

**CITY OF MILPITAS PLANNING COMMISSION  
FINAL AGENDA FOR MAY 28, 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**

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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.

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- IV. APPROVAL OF MINUTES:** May 14, 2008
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk \*)**

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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. Any person desiring to speak on any item on the consent calendar should ask to have that item removed from the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

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**IX. PUBLIC HEARING**

- \*1. SITE DEVELOPMENT PERMIT NO. SZ08-0005:** A request for a master sign program for the Park Victoria Shopping Center located at 47 S. Park Victoria Drive (APN: 088-04-048), zoned Neighborhood Commercial (C1). Applicant: Peter Ko, Ko Architects, Inc. Staff Contact: Cindy Hom (408) 586-3284. *(Recommendation: Close the Public Hearing and adopt Resolution No. 08-016 approving the project subject to Conditions of Approval.)*
- \*2. SITE AND ARCHITECTURAL REVIEW NO. SZ07-0014:** A request to allow modifications to a previously approved and partially constructed office complex. The changes include the addition of 32,297 square feet for a total of 238,392 square feet, proposing three separate buildings rather than one building, modifications to landscaping plans and parking arrangements, located at 751 McCarthy Ranch Boulevard (APN: 086-02-038), zoned Industrial Park (MP). Applicant: Hoover Associates. Staff Contact: Sheldon S. Ah Sing (408) 586-3278. PJ # 3219. *(Recommendation: Close the Public Hearing and adopt Resolution No. 08-017 approving the project subject to Conditions of Approval.)*
- 3. TRANSIT AREA SPECIFIC PLAN:** A long range plan for the redevelopment of approximately 437-acres located in the southern portion of the City generally between Lower Penitencia Creek and South Milpitas Boulevard centered around the light rail stations and future Montague BART station. The plan provides for 7,100 housing units, 35 acres of open space, 993,800 square feet of office space, and 287,000 square feet of retail space. Staff Contact: James Lindsay (408) 586-3273. *(Recommendation:*

*Close the Public Hearing and adopt Resolution No. 08-018 recommending the City Council approve the Transit Area project.)*

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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.

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## **XII. ADJOURNMENT**

***THE NEXT PLANNING COMMISSION MEETING IS June 11, 2008***

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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.

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### **MILPITAS PLANNING COMMISSION SUBCOMMITTEE**

The Planning Commission Subcommittee consists of two members (currently Cliff Williams-regular member, Gunawan Ali-Santosa-regular member, Sudhir Mandal-alternate member) of the Planning Commission, who have approval authority for Minor Site Development Permits and other minor 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.** There being no items for consideration, the Planning Commission Subcommittee meeting is canceled.

### **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](mailto:mogaz@ci.milpitas.ca.gov)

Fax: (408) 586-3030

Phone : (408) 586-3040

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](http://www.ci.milpitas.ca.gov) Select Open Government Ordinance under News Features