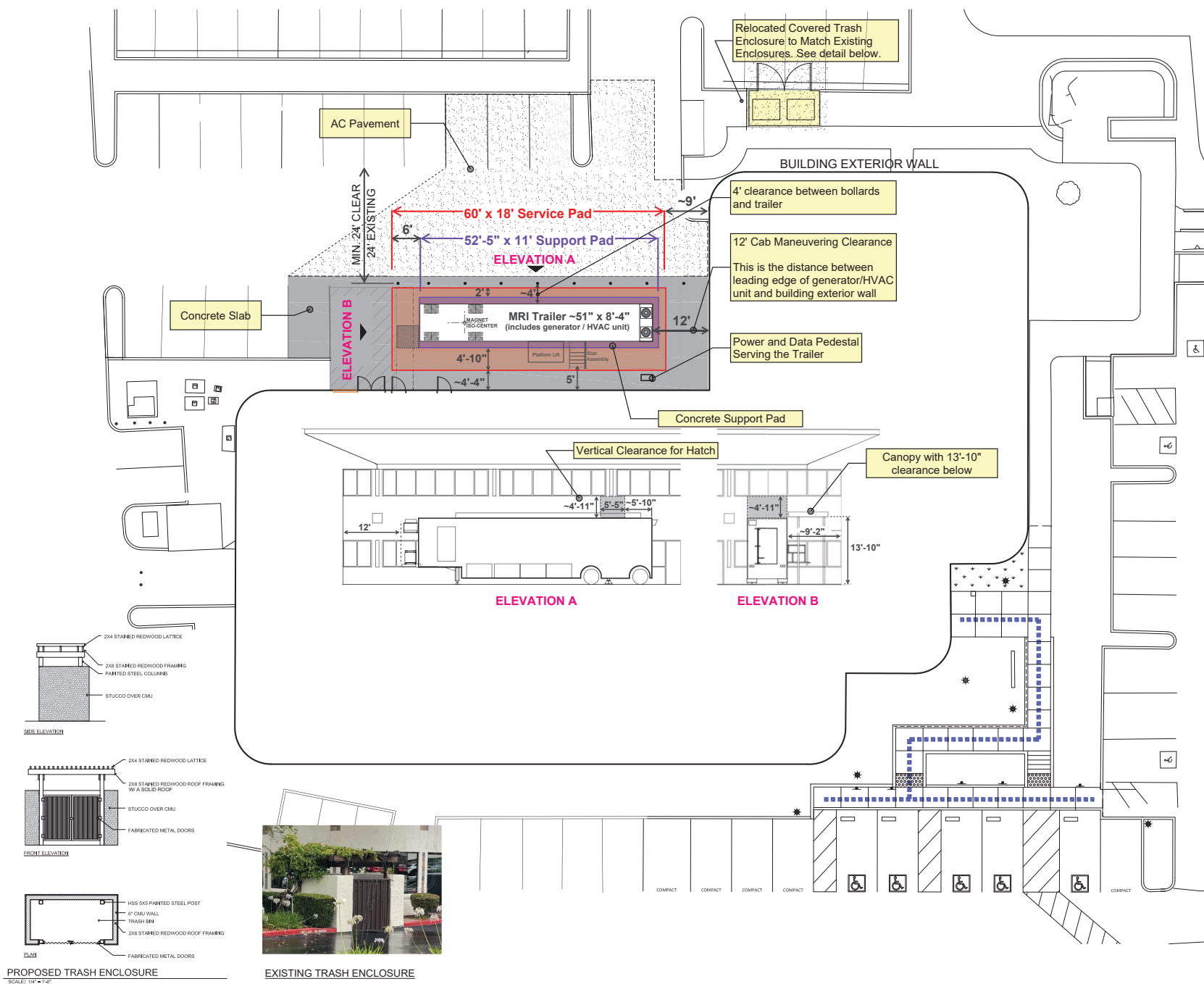
REV	ISSUED FOR:	DATE
0	PLAN REVIEW	6/24/2024
1	BACK-CHECK	
2	BIDDING	
3	CONSTRUCTION	
REV	REVISION DESCRIPTION	DATE

PROJECT NO: CAP028725
PROJECT TITLE: SCOTT'S VALLEY MEDICAL OFFICE BUILDING
NEW MOBILE MRI
SHEET TITLE: NEW MOBILE MRI

AGENCY APPROVAL:

