

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Old Business

Report Prepared by: Cindy Maxwell

Public Hearing: Yes: _____ No: X

Notices Mailed On: N/A

Published On: N/A

Posted On: N/A

TITLE: **S ZONE APPROVAL NO. SZ2005-10: USE PERMIT NO. UP2006-19**

Proposal: Compliance with special condition no. 20, floor plan review

Location: 1880 N. Milpitas Blvd. – northeast corner N. Milpitas Blvd. and Dixon Landing Rd.

APN: 026-25-024

RECOMMENDATION: Approval.

Applicant: Mena Architects

Property Owner: Dr. Marlene Mao

Previous Action(s): Site approval and use permit for three-story building; zone change and general plan amendment

General Plan Designation: Mixed Use

Present Zoning: MXD-S

Existing Land Use: Vacant (formerly one-story multi-tenant commercial building)

Agenda Sent To: Dr. Marlene Mao, 47904 Avalon Heights Terrace, Fremont, 94539
David Mena, Mena Architects, 600 Montgomery St., 4th Floor, S-D, San Francisco, 94111

Attachments: Plans

BACKGROUND

On November 8, 2006, the Planning Commission approved a mixed-use 13,040 square foot three-story building at the northeast corner of Dixon Landing Road and N. Milpitas Blvd. (1880 N. Milpitas Blvd.) The project will provide 2,835 square feet of commercial on the first floor, a 4,650 square foot dental office on the second floor and three one-bedroom residences on the top floor.

The Planning Commission’s original approval of the project included a use permit to allow a parking reduction from the required 35 spaces to 31. The parking analysis projected there would be a demand for 29 parking spaces during the project’s peak period between 10 a.m. and noon.

During deliberations, the Commission discussed the relationship between the size of the dental office and the on-site parking needs. The Commission added a condition that required the applicant to return at a future date with more detailed information on the dental office floor plan:

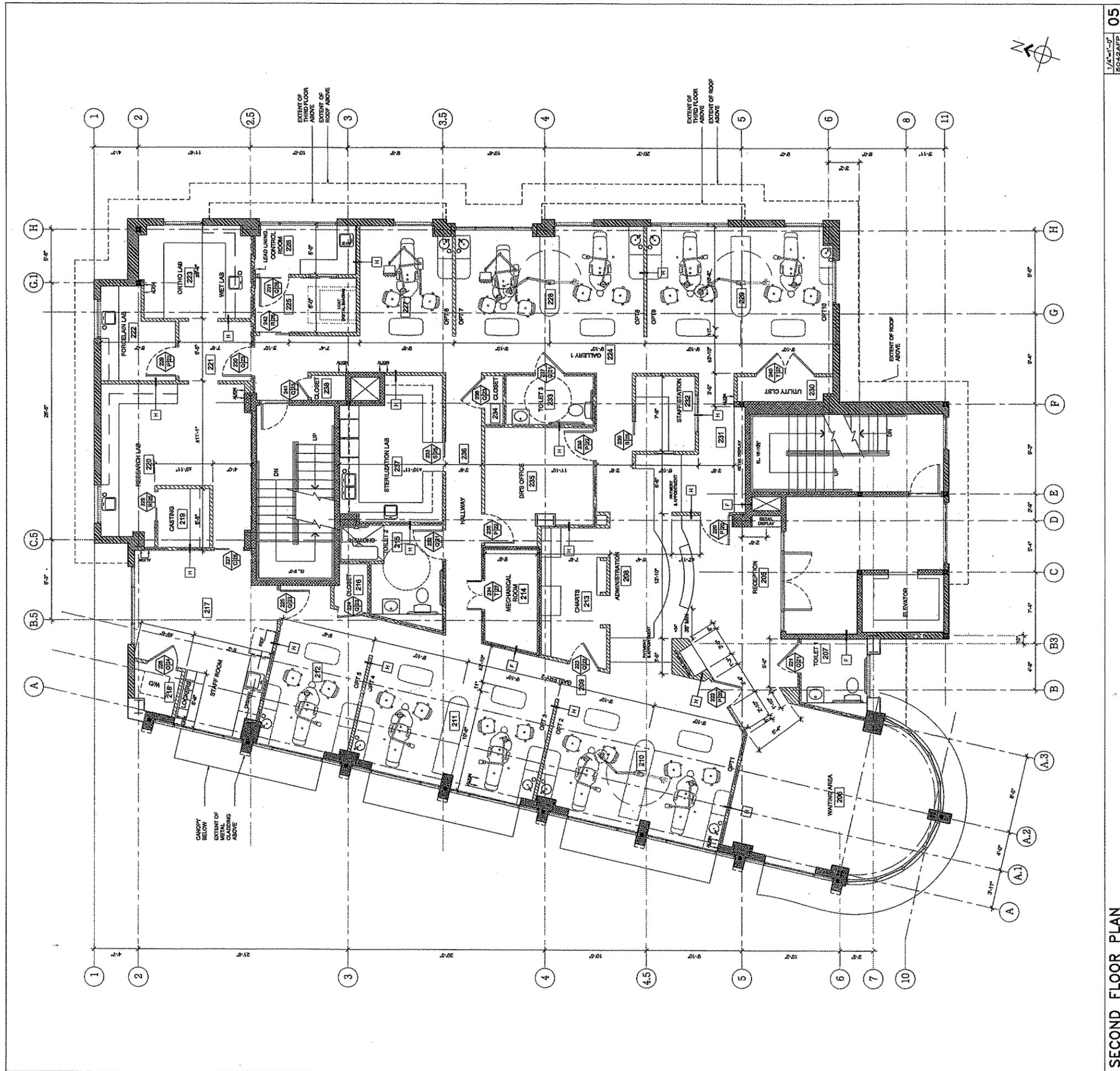
20. *Prior to approval of building permits, the applicant shall submit plans for the dental office and dental lab for review by Planning Commission to ensure that the dental office and dental lab do not overly impact parking on the site.*

The proposed dental office floor plans provide for a waiting room, ten dental chairs, one doctor's office, three labs and various administrative spaces. The Zoning Ordinance requirement of 21 spaces for the dental office is based on one parking spaces for every 225 square feet of floor area.

Attachments to the agenda packet include an excerpt of the parking analysis in the original staff report and the planning commission minutes for November 8, 2006.

RECOMMENDATION

Approval as submitted.



SECOND FLOOR PLAN

1/4"=1'-0"
S042AFP 05

AAA DENTAL CARE
1880 N. MILPITAS BLVD.
SUITE 200
MILPITAS, CA 95035
11-30-2007

RECEIVED
 NOV 30 2007
 CITY OF MILPITAS
 PLANNING DIVISION