



City of Santa Clara, California



Date: June 7, 2010

To: City Manager for Council Action

From: Director of Planning and Inspection

Subject: Special Permit Request to Allow Temporary Project Identification Signage at 4900 Centennial Boulevard (PLN2010-08202)

EXECUTIVE SUMMARY:

Larry MacNeil, representing the 49ers Stadium LLC, filed a Special Permit seeking approval to erect a temporary sign at 4900 Centennial Boulevard identifying the site as the future home of the San Francisco 49ers. As illustrated on the site plan attached to this report, the sign is to be located at the corner of Tasman Drive and Centennial Boulevard, to remain until construction of the Stadium is complete, which is anticipated to occur in early to mid 2014. The bottom of the sign would be eight (8) feet from finished grade and would measure sixteen (16) feet wide by eight (8) feet tall, for an overall height of 16 feet from grade and a total of 128 square feet in area. Elevations for the proposed sign are also attached to this report. Given the delay from the June 8 vote and the June 15 Council date, the erection of the sign was approved administratively by the Director of Planning and the City Manager on June 7, 2010, subject to concurrence from the City Council. A signed application from the applicant and the project plans noted above are attached.

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

1. Obtain required building permits from the Building Inspection Division and pay associated permit fees.
2. Sign shall be located outside of the City right-of-way.
3. Lower edge of sign shall be at least eight (8) feet above finished grade.
4. Sign and supports shall be maintained in good condition at all times to the satisfaction of the Director of Planning and Inspection.
5. Sign and all support structures, including foundation materials, shall be removed, at the applicant's cost, prior to or upon the completion of the stadium, or upon 30 days written notice from the City.

ADVANTAGES AND DISADVANTAGES OF ISSUE:

The proposed temporary sign would serve as a temporary identification sign for the proposed 49ers Stadium. There are no disadvantages related to the approval of the requested Special Permit.

ECONOMIC/FISCAL IMPACT:

There is no cost to the City other than administrative staff time and expense.

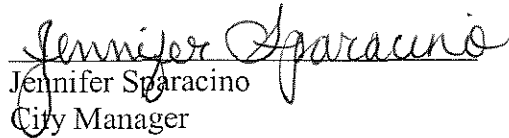
RECOMMENDATION:

That the Council approve the request for a Special Permit for temporary project identification signage at 4900 Centennial Boulevard (PLN2010-08202), subject to conditions.



Kevin L. Riley, AICP
Director of Planning and Inspection

APPROVED:



Jennifer Sparacino
City Manager

Documents Related to this Report:

- 1) *Signed permit application*
- 2) *Site Plan*
- 3) *Project Elevations*

C:\Documents and Settings\mzimmershead\Local Settings\Temporary Internet Files\OLK34A\Special Permit - Signage CC agnd rpt - FINAL.doc

Submit by Email

Print Form

RECEIVED PLANNING APPLICATION

JUN - 7 2010

CITY OF SANTA CLARA PLANNING DIVISION

1500 Warburton Avenue Santa Clara, California 95050

(408) 615-2450 Fax: (408) 247-9857

E-mail Planning@ci.santa-clara.ca.usWebsite: www.ci.santa-clara.ca.us

See reverse side for application requirements

**BUILDING INSPECTION DIVISION
CITY OF SANTA CLARA****APPLICATION FOR:**

(Please check all applicable boxes)

- ☐ VARIANCE
☐ USE PERMIT
☐ ZONING CHANGE
☐ TENTATIVE MAP
☐ TENTATIVE PARCEL MAP
☐ LOT LINE ADJUSTMENT
☐ MODIFICATION
☒ SPECIAL PERMIT
☐ HISTORICAL & LANDMARKS COMMISSION
☐ GENERAL PLAN AMENDMENT
☐ (OTHER):

ARCHITECTURAL REVIEW FOR:

- ☐ RESIDENTIAL
☐ NON-RESIDENTIAL
☐ MIXED-USE
☐ LANDSCAPE
☐ SIGNS
☐ TEMPORARY SIGNS

FOR PLANNING STAFF USE ONLY

Checked in by: RMB on 6/7/10
 Fee: 5395 Receipt number: _____
 PCC-SC meeting date: N/A
 Tentative Commission date: N/A
 Tentative AC meeting date: N/A
 File number(s): PUN2010-08202

ENVIRONMENTAL REVIEW:

☒ EXEMPT ☐ NEG DEC ☐ EIR

Fax to: _____

Fax #: _____

Project Address: 4900 Centennial Blvd, Santa Clara, CA 95054

Building area: _____ square feet

County Assessor's Parcel Number (APN): _____

Gross lot area: _____ acres / square feet

Development Project Description: project sign**Hazardous Wastes and Substances Statement (Calif. Gov. Code 65962.5):**

- ☒ This site is **not** included on the Hazardous Wastes and Substances Sites List
☐ This site is on the Hazardous Wastes and Substances Sites List.
 (A copy of this list is available in the Planning Office)

Date of list: _____

Regulatory ID #: _____

☐ **Urban Runoff Pollution Prevention Program (URPPP)** information provided to applicant
 Please print all information legibly, including correct zip code.

