

**CITY OF MILPITAS PLANNING COMMISSION  
AGENDA FOR AUGUST 24, 2011  
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 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.

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- IV. APPROVAL OF MINUTES:** August 10, 2011
- 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. UP11-0022:** A request to operate a 1,148 square foot tutoring center located at 82 N. Main Street (APN: 028-24-024) zoned Mixed Use with Site and Architectural Overlay (MXD-S). Applicant: Sumitinder Pal. Staff Contact: Cindy Hom (408) 586-3284. PJ # 2741. *(Recommendation: Adopt Resolution No. 11-038 approving the project subject to conditions of approval.)*

**VIII-2 CONDITIONAL USE PERMIT NO. UP11-0028:** A request to allow a 1,200 square foot traffic violator school (vocational and trade school) classroom within an existing commercial center located at 81 South Main (APN: 022-24-020) zoned Mixed Use with Site and Architectural Overlay (MXD-S). Applicant: Stephen Tsui. Staff Contact: Tiffany Brown (408) 586-3283. PJ # 2755. *(Recommendation: Adopt Resolution No. 11-041 approving the project subject to conditions of approval.)*

**IX. PUBLIC HEARING**

**IX-1 CONDITIONAL USE PERMIT AMENDMENT NO. UA11-0004:** A request to operate an 856 square foot preschool facility at the India Community Center located at 525 Los Coches Street (APN: 086-28-052) zoned Town Center with Site and Architectural Overlay (TC-S). Applicant: Tanuja Bahal. Staff Contact: Cindy Hom (408) 586-3284. PJ # 2719. *(Recommendation: Adopt Resolution No. 11-039 approving the project subject to conditions of approval.)*

**IX-2 CONDITIONAL USE PERMIT NO. UP11-0026:** A request to construct an 80 foot tall wireless telecommunication facility camouflaged as a pine tree with ancillary ground mounted equipment that would provide co-location for up to four service carriers located at 777 So. Main Street (APN: 086-11-008) zoned Mixed Use with Site and Architectural Overlay (MXD-S). Applicant: Scott Von Rein. Staff Contact: Cindy Hom (408) 586-3284. PJ # 2753. *(Recommendation: Adopt Resolution No. 11-040 approving the project subject to conditions of approval.)*

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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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## **X. ADJOURNMENT**

***THE NEXT PLANNING COMMISSION MEETING IS September 14, 2011***

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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 Zeya Mohsin - regular member, Noella Tabladillo - regular member, Mark Tiernan - 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 5:30 P.M. in the City of Milpitas Committee Conference Room, First Floor, 455 E. Calaveras Boulevard.**

- a. MINOR SITE DEVELOPMENT PERMIT NO. MS11-0031, ST. JOHN THE BAPTIST AUTUMN FESTIVAL:** A request for a three day outdoor event located at the St. John the Baptist Catholic Parish located at 279 So. Main Street (APN: 086-08-037) zoned Mixed Use with Site and Architectural Overlay (MXD-S). Staff Contact: Janice Spuller (408) 586-3291. *(Recommendation: Approve Minor Site Development Permit No. MS11-0031 subject to conditions of approval.)*
- b. MINOR SITE DEVELOPMENT PERMIT NO. MS11-0030:** Last Summer Hoorah @ Season's Market Place. A request to allow a one day outdoor event at the Season's Market Place located at 1535 Landess Avenue (APN: 088-35-017) zoned General Commercial with Site and Architectural Overlay (C2-S). Applicant: Gabrielle Ramos. Staff Contact: Cindy Hom (408) 586-3284. *(Recommendation: Approve Minor Site Development Permit No. MS11-0030 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](mailto: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](http://www.ci.milpitas.ca.gov) by selecting the Milpitas Municipal Code link.*