



SPECIAL PERMIT

Planning Division

Andrew Crabtree, Director of Community Development

File: PLN2020-14281
Location: 3305 Kifer Road
Applicant: Toll Brothers Inc.
Owner: Toll West Coast, LLC.
Request: Special Permit request to allow a temporary sales trailer at 3305 Kifer Road from April 1, 2020 to April 30, 2021
General Plan Designation: Medium Density Residential
Zoning Designation: Lawrence Station Area Plan
Environmental Determination: Categorically Exempt per CEQA Guidelines Section 15304(e)

FACTS

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

1. The project site has a Medium Density Residential General Plan land use designation.
2. The project site is zoned Lawrence Station Area Plan (LSAP) and is located at 3305 Kifer Road, in the City of Santa Clara.
3. Placement of the temporary sales trailer includes temporary paving, parking, and landscaping.
4. The sales are proposed to begin in April 2020 and end in April 2021. The hours of operation will be from 11 a.m. to 6 p.m. daily.
5. The project site is owned by Toll West Coast, LLC, an affiliate of Toll Brothers Inc.
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 Toll Brothers Inc. to operate a temporary sales trailer for the sale of the newly constructed townhomes at the project site.

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

- The proposed trailer is temporary and small in scale. Parking, including handicap accessible spaces, will be provided adjacent to the trailer.

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

- The proposed trailer is temporary and does not involve permanent 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 trailer is temporary and 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 will be made available on-site.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Special Permit shall be valid from April 1, 2020 to April 30, 2021.
2. Hours of operation: 11 a.m. to 6 p.m. daily.
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. The applicant shall comply with Fire Department directives and requirements;
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;
7. There shall be no "searchlight" beams, streamers, or roof-mounted balloons;
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

Approved:

Andrew Crabtree
Director of Community Development

Dated: March 17, 2020