ARCH. FIRM	ARCH. JOB NO.	SHEET NO.
OWNER PROJECT MANAGER	SCALE	
DESIGNED BY	DATE	
DRAWN BY	CAD FILE	SHEET OF

ATTACHMENT #9



Date: June 2, 2026
Revised: July 30, 2026

Re: 5615-5619 Scotts Valley Drive – Granite Creek Business Center

Applicant: Kaiser Permanente

Dear City of Scotts Valley Planning Staff,

On behalf of Kaiser Permanente, we are submitting this letter in support of our Use Permit Application for the property located at 5615-5619 Scotts Valley Drive (APN 022-011-17).

This letter provides responses to the City's Use Permit requirements and explains the documents included with our submittal. All required plans and supporting materials are provided as separate attachments, and the following sections reference them as needed.

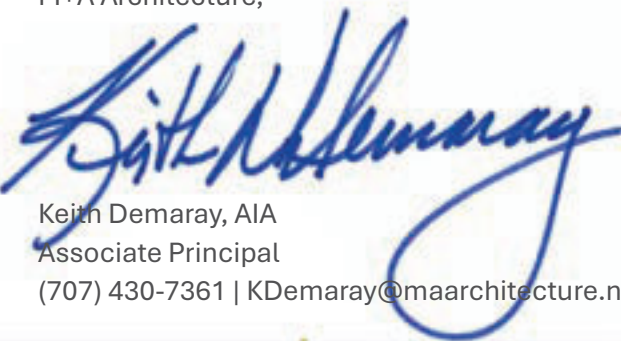
This project consists of placing a mobile MRI trailer adjacent to Building One, 5615 Scotts Valley Drive. No interior changes are proposed. All current indoor uses will continue as existing. The MRI trailer is the only new use associated with this application.

The sections that follow address each Use Permit checklist item, including the Project Description, Table of Uses, parking modifications, signage, and a summary of the Site Plan, Floor Plan and Building Elevations to support your review.

Please let us know if any additional information, clarifications, or revised plan sheets would assist in your review. We appreciate your time and coordination in processing this Use Permit application and will respond promptly to any follow-up requests.

Sincerely,

M+A Architecture,



Keith Demaray, AIA
Associate Principal
(707) 430-7361 | KDemaray@maarchitecture.net

Use Permit Application APN 022-011-17 Companion Response to Required Items and Attachments

Use Permit Application Required Information and Attachments:

- ☒ Property owner signature on application or authorization form authorizing agent to act on behalf.
- ☒ One copy of Assessor's Parcel Map with subject property outlined. APN: 022-011-17
- ☒ One copy of the Deed or recent Title Report
- ☒ Project Description
 - **Inside Building One**, the only proposed use/activity related to this project is:
 - Members and staff will continue to use the existing Imaging registration and waiting areas, from which members will be escorted to the MRI trailer during appointments.
 - **Outside Building One**, the proposed use/activity is:
 - Operation of a mobile MRI trailer, where members will receive MRI Imaging services. During operating hours, Kaiser Permanente (KP) staff will escort members from the Imaging Department's registration and waiting areas through a short corridor to the exterior location of the trailer.
 - Hours of Operation (MRI Imaging Services Only):
 - 8:30 a.m. – 5:30 p.m. Monday through Friday

- Total number of employees and on largest shift (MRI Imaging Services Only):
 - There is a total of 60 employees at Building 1
 - This project introduces a new MRI Imaging service at the site. The MRI service will employ **two (2) new staff in total**, which remains the same number for the largest shift. These positions are additive and do not replace or reassign existing employees from other departments.
- Number of existing and proposed parking spaces:
 - Current parking spaces: 355
 - Proposed parking spaces: 348 (7 less than current)
- Types of proposed noise-generating equipment.
 - The MRI trailer equipment produces intermittent mechanical and gradient noise during active imaging sequences. Scanning activities are to take place between 8:30 am. and 5:30 p.m. Monday through Friday. Based on clinical volume, the trailer is anticipated to accommodate approximately 10 MRI appointments per day, with each imaging session averaging 30 minutes in duration.
- Description of all existing signs on the property or building, any proposed changes to the existing signs, and any proposed new signs.
 - No new exterior signage is anticipated
 - No changes are proposed to any of the existing exterior signage

