



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Milpitas Planning Commission has set the hour of 7:00 PM, Wednesday, February 26, 2014, in the **City Hall Council Chambers, 455 E. Calaveras Boulevard**, Milpitas, as the time and place for Public Hearing on the following:

PARKTOWN RETAIL BUILDING – 1350 S. Park Victoria Drive – SD13-0014 and UP14-0002: A request by Associated Building Enterprises, Inc. to consider a Site Development Permit and Conditional Use Permit for the construction of a new 5,400 square foot retail building with three tenant spaces, including drive through, outdoor seating areas, trash enclosure, and signage elements. This project is categorically exempt from further CEQA review pursuant to Section 15303 (C), New Construction or Conversion of Small Structures, of the CEQA Guidelines. Project Planner: Cindy Hom, (408) 586-3284, chom2@ci.milpitas.ca.gov

TRIPOINTE SITE AMENDMENTS – Los Coches/South Milpitas Blvd – SA13-0004: A request by TriPointe Homes to consider a Site Development Permit Amendment to SD12-0003 for site improvement and exterior facade modifications for a previously approved 32 single-family home subdivision. A Mitigated Negative Declaration was previously circulated and adopted for this project. Project Planner: Scott Ruhland, (408) 586-3274, sruhland@ci.milpitas.ca.gov

SAMSUNG FENCING – 601 McCarthy Blvd – SD13-0022 – A request by Samsung Semiconductor Incorporated to consider a Site Development Permit to install an 8-foot tall steel tubular fence around an existing loading dock located at the rear of the building. This project is categorically exempt from further CEQA review pursuant to Section 15301 (Existing Facilities). Project Planner: Marge Sung, (408) 586-3277, msung@ci.milpitas.ca.gov

ZONING DEFINITION AMENDMENTS – 455 E. Calaveras Boulevard – A City-initiated request to consider a zoning amendment for definitions of tobacco shop and other tobacco related uses for inclusion in the City's Zoning Ordinance. This project is exempt from further CEQA review pursuant to Section 15061(b)(3) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Project Planner: Scott Ruhland, (408) 586-3274, sruhland@ci.milpitas.ca.gov

NOTICE IS FURTHER GIVEN, pursuant to Government Code Sec. 65009, that any challenge of this application in court may be limited to raising only those issues raised by you or on your behalf at the public hearing described in this notice, or in written correspondence delivered to the Commission at or prior to this hearing.

INTERESTED PERSONS who wish to comment are encouraged to attend or submit written comments to the Planning Commission prior to the public hearing. Written comments may be mailed or delivered to: Planning Commission, City of Milpitas, 455 East Calaveras Blvd., Milpitas, CA 95035, sent by fax to (408) 586-3305, or sent by e-mail to: eescobar@ci.milpitas.ca.gov