

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR SEPTEMBER 8, 2010
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. ROLL CALL**
- II. PLEDGE OF ALLEGIANCE**
- 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 fewer than three minutes. As a 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:** August 25, 2010

- V. ANNOUNCEMENTS**

- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**

- VII. APPROVAL OF THE AGENDA**

- VIII. CONSENT CALENDAR**

Consent calendar items are considered to be routine and may be approved in one motion at the discretion of the Chair. For public hearing items, prior to actual Commission consideration, the Chair may open the public hearing and ask if anyone present wishes to discuss any consent calendar items. There will be no discussion of consent calendar items unless a member of the audience or the Commission asks to have the item removed from the consent calendar. **Persons who want to speak on any item on the consent calendar should come forward now and ask to have that item removed from the consent calendar.** Any items removed will be discussed in the order arranged by the Chair.

VIII-1 CONDITIONAL USE PERMIT NO. UP09-0040 AND MINOR SITE DEVELOPMENT NO. MS09-0011: A request to construct two new 24' tall antennae with enclosure located at 461 S. Milpitas Blvd. (APN: 086-42-016) Globalstar Inc., 461 S. Milpitas Blvd., Milpitas, CA 95118. Applicant: Globalstar Inc. Staff Contact: Cindy Hom (408) 586-3284. *(Recommendation: Close the public hearing and table the item.)*

- IX. PUBLIC HEARING**

- IX-1 SITE DEVELOPMENT PERMIT NO. SD10-0005, CONDITIONAL USE PERMIT NO. UP10-0016, AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA10-0003:** A request to construct a 21,300 square foot addition to the existing 97,274 square foot manufacturing and warehousing building to allow for an expansion to the photo ball room, a new lunch room, several services chase rooms, an office, and utilities rooms. The proposal includes façade modifications to match the existing building and the elimination of 55 parking stalls. The applicant is also requesting to allow the proposed building addition and existing building Floor Area Ratio (FAR) to exceed the 0.40 FAR zoning development standard. The project site is located at 497 S. Hillview Dr. (APN: 086-38-028) zoned Heavy Industrial with Site and Architectural Overlay District (M2-S) Applicant: Headway Technologies. Staff Contact: Tiffany Brown (408) 586-3283. PJ # 2659. *(Recommendation: Adopt Resolution No. 10-038 approving the project subject to conditions of approval.)*
- IX-2 VARIANCE NO. VA10-0001:** A request for a variance to allow four (4) new monument signs (one for each building) located at 637-1177 Gibraltar Drive. (APN: 086-42-035) zoned Heavy Industrial (M2). Applicant: Flextronics. Staff Contact: Tiffany Brown (408) 586-3283. *(Recommendation: Adopt Resolution No. 10-039 approving the project subject to conditions of approval.)*
- IX-3 MAJOR TENTATIVE MAP NO. MT09-0002, SITE DEVELOPMENT PERMIT NO. SZ08-0006, CONDITIONAL USE PERMIT NO. UP10-0012, MILPITAS STATIONBUILDER DEVELOPMENT MAP:** A request to develop 12.1 acres with 303 dwelling units in four product types. The proposal requests to deviate from certain development standards within the Transit Area Specific Plan. Architectural plans are included for consideration. The project is located at 1401 S. Milpitas Blvd. (APNs: 086-32-032 through -040). The site is zoned Very High Density Residential and High Density Residential with Site and Architectural Overlay (R4-S & R3-S) and is within the Transit Area Specific Plan. Applicant: Patrick Brown. Staff Contact: Sheldon S. Ah Sing (408) 586-3278. PJ # 3216. *(Recommendation: Adopt Resolution No. 10-036 recommending approval of the project to the City Council, subject to conditions of approval.)*

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.

X. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS September 22, 2010

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 Larry Ciardella - regular member, Sudhir Mandal - regular member, Gurdev Sandhu - 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. MINOR SITE DEVELOPMENT PERMIT NO. MS10-0018:** A request for a one-day event by Avnet located at 1820 McCarthy Blvd. (APN: 086-03-084) zoned Highway Services with Site and Architectural Overlay District (HS-S). Applicant: Avnet. Staff Contact: Tiffany Brown (408) 586-3283. PJ # 2661. *(Recommendation: Approve Minor Site Development Permit No. MS10-0018 subject to 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.

Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of the ordinance, contact the City Attorney's office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, CA 95035

E-mail: mogaz@ci.milpitas.ca.gov

Phone (408) 586-3040

Fax (408) 586-3030

The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website www.ci.milpitas.ca.gov by selecting the Milpitas Municipal Code link.