



## NOTICE OF PENDING ACTION

### NOTICE OF PENDING ACTION

An application for the project described on this notice has been filed and a decision about the project will soon be made by Planning Department staff. Any member of the public may submit comments on the proposal prior to the deadline listed on the reverse side of this notice. The project plans may be viewed on the Planning Department website (<http://www.sccoplanning.com> under Pending Public Notice Projects). The webpage may also be used to track the project decision date, which initiates an appeal period.

Any aggrieved person, or the applicant, may appeal the ultimate decision on this project by submitting a written request within 14 calendar days of the decision date and paying an appeal fee. Please be aware that, while an **anticipated** decision date has been identified for purposes of this notice, the **actual** decision date initiating the appeal period will be posted on the web address described above. Information regarding the appeal process or fees may be obtained by phoning (831) 454-2130.

«APN»  
«OWNER»  
«STREET»  
«CITY», «ZIP»

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT  
701 Ocean Street, 4<sup>th</sup> Floor  
Santa Cruz, CA 95060  
(831) 454-2580

### NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

**APPLICATION NUMBER:** 231172    **APN:** 025-481-01  
**SITUS:** 1555 Soquel Drive, Santa Cruz, CA 95060

Proposal to extend the expiration date of an existing temporary CT/PET trailer located on the Dominican Hospital Campus near Paul Sweet Road for an additional two years, as well as to allow a temporary MRI trailer near the Emergency Room on the campus. Requires approval of a Minor Variation.

**OWNER:** Dominican Hospital - Nanette Mickiewicz  
**APPLICANT:** Hamilton Land Planning - Deidre Hamilton  
**SUPERVISORIAL DISTRICT:** 1  
**PLANNER:** Michael Lam, (831) 454-3371  
**EMAIL:** Michael.Lam@santacruzcounty.us

**Public comments must be received by 5:00 p.m. June 26, 2023.**  
**A decision will be made on or shortly after June 27, 2023.**

**Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.**

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.



## Staff Report & Development Permit Level 3 – Minor Variation

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Application Number: 201110                      APN: 025-481-01  
Applicant: Hamilton Land Planning              Owner: Dignity Health  
Site Address: 1555 Soquel Drive, Santa Cruz, CA 95065

### Proposal & Location

Proposal to allow a temporary trailer equipped with a CT scanner to be placed on-site while permanent equipment is repaired. Requires a Minor Variation to the Dominican Hospital Master Plan (Application No. 88-0065).

Project located on the north side of Soquel Drive at the intersection with Dominican Way (1555 Soquel Drive).

### Analysis

This application is a proposal to change the scope of approved Master Plan 88-0065 (amendment to approved master plan 80-364-PD) to allow the temporary placement of an equipment trailer in an existing parking lot. This change requires a Minor Variation to Planned Development 88-0065.

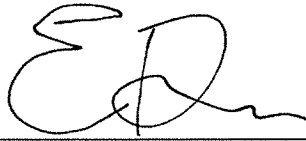
Existing equipment (CT scanners) located within the hospital facility failed and a temporary replacement trailer was parked on-site with Planning approval (Exhibit B) in February 2020. To facilitate placement of the emergency trailer, another equipment trailer (PET scanner) was relocated to a parking lot on the west side of the facility. Adjacent to Paul Sweet Road. Six parking spaces were removed from use as a result of the relocation and are not proposed to be replaced during the two-year construction and repair period. Following the completion of the repairs, the temporary trailer will be removed, and the parking spaces will be placed back in use.

Since the failed equipment is deemed as essential to life safety of hospital patients and the temporary trailer does not result in an expansion of services provided, replacement parking is not required. However, as a condition of approval for this project, the temporary CT scanner will need to be removed from the site within two years of approval. Reinstallation of the PET scanner in its previous location requires building department approval, including, but not limited to, evaluation for access and utility connections.

All findings remain valid as approved for Planned Development 88-0065. Based on the findings for permit number 88-0065, which are hereby incorporated by reference, Planning Department staff recommends approval of the requested Minor Variation including the conditions contained in this permit.