Applicant: Larry MacNeil **Mailing address:** 4949 Centennial Blvd **Day phone:** 408-562-4986
Company: 49ers Stadium, LLC **City:** Santa Clara, California **Fax #:** 408-492-1749
Signature: [Signature] **Zip code:** 95054 **E-Mail (Optional):** _____
Property Owner: City of Santa Clara **Mailing address:** 1500 Warburton Ave **Day phone:** 408-615-2212
Company: [Signature] **City:** City of Santa Clara **Fax #:** 408-241-6771
Signature: [Signature] **Zip code:** 95050 **E-Mail (Optional):** _____

NOTE: Please attach the names and full addresses, including zip codes, of all other involved parties to which you would like agendas and minutes sent.

Statement of justification for the above **APPLICATION** (this statement will be included in the staff report to the Planning Commission; a separate statement may be attached, if necessary): Contact staff for assistance on preparing a statement.

Tentative Map / Tentative Parcel Map / Lot-Line Adjustment application only:

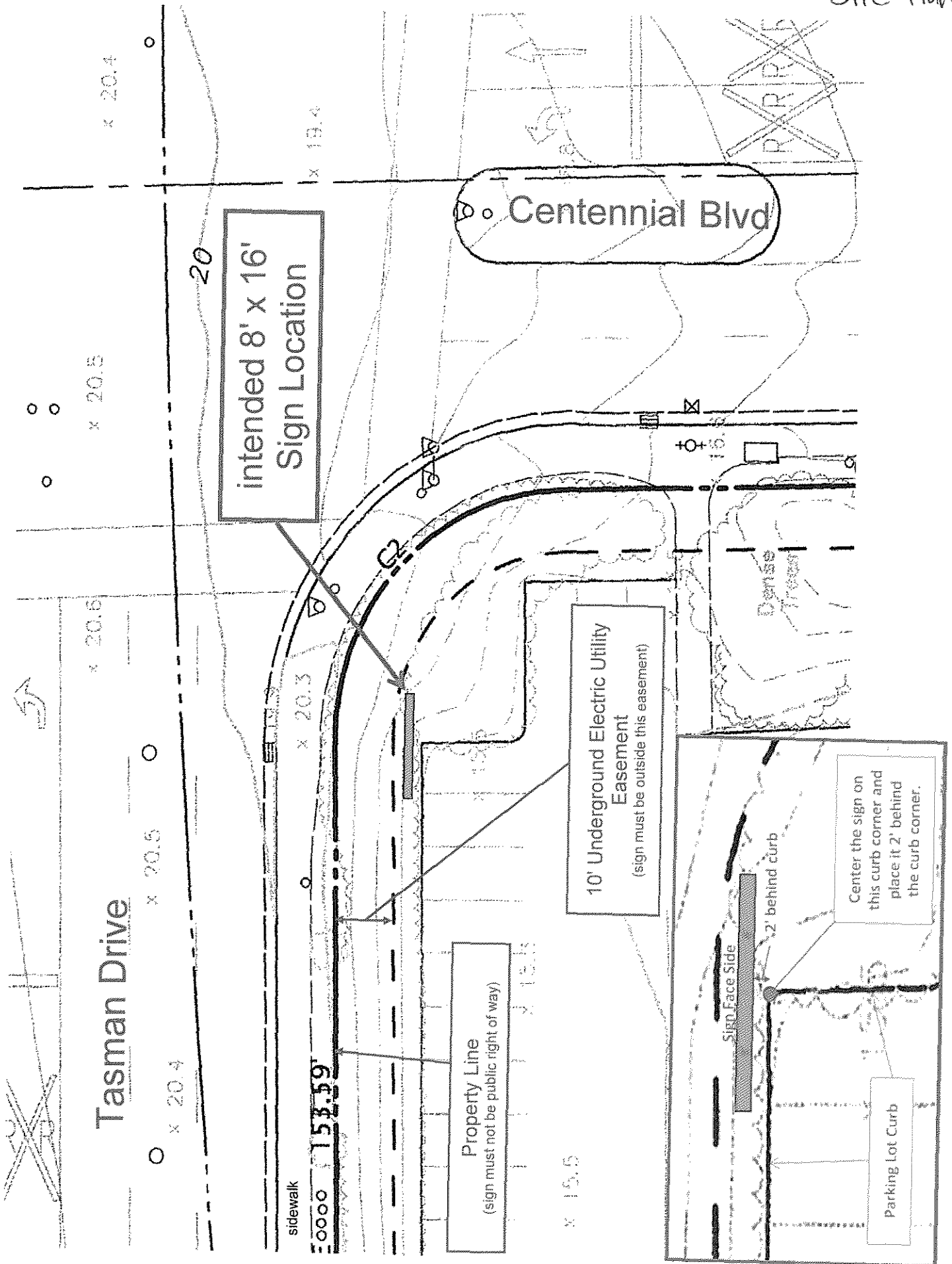
Engineering firm: _____ Engineer's name: _____

