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Title: Action on a request for a Special Permit to allow for Remembrance Dinner Celebrations at JW House

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Attachments: 1. Special Permit 3580 Homestead Road, 2. Planning Application, 3. Site Plan

Date	Ver.	Action By	Action	Result
11/19/2019	1	City Council and Authorities Concurrent	Approved	

REPORT TO COUNCIL

SUBJECT

Action on a request for a Special Permit to allow for Remembrance Dinner Celebrations at JW House

BACKGROUND

The applicant, Jill Popolizio on behalf of JW House, is requesting a two-year Special Permit pursuant to Zoning Code Section 18.60.030 to allow for a single day annual outdoor Remembrance Dinner Celebration in the parking lot of the JW House located at 3850 Homestead Road. The facility is located within the Kaiser Hospital property (700 Lawrence Road). Zoning Code Section 18.60.030 requires issuance of a Special Permit by the City Council in non-industrial zones for any use not otherwise regulated within the Zoning Code.

The Kaiser Hospital property is zoned PD - Planned Development. The surrounding area is comprised of individual buildings associated with the hospital and with single family residential homes to the north across Homestead Road. The proposed temporary use, with limited duration is not anticipated to adversely impact the surrounding land uses in that the event will occur for one day each year and will be subject to conditions which address potential impacts. The Special Permit is subject to revocation should problems arise.

DISCUSSION

The Remembrance Dinner Celebration includes the installation of a 20 by 40-foot outdoor tent for 57 guests and will occupy up to 38 parking spaces. The event is a private event and is not open to the public. It is proposed to occur on December 8, 2019, from 5:00 p.m. to 7:00 p.m. A date for 2020 will be coordinated with the Community Development Department. The Special Permit articulates the required findings per Zoning Code Section 18.60.030 that the City Council must make to approve the subject request (Attachment 1). The permit also contains a series of permit conditions that address allowable hours of operation, additional permit requirements, cleaning of the lot, nuisance criteria, and various other criteria that are included with the Special Permit attached.

ENVIRONMENTAL REVIEW

The action being considered is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15304(e) (Class 4 - Minor Alterations to Land) as it consists of the minor temporary use of land having negligible or no permanent effects on the environment.

FISCAL IMPACT

There is no cost to the City other than administrative staff time and expense. The applicant paid for the necessary permit fees.

COORDINATION

This report has been coordinated with the City Attorney’s Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City’s official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City’s website and in the City Clerk’s Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk’s Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Approve the request of a Special Permit for two years to allow JW House to conduct Remembrance Dinner Celebrations at 3850 Homestead Road (PLN2019-14126), subject to conditions.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Special Permit 3850 Homestead Road
2. Planning Application
3. Site Plan