

NOTICE OF PUBLIC HEARING

The City of Santa Clara
California

Pursuant to Government Code Sections' 65355 and 65090, you are hereby notified that on **March 9, 2010**, at the hour of 7:00 p.m. in the City Council Chambers of City Hall, 1500 Warburton Avenue, Santa Clara, the City Council will hold a public hearing to consider a General Plan Text Amendment to the citywide Tourist Commercial land use designation of the City's General Plan. At a duly noticed public hearing on February 3, 2010, the Planning Commission recommended approval of this matter. The proposed General Plan Text Amendment to the existing *Tourist Commercial* designation is shown below. Underlined text of the General Plan Amendment is proposed to be added; ~~crossed out text~~ is proposed to be deleted, as follows:

(e) Tourist

Centered on the Great America Amusement Park and the City's Convention Center, these areas are generally located north of the Bayshore Freeway (State Highway 101) near the Tasman Light Rail Line. Quality hotel, recreation and other tourist-oriented uses such as theatres, museums, stadiums, arenas, sports and cultural facilities and specialty retail are encouraged within this designation. Through the zoning and architectural review processes, all building designs, parking areas, proposals for accessory structures, and proposals for mixed uses will be reviewed.

Ground floor retail along the Light Rail line and at Tasman Stations is encouraged. Outdoor seating at restaurants and other public oriented uses such as areas for street performers will be reviewed to ensure a pedestrian orientation and visibility from public right-of-ways. Uses oriented to surrounding employment areas such as carry-out restaurants will be carefully monitored to ensure that they are a minor part of and not a distraction from tourist oriented uses. Drive-through or other similar uses are generally not encouraged. Shared parking arrangements are encouraged and may be approved in circumstances where one or more uses are complementary in their nature and peak times of activities.

Typically, landscaping and public seating is to be incorporated into public plaza areas in each development. Landscaping along public right-of-way areas should be in scale with the size and bulk of the building(s) and be designed to minimize possible wind impacts from taller structures. Tall structures should be located or designed so as to not cast shadows over ~~the public right-of-way~~ nearby uses for most of the day. Building height is typically limited to 150 feet, but may be increased through zoning approval of specific designs that are appropriate for the nature of the proposed use. Building coverage shall not exceed 25 percent of the area of the lot, where open parking is provided. Building coverage is typically no more than 25 percent of the lot, but may be up to 75 percent or more for special facilities, including stadiums, arenas, theatres and the like, and for structured or shared parking provided for the site or for use by surrounding properties where substantial landscape and pedestrian plazas are incorporated as site features or amenities.

At the same hearing the City Council will be considering a proposed text change to the Bayshore North Redevelopment Area Plan for consistency with the City's General Plan.

Should you have any questions, please call the Planning Division office at (408) 615-2450. Written comments on this item to be heard by the City Council are encouraged to be submitted to the Office of the City Clerk, City Hall, 1500 Warburton Avenue, Santa Clara 95050, by Thursday afternoon of the week prior to the meeting so they can be included in the Council Members' packets.

AMERICANS WITH DISABILITIES ACT (ADA) In accordance with the Americans with Disabilities Act of 1990, the City of Santa Clara will ensure that all existing facilities will be made accessible to the maximum extent feasible. Reasonable modifications in policies, procedures and/or practices will be made as necessary to ensure full and equal access and enjoyment of all programs and activities for all individuals with a disability. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should contact the City's ADA office (408) 615-3000, to discuss meeting accessibility. In order to allow participation by such individuals, please do not wear scented products to meetings at City facilities.