



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: February 25, 2009

APPLICATION: **SITE DEVELOPMENT PERMIT NO. SD08-0006, CONDITIONAL USE PERMIT NO. UP08-0028, and ENVIRONMENTAL ASSESSMENT NO. EA09-0003, LANDESS RETAIL CENTER PROJECT**

APPLICATION SUMMARY:

A request to redevelop an existing 93,704 square foot commercial building into a mixed commercial retail center. The project proposal entails site and building modifications that includes a 26,669 square two-story addition, exterior upgrade of the building façade, a new 30-foot pylon sign, and installation of associated site improvements. The project also requires a Conditional Use Permit for the proposed 32,975 square foot food market and for various restaurant/food service establishments.

LOCATION: 1535 Landess Avenue (APN 88-35-017)
APPLICANT: Dinna Bayangos, Ayafafil Management LLC, 255 Shoreline Drive, Suite 428, Mountain View, CA 954065
OWNER: Same as above.

RECOMMENDATION: **Staff recommends that the Planning Commission:**
1. Open the public hearing; and
2. Continue the public hearing to the March 11, 2009 Planning Commission meeting.

PROJECT DATA:
 General Plan/
 Zoning Designation: General Commercial (GNC)/General Commercial
 Overlay District: Site and Architectural Overlay (C2-S)
 Specific Plan: N/A
 Site Area: 7.89 Acres
 Building Square Footage; 107,373

CEQA Determination: A Negative Declaration and Initial Study was prepared and circulated for this project.

PLANNER: Cindy Hom, Assistant Planner

PJ: 2545

ATTACHMENTS: A. Letter request for continuance.

BACKGROUND

The applicant is requesting a continuance to the March 11, 2009 Planning Commission to evaluate development impact fees and consider the terms and conditions of a Fee Agreement with the City.

Cindy Hom

From: dbayangos@ayala-namerica.com
Sent: Wednesday, February 18, 2009 9:20 AM
To: Cindy Hom
Cc: bob.goldberg@comcast.net
Subject: Planning commission hearing

Cindy,

We would like to request for continuance of the Planning commission hearing of our project to give us ample time to review the City's fee schedule proposal.

Thank you,
Dinna