

**CITY OF MILPITAS PLANNING COMMISSION
FINAL AGENDA FOR MARCH 14, 2007
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** February 28, 2007
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

IX. PUBLIC HEARING

- 1. USE PERMIT NO. UP2006-22 AND "S" ZONE APPLICATION NO. SZ2007-1:** A request for a 101-unit affordable apartment project in three, four-story buildings located on 2.69 acres at 1666 South Main Street (APN: 086-22-023), zoned Multi-Family High Density Residential (R4-S). The Use Permit application requests a reduction in the number of required parking spaces for residents and guests, crediting on-street parking spaces as guest parking, modifications to required building setbacks from public streets and reduction in private open space. Applicant: Global Premier Development, Inc. Staff Contact: Cindy Maxwell, (408) 586-3287. (PJ# 3199) (*Recommendation: Approve with Conditions*)
- 2. USE PERMIT AMENDMENT NO. UA2007-3:** A request to add 46 seats to an existing 52 seat restaurant located at 1741 N. Milpitas Blvd. (APN: 022-20-049), zoned Neighborhood Commercial (C1-S). Applicant: Khanhly Luong. Staff Contact: Cindy Maxwell, (408) 586-3287. (PJ#2481) (*Recommendation: Continue to March 28, 2007*)

3. **USE PERMIT NO. UP2007-2 AND "S" ZONE AMENDMENT NO. SA2007-3:** A request for the installation of a T-Mobile wireless telecommunication facility with 8 panel antennas, equipment cabinets and screening on the roof of the Embassy Suites Hotel located at 901 East Calaveras Boulevard (APN: 028-26-001), zoned Town Center with "S" Zone overlay (TC-S). Applicant: Sandra Steele, Omnipointe for T-Mobile. Staff Contact: Momo Ishijima, (408) 586-3274. (PJ# 2477) *(Recommendation: Approve with Conditions)*

X. PRESENTATIONS

4. **SOUTH MAIN STREET PLAN LINE STUDY:** A presentation on the South Main Street Plan Line Study located between Great Mall Parkway and Montague Expressway. The Plan Line Study helps facilitate consistency and conformance with the Milpitas Midtown Specific Plan in construction of improvements by developers within the public right-of-way. Applicant: City of Milpitas. Staff Contact: Jaime Rodriguez, (408) 586-3335. *(Recommendation: No Action Necessary)*
5. **UPDATE ON SOURCE OF POTENTIAL FLOODING IN MILPITAS AND THE REGIONAL FLOOD PROTECTION PROJECTS THAT ARE BEING PLANNED FOR BERRYESSA CREEK IN THE CITY OF MILPITAS AND UPPER PENITENCIA CREEK IN SAN JOSE:** A presentation about the source of potential flooding in Milpitas and construction of regional flood protection projects by Santa Clara Valley Water District and Army Corp of Engineers relating to Berryessa and Upper Penitencia Creek projects. Applicant: City of Milpitas. Staff Contact: Mehdi Khaila, (408) 586-3328. *(Recommendation: Receive presentation and provide comments to Santa Clara Valley Water District on Berryessa and Upper Penitencia flood protection projects.)*

XI. ADJOURNMENT

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within twelve (12) calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

THE NEXT PLANNING COMMISSION MEETING IS March 28, 2007

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Larry Ciardella-regular member, Sudhir Mandal-regular member, Gurdev Sandhu-alternate member) of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas Committee Conference Room First Floor, 455 E. Calaveras Boulevard.

- a. **"S" ZONE APPROVAL AMENDMENT NO. SA2007-1:** A request to install a prefabricated security booth and 6' security fencing around the rear half of the lot located at 675 Sycamore Drive (APN: 086-03-075) zoned Industrial Park, (MP). Applicant Wayne Renshaw. Staff Contact: Cindy Hom, (408) 586-3284. (*Recommendation: Approval with Conditions*)
- b. **"S" ZONE APPROVAL AMENDMENT NO. SA2007-10:** A request to relocate a previously approved directory sign located at the east side of the entry way between the Staples pad building and the Safeway pad building to the west side located 595 E. Calaveras Boulevard, zoned Town Center (TC). Applicant Bob Vargas. Staff Contact: Cindy Hom, (408) 586-3284. (*Recommendation: Approve*)

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review. **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT SUBCOMMITTEE**

at the City Attorney's office at the Milpitas City Hall, 455 E. Calaveras Blvd, Milpitas, CA 95035.

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A free copy of the Open Government Ordinance is available from the City Clerk's Office or by visiting the City's website www.ci.milpitas.ca.gov Select Open Government Ordinance under News Features