



# MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: November 9, 2011

**APPLICATION:** **SITE DEVELOPMENT PERMIT NO. SD11-0001 AND  
CONDITIONAL USE PERMIT NO. UP11-0037, DISTRICT 1  
MIXED USE PROJECT**

**APPLICATION SUMMARY:** A request to review the site and architecture of four buildings and operations in anticipation of a future grocery store for a mixed use project.

**LOCATION:** 1315 – 1475 McCandless Dr. (APNs: 086-33-092, -093, and -101)  
**APPLICANT:** Integral Communities McCandless, LLC, Glenn Brown, 190 N. Wiget Lane, Suite 101 Walnut Creek, CA 94598

**OWNER:** Milpitas Project Owner LP, 333 S Grand Ave. Flr 28<sup>TH</sup>, Los Angeles, CA 90071

**RECOMMENDATION:** **Staff recommends that the Planning Commission:  
Table the item. The item will be renoticed in the future.**

**PROJECT DATA:**  
General Plan/  
**Zoning Designation:** Retail High Density Mixed Use (MXD2)/Retail High Density Mixed Use (MXD2)

**Overlay District:** Site and Architectural (-S) and Transit Oriented Development (-TOD)  
**Specific Plan:** Transit Area Specific Plan (TASP)

**Site Area:** 13 acres

**PLANNER:** Sheldon S. Ah Sing, Senior Planner

**PJ:** 3222

**ATTACHMENTS:** None

**BACKGROUND**

Staff requests to table the item so that further discussion with the applicant can lead to certain components of the project to be brought into compliance with the Transit Area Specific Plan and Zoning Ordinance.

**RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission table the item. The item will be renoticed in the future.