



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: August 12, 2009

APPLICATION: **SITE DEVELOPMENT PERMIT AMENDMENT NO. SA09-0010**

**APPLICATION
SUMMARY:**

A request to allow for the enclosing of an existing balcony on a hillside home.

LOCATION:

461 Vista Ridge Drive / (APN: 042-30-0007)

APPLICANT:

Javier R Mercado, 461 Vista Ridge Drive, Milpitas, CA 95035

OWNER:

Javier R Mercado, 461 Vista Ridge Drive, Milpitas, CA 95035

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1. Open the public hearing and continue to the August 26, 2009 Planning Commission Meeting.**

PROJECT DATA:

General Plan/

Zoning Designation:

Hillside Very Low Density / Single Family Residential (R1)

Special Overlays:

Hillside Combining District and Site and Architectural Overlay District (H-S).

CEQA Determination:

Categorically exempt from further environmental review pursuant to Section 15303 of the California Environmental Quality Act (CEQA) guidelines.

PLANNER:

Tiffany Brown

ATTACHMENTS:

N/A

BACKGROUND

Staff requests that the project be continued to the August 26, 2009 Planning Commission meeting to satisfy the public noticing requirements of the Milpitas Zoning Ordinance.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission open the public hearing and continue the item to the August 26, 2009 Planning Commission meeting.