☑ Table of Uses

- Proposed uses/activities and associated square footages (project-related only):
 - Existing Interior Uses (Unchanged):
 - No interior areas are being modified, repurposed, or assigned new uses.
 - The existing Imaging Department waiting area and interior corridor remain unchanged and simply serve as access paths for members being escorted to and from the MRI trailer.
 - Exterior MRI Trailer (new use):
 - Approximate trailer footprint: 400 sq ft
 - Located adjacent to Building One
 - Provide on-site MRI imaging services for members
 - Exterior Area Supporting MRI Operations:
 - Trailer placement including service pad: 1,080 sq ft
 - Used only during MRI trailer operations, no permanent structure
 - Parking Impact (Change in Use of Spaces):
 - The trailer installation will occupy seven (7) existing parking spaces, including one space currently used for an existing trash enclosure
 - The trash enclosure will be relocated to another nearby parking space, changing that space's use from parking to trash enclosure
 - Revised parking count will be reflected on the Site Plan
 - Number of Existing and Proposed Parking Spaces.
 - Existing parking spaces: 355

- Proposed parking spaces after trailer installation: 348
- Reduction of seven (7) parking spaces due to the MRI trailer footprint and relocation of the trash enclosure.

ATTACHMENTS:

- ☒ Attachment #1 - City of Scotts Valley use Permit Application
- ☒ Attachment #2 – Assessors Map
- ☒ Attachment #3A Title Report Only
- ☒ Attachment #3B Title Report and Deed (large file – provided upon request)
- ☒ Attachment #4 – Overall Site Plan – Parking and Area of Work
- ☒ Attachment #5 – MRI Trailer Sound Readings
- ☒ Attachment #6 – Kaiser Scotts Valley Existing Signage
- ☒ Attachment #7 – Business Center Tenants and Square Footages
- ☒ Attachment #8 – Enlarged Site Plan – Existing Conditions and Demo Plan
- ☒ Attachment #9 - Enlarged Site Plan – Proposed New Work Plan and Elevations
- ☒ Attachment #10 – Civil Drawings – C1.0 Existing Conditions and Demo Plan
- ☒ Attachment #11 – Civil Drawings – C2.0 Grading and Drainage Plan
- ☒ Attachment #12 – Provision C3.0 Data Form Storm Water

BILL OF MATERIALS		DESCRIPTION
ITEM	QTY	PART NUMBER



C.O.		REV.	DESCRIPTION	DATE	APPROVED
REVISIONS					

Page 31 of 32

ATTACHMENT 7 Proposed Uses and Activities Inside Buildings in the Property

	Tenant Type of Business	Address	Square Footage
BLD 1	Medical/Healthcare	5615 Scotts Valley Dr. - Entire Bldg.	31,827
	Innovative Metal Solutions	5617 Scotts Valley Dr. - Suite 100	9,945
BLD 2	Vacant	5617 Scotts Valley Dr. - Suite 150	8,210
	Medical/Healthcare	5617 Scotts Valley Dr. - Suite 180	1,786
	Medical/Healthcare	5617 Scotts Valley Dr. - Suite 200	20,400
	Financial Services	5619 Scotts Valley Dr. - Suite 100	838
	Financial Services	5619 Scotts Valley Dr. - Suite 120	2,232
	Vacant	5619 Scotts Valley Dr. - Suite 140	4,517
	Vacant	5619 Scotts Valley Dr. - Suite 160	1,833
BLD 3	Vacant	5619 Scotts Valley Dr. - Suite 200	2,579
	Vacant	5619 Scotts Valley Dr. - Suite 205	1,565
	Exporting Premium Fresh Produce	5619 Scotts Valley Dr. - Suite 210	2,033
	Certified Public Accountant	5619 Scotts Valley Dr. - Suite 220	1,092
	Medical/Healthcare	5619 Scotts Valley Dr. - Suite 260	773
	Legal Services	5619 Scotts Valley Dr. - Suite 280	1,209

The existing and proposed uses are in accordance with office and medical office occupancies.

Proposed uses outside the buildings is limited to parking vehicles and the mobile MRI Trailer unit.

The MRI Trailer is proposed adjacent to Building One