

**CITY OF MILPITAS PLANNING COMMISSION
FINAL AGENDA FOR JANUARY 9, 2008
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:** December 12, 2007
- V. ANNOUNCEMENTS:** Award certificate to Felix Reliford, Principal Planner
- 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. CONDITIONAL USE PERMIT NO. UP2007-34:** A request to locate a 1,300 square foot nursing school located at 238 South Hillview Drive (APN: 086-38-021), zoned Heavy Industrial (M2). Applicant: Michael Wells. Staff Contact: Judie Gilli, (408) 586-3280. (PJ# 2507) *(Recommendation: Approval Subject to Findings and Conditions of Approval)*
- 2. CONDITIONAL USE PERMIT AMENDMENT NO. UA2007-25, "S" ZONE AMENDMENT NO. SA2007-56, CENTRIA PROJECT SIGN PROGRAM:** A request to amend a previously approved Conditional Use Permit and "S" Zone review for the Centria Sign Program located at 1101 South Main Street (APN: 086-12-0222) zoned Multifamily Very High Density (R4-TOD). Applicant: Julie Nebozuk, D.R Horton. Staff Contact: Bridgette Carroll, (408) 586-3275. (PJ#2501) *(Recommendation: Approval Subject to Findings and Conditions of Approval)*

- * 3. **TIME EXTENSION NO. TE2007-23:** A request for a one time 18-month extension for a previously approved S-Zone Permit (SZ2005-12) for a new single family hillside residence located at 1000 Piedmont Road (APN: 088-44-099), zoned Single Family Residential - Hillside (R1-H). Applicant: John Ha. Staff Contact: Cindy Hom, (408) 586-3284 (PJ# 3197). (*Recommendation: Approval Subject to Findings and Conditions of Approval*)

- * 4. **“S” ZONE APPLICATION NO. SZ2007-18, USE PERMIT NO. UP2007-0002 AND VESTING TENTATIVE MAP NO. MI2007-0001:** A request for a 397-unit apartment project in three buildings located on 5.9 acres at 1504 -1620 South Main Street (APN: 086-22-027, 028, 033, 034, 041, and 042), zoned Multi-Family Very High Density Residential with Transit Oriented Development overlay (R4-TOD-S). The project would provide studio, one and two-bedroom apartments in four-story buildings. The Use Permit application requests (1) to exceed the height limits of five stories with the 6.5 story garage in Building One, (2) reduce front and street side building setbacks and (3) reduce required parking by 19 spaces. The Vesting Tentative Map is for condominium purposes and provides public streets and three privately owned parcels. The tentative map would vest the applicant with the ability to convert the apartment project to condominiums at an undetermined date in the future. Applicant: Trammell Crow Residential. Staff Contact: Cindy Maxwell, (408) 586-3287. (PJ # 3189). (*Recommendation: Open the public hearing and continue to the January 23, 2008 meeting*)

X. NEW BUSINESS

- 5. **CITYWIDE PARKING TASK FORCE:** A request to appoint a Planning Commissioner to serve on the Citywide Parking Task Force to review and update the City’s parking section of the Zoning Ordinance. Staff Contact: Joe Oliva, (408) 586-3290. (*Recommendation: Appoint a member from the Planning Commission as a representative to the Parking Task Force*)

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.

XI. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS January 23, 2008 - *Reminder, the meeting will start at 5:30 p.m. because of American Institute of Architects (AIA) presentation.

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 Cliff Williams-regular member, Noella Tabladillo-regular member, Gunawan Ali-Santosa-alternate member) of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. **This project review will be held at 6:30 P.M. in the City of Milpitas Committee Conference Room, First Floor, 455 E. Calaveras Boulevard.**

- a. **'S' ZONE AMENDMENT NO. SA08-0001:** Compliance with special condition no. 9 requiring Subcommittee review and approval of site lighting plans for 'S' Zone Approval No. SZ2004.100 to demolish four existing buildings and construct two new buildings totaling 46,350 square feet for Christ Community Church at 1000 South Park Victoria Drive (APN: 088-37-076), zoned Multi-Family Residential (R3-S). Staff contact: Cindy Maxwell, (408) 586-3287. (PJ# 3181) *(Recommendation: Approval as submitted)*
- b. **ADMINISTRATIVE PERMIT NO. AD07-0003:** A request to have four outdoor events that are scheduled for 1/18/08, 4/18/08, 7/25/08 and 10/17/08 between the hours of 3:00 p.m. to 6:00 p.m. in the Linear Technology Building parking lot located at 790 Sycamore Drive (APN: 086-03-022), zoned Industrial Park (MP). Applicant: Linear Technology. Staff Contact: Cindy Hom, (408) 586-3284. *(Recommendation: Approval Subject to Findings and Conditions of Approval)*
- c. **'S' ZONE AMENDMENT NO. SA07-0004:** A request to construct an 800 square foot concrete masonry storage enclosure and to install new landscaping at the northwest corner of the Walmart parking lot area located at 301 Ranch Drive (APN: 022-29-016), zoned General Commercial (C2). Applicant: Robert Karn. Staff Contact: Cindy Hom, (408) 586-3284. *(Recommendation: Approval Subject to Findings and Conditions of Approval)*
- d. **'S' ZONE AMENDMENT NO. SA2007-57:** A request for modifications to an existing concrete patio located at 1623 Buckeye Drive (APN: 086-03-061), zoned Industrial Park (MP). Applicant Orchard Partners. Staff Contact: Cindy Hom, (408) 586-3284. *(Recommendation: Approval Subject to Findings and Conditions of Approval)*

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.
E-mail: mogaz@ci.milpitas.ca.gov
Fax: (408) 586-3030
Phone : (408) 586-3000

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