If you have any questions about this project, please contact Evan Ditmars at:  
(831) 454-3227 or [evan.ditmars@santacruzcounty.us](mailto:evan.ditmars@santacruzcounty.us)

Report Prepared By: \_\_\_\_\_



Evan Ditmars  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060

Report Reviewed By: \_\_\_\_\_



Annette Olson  
Principal Planner  
Santa Cruz County Planning Department

Mail to:

Hamilton Land Planning  
911 Center St, Suite E  
Santa Cruz, CA 95060

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**Note: This decision is final unless it is appealed.**

See permit conditions for information regarding appeals. You may exercise your permit after signing below and meeting any conditions which are required to be met prior to exercising the permit. If you file an appeal of this decision, permit issuance will be stayed and the permit cannot be exercised until the appeal is decided.

**Please note: This permit will expire unless exercised prior to the expiration date.  
(See the Conditions of Approval below for the expiration date of this permit.)**

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### Appeals

In accordance with Section 18.10 et seq of the Santa Cruz County Code, the applicant may appeal an action or decision taken on a Level III project such as this one. All appeals shall be made in writing and shall state the nature of the application, your interest in the matter and the basis upon which the decision is considered to be in error. Appeals must be made no later than fourteen (14) calendar days following the date of action from which the appeal is being taken and must be accompanied by the appropriate appeal filing fee.

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## Conditions of Approval

- Exhibit A. Site Plan, prepared by Tansy Bowermaster, dated 3/11/20.  
Exhibit B. Memo for Temporary Planning Authorization, dated 2/4/20

- I. This permit authorizes the temporary installation of a CT equipment trailer and the relocation of a PET equipment trailer, as indicated on the approved Exhibit "A" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/ owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof. All conditions of permit number 88-0065 are incorporated herein by reference and are also conditions of this approval.
  - B. Obtain Building Permit(s) from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. The temporary installation and relocation of the two trailers is approved for a period not to exceed two years beyond the date of approval.
- III. Prior to reinstallation of the PET scanner, owner/applicant is required to obtain a building permit as required by the County Building Official. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official prior to use of the equipment.
- IV. Operational Conditions
  - A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the

sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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In accordance with Chapter 18.10 of the County Code, minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff.

**Please note: This permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.**

Approval Date: 4/22/20

Effective Date: 5/6/20

Expiration date: 5/6/23



## County of Santa Cruz Planning Department

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### Approval of application 201110 (Dignity Health)

Your Minor Variation has been administratively approved by the Planning Department.

In order to validate this approval, you must sign the permit, affirming that you have reviewed the permit and agree to the conditions imposed by it. Until this occurs, the permit is not active. **This means that no building permit will be issued, nor can the use begin unless and until the permit is signed and returned.** Within this mailing is a separate page which requires your signature to validate this permit. Please sign, detach, and return the separately labeled "Signature Page" for our files. **This approval is for the discretionary review of this project only and any additional permits required as Conditions of Approval of this permit (i.e. Building Permits, Grading Permits, Encroachment Permits, etc.) must be obtained prior to beginning construction.** You should carefully review the attached conditions, as these are the terms under which your project can proceed. If you are the agent for the property owner, you may sign the permit only if you provide proof of service by mail that the signed conditions have been provided to the owner.

Please contact the project planner at (831) 454-3227 or [evan.ditmars@santacruzcounty.us](mailto:evan.ditmars@santacruzcounty.us) should you have further questions about the processing of your application.

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## County of Santa Cruz Planning Department

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### Signature Page

(To be signed and returned to the Santa Cruz County Planning Department to demonstrate acknowledgement of the issuance of this permit and the acceptance of all permit conditions)

By signing this permit below, the owner(s) agree(s) to accept the terms and conditions of permit number **201110** (APN 025-481-01) and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions. This permit is null and void in the absence of the property owner(s) signature(s) below. All owners of the subject property (APN 025-481-01) must sign this form.

	NANETTE MIKKIEWICZ, MD	4/27/2020
Signature of Owner	Print Name	Date

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Signature of Owner	Print Name	Date
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Signature of Owner	Print Name	Date
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Signature of Owner	Print Name	Date
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Please return to:

Evan Ditmars  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060

\*(Records room staff: Please file this page with the discretionary application listed above.)

