



SPECIAL PERMIT

Planning Division

Andrew Crabtree, Director of Community Development

File:	PLN2019-14126
Location:	3850 Homestead Road, (APN 316 09 044)
Applicant:	John Williams
Owner:	Kaiser Foundation Hospitals
Request:	Special Permit request for two years for a temporary outdoor 20 by 40 outdoor tent for Remembrance Dinners for employees
General Plan Designation:	Public/Quasi Public
Zoning Designation:	Planned Development
Environmental Determination:	Categorically Exempt per Section 15304(e) CEQA

FACTS

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

1. The project site has a Public/Quasi Public General Plan land use designation.
2. The project site is zoned Planned Development (PD) and is located at 3850 Homestead Road, in the City of Santa Clara.
3. The project proposes to install a 20' x 40' outdoor temporary tent located in the parking lot of the facility at 3850 Homestead Road for purposes of hosting an annual private dinner. The first such dinner will take place from 5:00 p.m. to 7:00 p.m. on Sunday, December 8, 2019; the date of the second such dinner will be coordinated with the Community Development Department. These private dinners require a Special Permit.
4. The proposed tent would occupy approximately 38 parking spaces, which represents a small fraction of the parking for the Kaiser Medical Center.
5. The project site is owned by Kaiser Foundation and the applicant is Jill Popolizio.
6. The project submittal includes a planning application and site plan that are attached to, and part of, this Special Permit.

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 Special Permit will allow JW House to host outdoor Remembrance Dinner Celebrations for employees and families.

(2) The facility will not be detrimental to the health or safety of the persons residing in the neighborhood in that:

- The proposed outdoor tent use is temporary and small in scale. The first of the two dinners will occur on a Sunday evening when peak usage for other medical facilities on-site is minimized.

(3) The facility will not be detrimental to the property or improvements in the neighborhood in that:

- The proposed Remembrance Dinner Celebrations are temporary and do not involve physical changes or improvements to the property or surrounding neighborhood.

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

- The proposed employee event celebrations are private events not open to the public and are 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:

- The project will not involve any construction resulting in excessive noise nor will the project create an increase in traffic or parking as the proposed use is temporary, and associated surface parking is available on-site.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The permit shall be valid for one day on December 8, 2019, from 5:00 p.m. to 7:00 p.m., and a second date in 2020 to be coordinated with the Community Development Department;
2. The applicant shall comply with all Zoning Ordinance regulations regarding temporary and permanent structures and obtain all necessary Building and/or Fire Department permits;
3. The applicant shall comply with Fire Department directives and requirements;
4. The applicant shall obtain amplified music permit and shall comply with City section 9.10.040, noise and sound regulation;
5. No other structures shall be erected in conjunction with this Special Permit;
6. The applicant shall obtain temporary sign permits for all temporary signs advertising the event;
7. There shall be no "searchlight" beams, streamers, or roof-mounted balloons during the event;
8. The use shall be conducted in a manner that does not create a public or private nuisance;
9. This permit is subject to revocation by the Planning Division for violation of any of its conditions of approval; and
10. Upon conclusion of the event celebrations, the parking lot shall be cleaned and returned to its prior condition.

Approved:

Andrew Crabtree
Director of Community Development

Dated: November 19, 2019