



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: January 28, 2009

APPLICATION:	Major Tentative Map No. MT08-0002, Conditional Use Permit No. UP08-0046, and Environmental Impact Assessment No. EA08-005: McCandless Mixed Use Project
APPLICATION SUMMARY:	A request to develop a 23 acre site with three mixed use buildings and five residential buildings, including improvements to the existing adjacent roads, the construction of a new local street, and the dedication of an urban plaza and public trail along Penetencia Creek. The project contemplates 1,573 dwelling units, which include a transit oriented density bonus (25%) increase of the maximum density allowed for the site and 75,838 square feet of retail/commercial space. The project includes a Development Agreement and Owners Participation Agreement. This project does not include any architectural review.
LOCATION:	1315 McCandless Dr. (APNs: 086-33-092 through -095, 086-33-098 through -099 and 086-33-101)
APPLICANT:	Integral Communities McCandless, LLC, Glenn Brown, 160 Newport Center Drive, Suite 240, Newport Beach, CA 92625
OWNER:	Berg & Berg, LP, 10050 Bandlely Dr., Cupertino, CA 95014
RECOMMENDATION:	Staff recommends that the Planning Commission: 1. Open the public hearing and continue the public hearing to the February 11, 2009 Planning Commission meeting.
PROJECT DATA:	
General Plan/ Zoning Designation:	Retail High Density Mixed Use (MXD2) and Multi-Family High Density (R3)/Retail High Density Mixed Use (MXD2) and High Density Transit Oriented Residential (R3)
Overlay District: Specific Plan:	Site and Architectural (-S) and Transit Oriented Development (-TOD) Transit Area Specific Plan (TASP)
Site Area:	23.04 acres

CEQA Determination: In accordance with Section 15070(b), a Mitigated Negative Declaration was prepared and circulated between November 21, 2008 and December 10, 2008.

PLANNER: Sheldon S. Ah Sing, Senior Planner

PJ: 3222

ATTACHMENTS: None

BACKGROUND

Staff and the applicant request to continue the item to allow for more time to prepare the Development Agreement and Owners Participation Agreement.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission open the public hearing and continue the public hearing to the February 11, 2009 Planning Commission hearing.