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 201110

Assessor Parcel Number: 025-481-01

Project Location: 1555 Soquel Drive, Santa Cruz, CA 95065

**Project Description: Temporary installation of medical equipment trailers at an existing hospital (Dominican Hospital), to provide services while permanent equipment is repaired and reinstalled.**

**Person or Agency Proposing Project: Hamilton Land Planning**

**Contact Phone Number: 831-423-9992**

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. ☒ **Categorical Exemption**

Specify type: Class 11 – Accessory Structures

Class 3- New construction or conversion of small structures

**F. Reasons why the project is exempt:**

The proposed trailers are accessory to existing medical services on the property and are proposed as a temporary installation while permanent equipment is repaired. Additionally, the proposed trailers are small in size, less than 600 square feet each (42'x8.5x13.5).

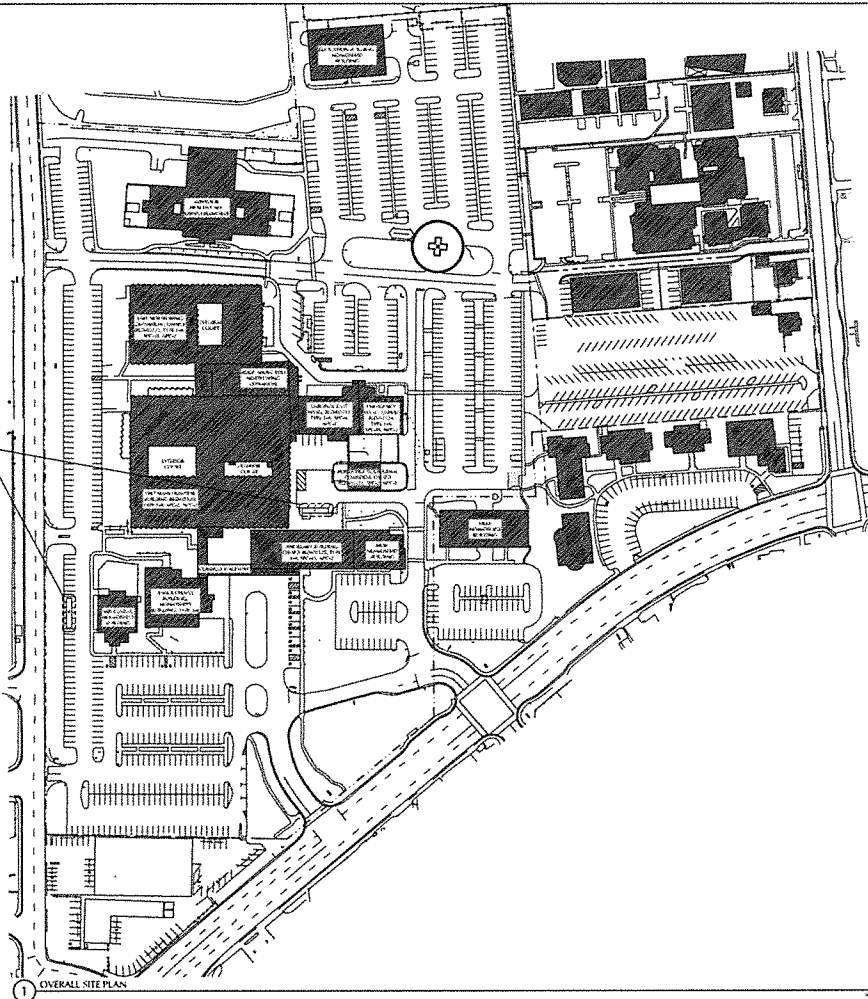
In addition, none of the conditions described in Section 15300.2 apply to this project.

