



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Milpitas Planning Commission has set the hour of 7:00 PM, Wednesday, October 23, 2013, in the **City Hall Council Chambers, 455 E. Calaveras Boulevard**, Milpitas, as the time and place for Public Hearing on the following:

GENERAL PLAN AMENDMENT NO. GP12-0003, ZONING AMENDMENT NO. ZA12-0004, SITE DEVELOPMENT PERMIT NO. SD12-0002, PLANNED UNIT DEVELOPMENT NO. PD12-0001, MAJOR VESTING TENTATIVE MAP NO. TM12-0001 AND ENVIRONMENTAL ASSESSMENT NO. EA13-0003: A request to change the General Plan Land Use Exhibit and Zoning District Map from Industrial Park to Residential for an 84-unit residential subdivision and various on-site and off-site construction activities. Another component is to change the General Plan Land Use Exhibit and Zoning District Map from Industrial Park to General Commercial for approximately eight acres. The project includes an Environmental Impact Report. Applicant: Trumark Homes. Staff Contact: Cindy Hom (408) 586-3284. PJ 2830.

GENERAL PLAN AND ZONING TEXT AMENDMENT NO. GP13-0004, & ZA13-0005: A request for a General Plan and Zoning text amendment to the Town Center land use and zoning district development standards to adjust the allowable residential density range from 0-40 housing units per gross acre to 21-40 housing units per gross acre. Location: Town Center Land Use Designation and Zoning District. Applicant: City of Milpitas. Staff Contact: Scott Ruhland (408) 586-3274.

ZONING TEXT AMENDMENT NO. ZA13-0004: A request to amend the City's Zoning Code to add provisions regarding "emergency shelters", "single room occupancies", "supportive housing", "transitional housing", and reasonable accommodations to be consistent with California Law. Definitional entries, and operational and development standards are proposed. Other ancillary amendments as necessary to implement the changes are proposed. A Mitigated Negative Declaration is proposed for the project. Applicant: City of Milpitas. Staff Contact: Felix Reliford (408) 586-3071.

CONDITIONAL USE PERMIT NO. UP13-0018: A request to operate a shipping and receiving, testing, and kitting/assembly processing business within an existing tenant space at 1677 S Main Street. (APN: 86-21-073) zoned General Commercial with Site and Architectural Review Overlay (C2-S) and is located within the Midtown Specific Plan. Applicant: Ayala material Services. Staff Contact: Tiffany Brown (408) 586-3283. PJ 1006

DEVELOPMENT AGREEMENT NO. DA13-0001: A request for a Disposition and Development Agreement between the Milpitas Housing Authority and South Main Street Senior Lifestyle LLC, involving the purchase of 5.94 acres and the development up to 389 housing units (Senior Congregate Care and Independent Living), located at 1504-1620 South Main Street (APNs 86-22-027, -028, -033, -041, and -042) zoned Multi-family Residential, Very High Density with Site and Architectural Overlay (R4-S). Applicant: Joseph Callahan. Staff Contact (408) 586-3071. PJ 2593

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, or sent by fax to (408) 586-3305, or sent by e-mail to: knguyen@ci.milpitas.ca.gov.