Address: _____ Phone #: _____

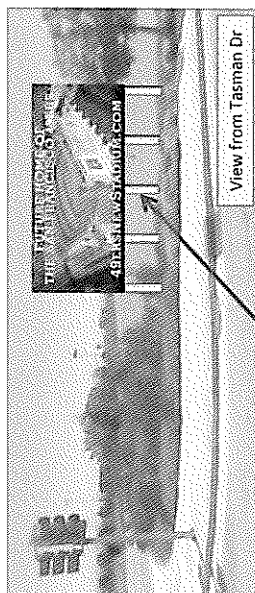
Fax #: _____

Internet E-Mail (Optional) _____ Engineer's signature _____

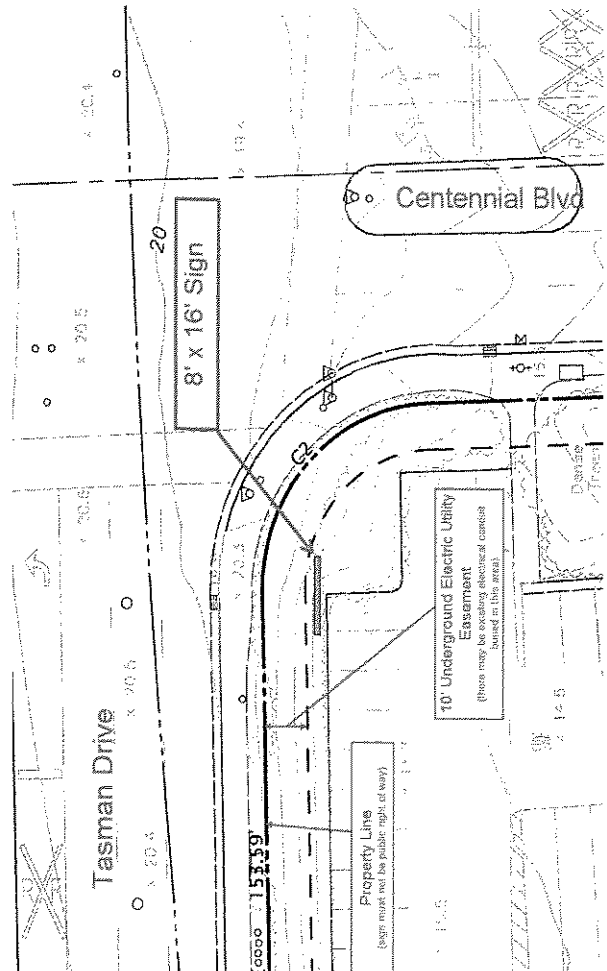
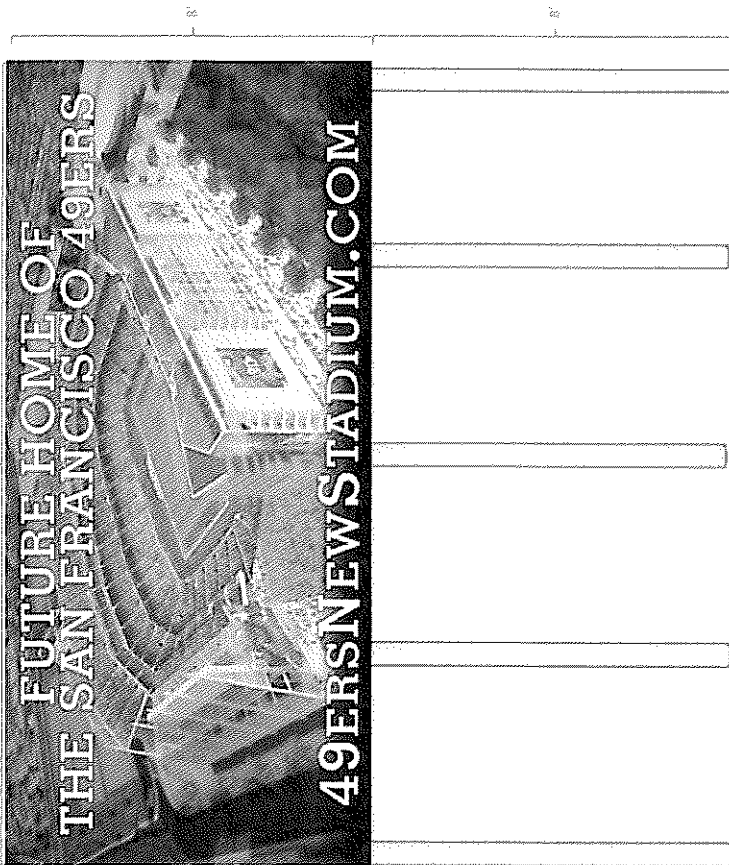
STAFF COMMENTS: _____



JUN - 7 2010
BUILDING INSPECTION DIVISION
CITY OF SANTA CLARA



Sign is 16' tall (8' to sign bottom) but appears lower from street because of the change in elevation from street level to sign-level



QUALITY