*Evan Ditmars*

Evan Ditmars, Project Planner

Date: 4/22/20





SITE PLAN INDEX				
ITEM	LINE	STRUCTURE	TYPE	REMARKS
1. SITE BOUNDARY	1	EXISTING	1	EXISTING SITE BOUNDARY
2. SITE BOUNDARY	2	EXISTING	2	EXISTING SITE BOUNDARY
3. SITE BOUNDARY	3	EXISTING	3	EXISTING SITE BOUNDARY
4. SITE BOUNDARY	4	EXISTING	4	EXISTING SITE BOUNDARY

- GENERAL NOTES:
1. EXISTING BUILDING FOOTPRINT (SHOWN) IS TO BE MAINTAINED. NO NEW BUILDING FOOTPRINTS ARE TO BE CONSTRUCTED.
  2. EXISTING SITE TRUCK TRAILER WAREHOUSE IS TO BE MAINTAINED. NO NEW TRUCK TRAILER WAREHOUSE IS TO BE CONSTRUCTED.
  3. EXISTING SITE TRUCK TRAILER WAREHOUSE IS TO BE MAINTAINED. NO NEW TRUCK TRAILER WAREHOUSE IS TO BE CONSTRUCTED.
  4. EXISTING SITE TRUCK TRAILER WAREHOUSE IS TO BE MAINTAINED. NO NEW TRUCK TRAILER WAREHOUSE IS TO BE CONSTRUCTED.

**THE STINNETT GROUP, LLP**  
 550 MONTGOMERY ST., STE. 500  
 SAN FRANCISCO, CA 94111  
 PHONE 415 398 6586  
 FAX 415 398 7960



