



SPECIAL PERMIT

Planning Division

Andrew Crabtree, Director of Community Development

Location: 958 Homestead Road
Applicant: American Legion Post 419
Owner: American Legion Post 419
Request: Two-Year Special Permit to use the American Legion parking lot as an event site for an annual car show.
General Plan Designation: Community Mixed Use
Zoning Designation: CD – Downtown Commercial
Environmental Determination: Categorically Exempt per Section Exempt 15304(e) Class 4 - Minor Alterations to Land)

FACTS

The Director of Community Development finds that the following are the relevant facts regarding this proposed project:

1. The project site has a Community Mixed Use General Plan land use designation.
2. The project site is zoned Downtown Commercial (CD) and is located at 958 Homestead Road in the City of Santa Clara.
3. The project is to use the American Legion parking lot as an event site and requires a Special Permit.
4. The Special Permit will be for two occurrences of an annual car show, one on June 10, 2023 and one date to be determined in 2024.

FINDINGS

The Director of Community Development finds that based on an analysis of the facts presented above, that:

- (1) *The facility, under the circumstances of the particular case, is essential or desirable to the public convenience or welfare in that:*
 - The project involves using the American Legion parking lot as an event site for a car show that is open to the public.
- (2) *The facility will not be detrimental to the health or safety of the persons residing in the neighborhood in that:*
 - The event will have measures in place to ensure health and safety of the surrounding area.
- (3) *The facility will not be detrimental to the property or improvements in the neighborhood in that:*

- The temporary use of the parking lot for an event site does not involve physical changes or improvements to the property or surrounding neighborhood, and the site will be returned to its prior condition after conclusion of the temporary use.

(4) The facility will not impair the integrity or character of the zoning district in that:

- The proposed use is compatible with the General Plan land use designation of Community Mixed Use and zoning designation of Downtown Commercial (CD). The project will allow the American Legion to host their annual car show event over a two-year time period and is subject to conditions to preserve the integrity of the zoning district in which the property is located.

(5) The facility will not create a significant increase in the traffic to and from the premises or in the on-street parking within five hundred (500) feet in that:

- While the event is open to the public there will not be a significant increase in traffic or parking impacts, as there will still be parking available in the immediate area on-street.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The Special Permit will be for two occurrences of an annual car show, one on June 10, 2023 and one date to be determined in 2024;
2. The applicant shall provide Planning Division staff the date of the intended 2024 car show a minimum of 30 days in advance of the event.
3. The applicant shall comply with all Zoning Ordinance regulations regarding temporary and permanent structures and obtain all necessary Building and/or Fire Department permits;
4. If proposed, the applicant shall obtain an amplified music permit and shall comply with City Code Section 9.10.040, noise and sound regulation;
5. The applicant shall obtain temporary sign permits for all temporary signs advertising events;
6. The applicant shall comply with Fire Department directives and requirements;
7. There shall be no “searchlight” beams, streamers, or roof-mounted balloons during the term of this Special Permit;
8. This permit is subject to revocation by the Planning Division for violation of any of its conditions of approval, and;
9. At the conclusion of the event, the parking lot shall be cleaned and returned to its prior condition.

Approved:

Andrew Crabtree
Director of Community Development

Dated: June 6, 2023