



Agenda Report

18-790

Agenda Date: 6/12/2018

REPORT TO COUNCIL

SUBJECT

Consider Special Permit request to allow community festivals for a period of two years at 1375 Lafayette Street

BACKGROUND

The applicant, Michael Castro, is requesting a Special Permit pursuant to Zoning Code Section 18.60.030 for two years to allow for single day community festivals in the parking lot of the SES Portuguese Hall located at 1375 Lafayette Street. The community festival will have food booths, game booths, and musical performances throughout a single-day community festival. Community festivals dates for 2018 will occur on July 1st, August 5th, August 26th, and October 8th. Dates for 2019 shall occur on June 16th, July 7th, August 4th, August 25th, and October 13th.

DISCUSSION

The property is currently zoned Public or Quasi Public (B) which encourages park facilities, recreational facilities, and churches. The surrounding area is comprised of properties designated with a Single Family zoning district. The proposed temporary use, with limited duration and operations proposed, is not anticipated to adversely impact the surrounding land use in that the events will occur over a limited time period and will be subject to conditions which mitigate its potential negative impacts, including a condition of approval that the use be conducted in a manner that does not create a public nuisance or private nuisance. Any possible impacts would also be offset by the benefit to the community from the event. The Special Permit is subject to revocation should a problem arise.

Approval of the Special Permit would be subject to the following conditions:

1. This Special Permit shall be valid for the festival dates of July 1st, August 5th, August 26th and October 8th, 2018 and June 16th, July 7th, August 4th, August 25th, and October 13th, 2019;
2. Setup shall occur on the same day as the event and clean-up/breakdown shall occur at the conclusion of each event, which shall be completed by 9:00 p.m.;
3. The applicant shall comply with all Zoning Ordinance regulations regarding temporary and permanent structures and obtain all necessary Building/Fire permits;
4. The applicant shall comply with Fire Department directives and requirements;
5. The applicant shall obtain all applicable permits from the Santa Clara County Health Department, including but not limited to permits related to food service at the event;
6. The applicant shall obtain an amplified music permit from the Business Tax and License Department, if applicable;
7. The applicant shall obtain temporary sign permits from the Planning Department for all temporary signs advertising the event, if applicable;
8. There shall be no "searchlight" beams, streamers, or roof-mounted balloons during this event; and

9. Upon conclusion of each event, the parking lot shall be cleaned and returned to its prior condition.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a “project” within the meaning of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in 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.

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 for single-day community festivals at 1375 Lafayette Street (PLN2018-13269), subject to conditions.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Planning Application
2. Site Plan