**Dominican Hospital**  
 A Health System Member  
 1500 MARSHALL BLVD.  
 SAN FRANCISCO, CA 94103  
 (415) 775-7000

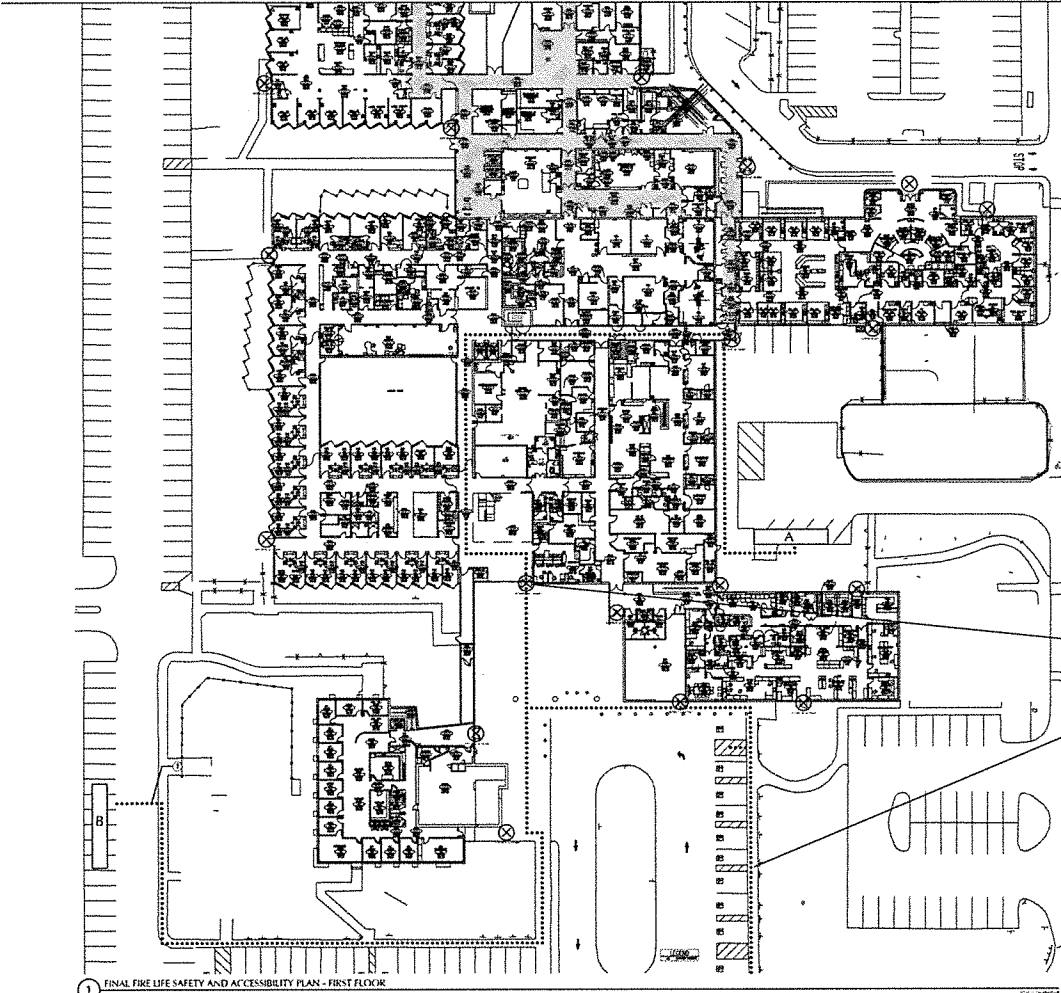
MASTER PLAN -  
 IMAGING TRAILERS

OVERALL SITE PLAN



EXHIBIT A

Drawn: JLS  
 Checked: JLS  
 Approved: JLS  
 Date: 01/12/00  
 Sheet Number: A1



- LEGEND**
- \*\*\*\*\* ACCESSIBLE PATH OF TRAVEL
  - ⊗ BUILDING ELEVATOR
  - ⊗ BUILDING EXIT AT GRADE
- GENERAL NOTES**
- 1. ALL ACCESSIBLE FEATURES SHALL BE APPROPRIATE ACCESSIBILITY MARKING
- NOTES**
- 1. PARKING AREAS SHALL BE MARKED WITH THE BRASS TYPED LETTERS

**THE STINNETT GROUP, LLP**  
 550 MONTGOMERY ST., STE. 500  
 SAN FRANCISCO, CA 94111  
 PHONE 415 398 6386  
 FAX 415 398 7960



**Dominican Hospital**  
 A Franciscan Health Member  
 1175 GILBERT AVENUE  
 SAN FRANCISCO, CA 94133  
 415.774.7000

**MASTER PLAN - IMAGING TRAILERS**

**EXISTING ACCESSIBILITY PLAN - FIRST FLOOR**

Drawn: JLS	Sheet Number
Checked: JLS	A2
Approved: JLS	
Date: 07/11/20	

757 3rd Ave 4th Fl

1 FINAL FIRE LIFE SAFETY AND ACCESSIBILITY PLAN - FIRST FLOOR



**EXHIBIT A**

## MEMORANDUM

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Date: February 4, 2020  
To: Deidre Hamilton, Hamilton Land Planning  
From: Nathan MacBeth, Development Review Planner  
Re: Dominican Hospital - CT Scan Temporary Trailer

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Deidre,

You recently contacted our office regarding Dominican Hospital's immediate need to re-establish critical services as a result of a failure of their existing CT scanner. I understand that the CT scan equipment within the hospital cannot be repaired and that placement of a temporary trailer containing a new CT scanner is necessary for approximately 18-24 months. I also understand that the California Department of Public Health (CDPH) requires confirmation from the County of Santa Cruz Planning Department prior to Dominican being able to use the new CT trailer.

As discussed, approval of the trailer will require a Minor Variation to the Dominican Hospital Master Plan (Application 88-0065). The timeline for approval of the permit amendment will likely postpone use of the CT scanner for a period of months. therefore, the Planning Department is inclined to authorize conditional use of the CT trailer provided a permit amendment (Minor Variation) is submitted within 60-days of this letter.

A list of submittal requirements and applicable fees for the Minor Variation can be obtained from our Zoning Counter staff Monday – Thursday from 8-11:30am and 1-3:30pm.

Feel free to contact me should you have any further questions regarding this matter.

Thank you,



Nathan MacBeth  
Development Review Planner  
County of Santa Cruz Planning Department  
(831) 454-3118

EXHIBIT B

## Nathan MacBeth

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**From:** deidre@hamiltonlandplanning.com  
**Sent:** Friday, January 31, 2020 8:33 PM  
**To:** Nathan MacBeth  
**Cc:** joselyn.drake@santacruzcounty.us; Paia Levine; 'Bogaard, Chip - DSC'  
**Subject:** Dominican CT scan - emergency  
**Attachments:** 2020-01-22 FORM-850 Life Safety Insp - Imaging Trailers 1555 SOQUEL DR S...  
(002).pdf; 1555 Soquel Dr - Google Maps.pdf  
  
**Importance:** High

\*\*\*\*CAUTION: This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Nate,

I'm not sure you are the person I should be talking to but since you are our planner for the Master Plan I'm hoping you can help.

