



Agenda Report

18-1043

Agenda Date: 8/28/2018

REPORT TO COUNCIL

SUBJECT

Action on a request of a Special Permit to allow Kaiser Permanente to conduct an Employee and Family Wellness Event on September 9, 2018 in the Kaiser Permanente Parking Lots (A, B, C) located at 710 Lawrence Expressway.

BACKGROUND

The applicant, Helen Gettinger on behalf of Kaiser Permanente, is requesting a Special Permit for an outdoor Employee and Family Wellness Event. The property is currently zoned Moderate Density Multiple Dwelling. The surrounding area is comprised of properties designated with a Single Family zoning district and commercial zoning east of Lawrence Expressway. Municipal 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 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.

DISCUSSION

The event will take place on Sunday, September 9, 2018, in the Kaiser Permanente parking lots (A, B, C) located at 710 Lawrence Expressway. The event will have directional signage on-site routing guests to park in the Kaiser Permanente main parking lot, with access from Lawrence Expressway and Homestead Road.

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

1. This Special Permit shall include set-up to begin on Saturday, September 8, 2018, and breakdown/clean-up to take place on Sunday, September 9, 2018;
2. Event activities are restricted to Sunday, September 9, 2018, from 1:00 p.m. to 5:00 p.m.;
3. There shall be no physical change to the property, landscaping or existing amenities;
4. The applicant shall comply with all Zoning Ordinance regulations regarding temporary and permanent structures and obtain all necessary Building and/or Fire Department permits;
5. The applicant shall obtain Fire Marshal approval and comply with the Fire Department directives and requirements;
6. 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;
7. The applicant shall obtain an amplified music permit from the City of Santa Clara;

8. There shall be no “searchlight” beams, streamers, or roof-mounted balloons during the term of this Special Permit;
9. The applicant shall obtain temporary sign permits for all temporary signs advertising the event;
10. The use shall be conducted in a manner that does not create a public or private nuisance;
11. This Special Permit is subject to revocation by the City Council for violation of any of its conditions of approval; and
12. At the conclusion of the event, the parking lot and landscaped areas shall be cleaned and returned to their 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.

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 to allow Kaiser Permanente to conduct an Employee and Family Wellness Event on September 9, 2018 in the Kaiser Permanente Parking Lots (A, B, C) located at 710 Lawrence Expressway (PLN2018-13388), 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