Dominican had a failure of their CT scanner (imaging equipment) at the Hospital. The equipment that failed cannot be repaired. They brought in a large semi-trailer that contains the same imaging equipment that failed and have placed that trailer behind the Emergency Department. There was an existing trailer in this location so Dominican moved the second trailer towards Paul Sweet Road, next to the MRI building, (see attached google map). This is an emergency situation so the trailers are already in place.

California Department of Public Health (CDPH) requires that they get a letter from the County Planning / zoning department approving the location of the trailers. They have already received approval from Central Fire (form 850 is attached).

They have initiated a construction project with the State (OSHPD) to replace the equipment in the Hospital and are working on design drawings now. They expect these trailers will be in place approximately 18 - 24 months depending on the permit process with OSHPD.

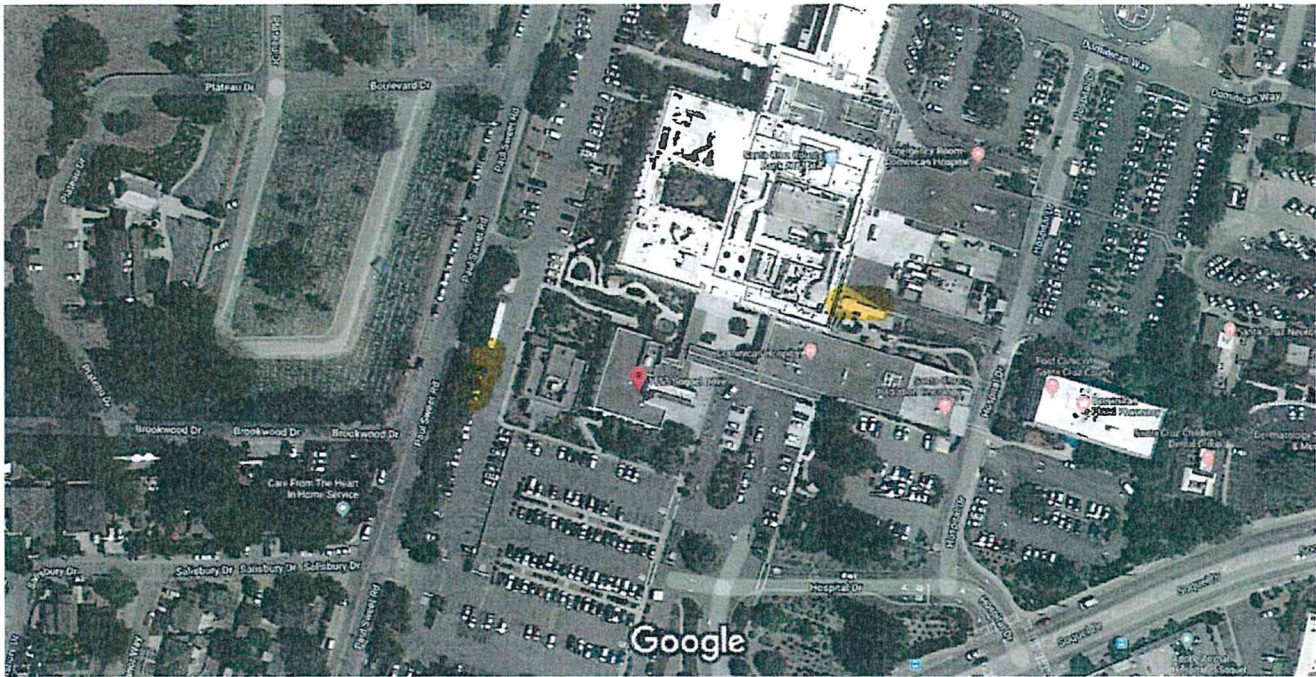
This is an emergency situation and Dominican needs to get this done ASAP (can't use the imaging equipment in the trailers until they have CDPH approval). This impacts patient care severely. So we really need to get an approval of some form from the County ASAP. Can you help? I've included Joselyn and Paia in case they need to chime in. Please get back to me ASAP and let me know what I need to do to facilitate this. I'll email you pictures of the unit.

Thanks so much.  
Deidre

Deidre Hamilton  
[deidre@hamiltonlandplanning.com](mailto:deidre@hamiltonlandplanning.com)

EXHIBIT B

Google Maps 1555 Soquel Dr



Imagery ©2020 AMBAG, Maxar Technologies, Map data ©2020 50 ft

EXHIBIT B



Dominican Hospital - Temp Trailers



MRI Trailer – Adjacent to Paul Sweet Road (Above)



CT Scan Trailer – Behind 1555 Soquel Drive (Above)

STATE OF CALIFORNIA - FIRE SAFETY AND FIRE PROTECTION  
**FIRE SAFETY INSPECTION REQUEST**

See instructions on reverse.

TO: A FIRE-RELATED

AGENCY CONTACT'S NAME

TELEPHONE NUMBER

408-277-1784

REQUEST DATE

1-17-2020

FACILITY

Immunizing and Certification

AGENCY CONTACT'S NAME

REQUESTING AGENCY FACILITY NUMBER

TYPE OF USE

1.B

**CODES**

- 1 ORIGINAL FIRE CLEARANCE
- 2 RENEWAL ☒ LIFE SAFETY
- 3 CAPACITY CHANGE
- 4 OWNERSHIP CHANGE
- 5 ADDRESS CHANGE
- 6 NAME CHANGE
- 7 OTHER

**LICENSING AGENCY NAME AND ADDRESS**  
 California Department of Public Health  
 San Jose District Office  
 100 Paseo de San Antonio STE 235  
 San Jose, CA 95113

AMBULATORY		NONAMBULATORY		BEDRIDDEN		TOTAL CAPACITY
CAPACITY	PREVIOUS CAPACITY	CAPACITY	PREVIOUS CAPACITY	CAPACITY	PREVIOUS CAPACITY	
						N/A

FACILITY NAME

Dominican Hospital

STREET ADDRESS (Actual Location)

1555 Soquel Drive

CITY

Santa Cruz, CA 95065

FACILITY CONTACT PERSON'S NAME

Martin Kirch

FACILITY CONTACT PERSON'S TELEPHONE NUMBER

831-462-7203

SPECIAL CONDITIONS

Mobile Diagnostic CT scanner Trailer  
 Mobile Diagnostic PET CT Scanner Trailer

LICENSE CATEGORY

NUMBER OF BUILDING TRAILERS

2

RESTRAINT

No

HOURS

**TO BE COMPLETED BY INSPECTING AUTHORITY**

**FIRE AUTHORITY NAME AND ADDRESS**

Central Fire Protection District  
 930 17th Avenue  
 Santa Cruz, CA 95062

INSPECTOR'S NAME (Typed or Printed)

Marco Mack

TELEPHONE NUMBER

831-685-6698

OFFER NUMBER

44-065

OC EXPIRATION CLASS

B

INSPECTION DATE

2020-01-22

INSPECTOR'S SIGNATURE (Typed or Printed)

Marco Mack

EXPLAIN DENIAL OR LIST SPECIAL CONDITIONS

2020-01-22 - Imaging Trailers - Special Conditions: **LIFE SAFETY INSPECTION**

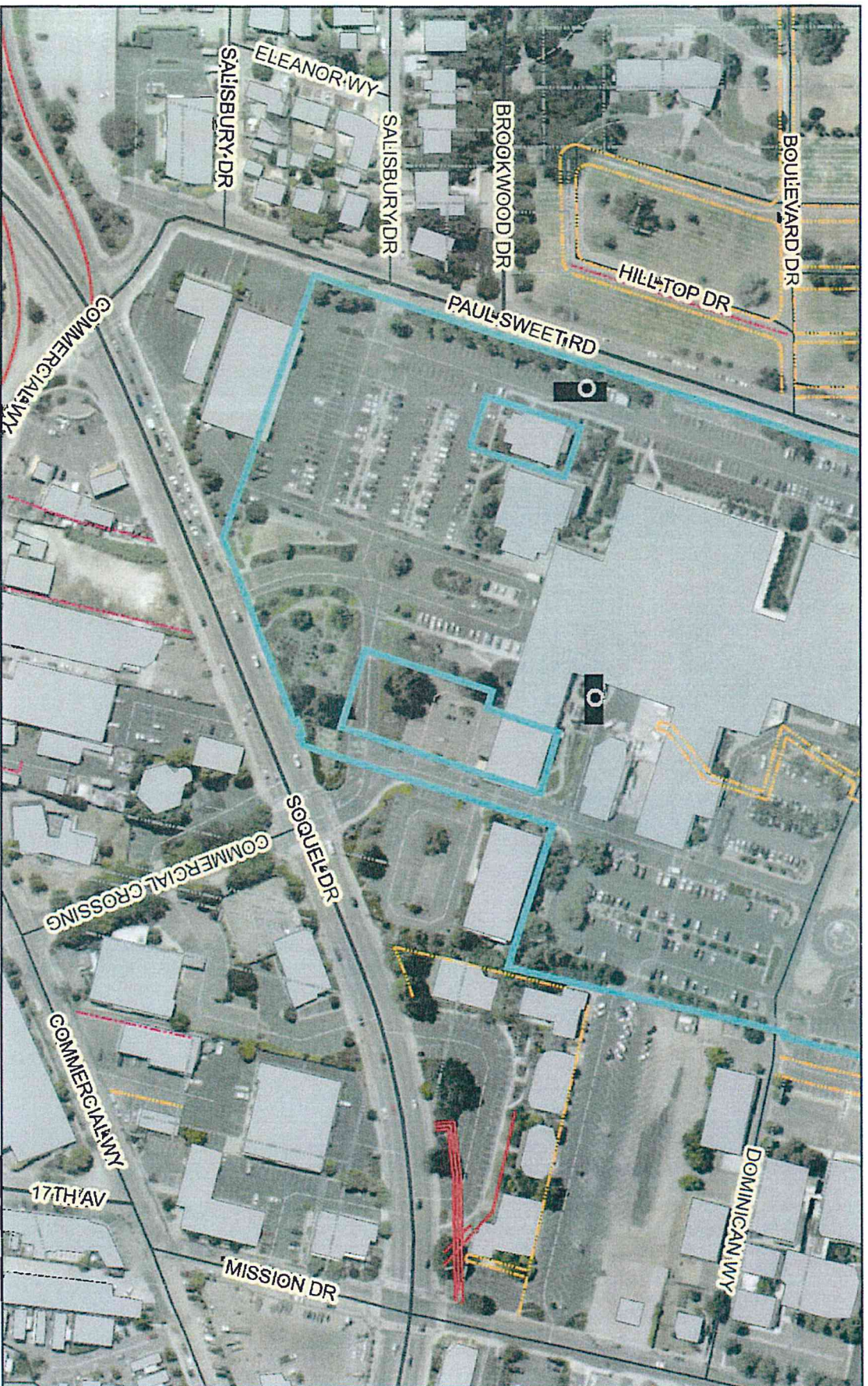
1. Fueling of trailer mounted emergency generator shall not take place while the trailer is occupied.
  2. Automatic fire alarm systems integral to the trailer (and separate from the facility fire alarm system) shall be tested/certified each year by a firm licensed by the State Fire Marshal and documented with a tag sticker placed on the alarm panel or alarm device.
  3. Monthly, inspect shore-power and network connections that cross the public emergency egress pathway to prevent a tripping hazard.
- Marco Mack Aptos La Selva & Central Fire-Santa Cruz marcom@aptosfire.com

REASONABLE DENIAL CODES

- 1 FIRE CLEARANCE GRANTED
- 2 FIRE CLEARANCE DENIED
  - A. EXITS
  - B. OBSTRUCTION
  - C. FIRE ALARM
  - D. SPRINKLER
  - E. HOUSING/SPRINKLER
  - F. SPECIAL HAZARD
  - G. OTHER



Imaging Trailers Dominican Hosp 1555 SOQUEL DR Santa Cruz



January 22, 2020

**Boundaries and Easements**

— Drainage - Easement  
— General - Easement

— Road - Easement  
-- Lot Line

— Utility - Easement  
**Buildingfootprints**

Well - Easement  
**Buildingfootprints**

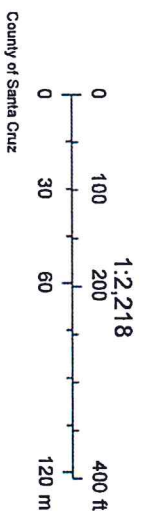


EXHIBIT B