



## MILPITAS PLANNING COMMISSION AGENDA REPORT

### NEW BUSINESS

Meeting Date: December 14, 2011

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**APPLICATION:** **PLANNING COMMISSION ACCOMPLISHMENTS FOR 2011**

APPLICATION  
SUMMARY:

A report on the major accomplishments by the Planning Commission for 2011.

**RECOMMENDATION:** **Consider the list of accomplishments and direct staff which ones to post on the Commission's web page.**

PLANNER: Sheldon S. Ah Sing, Senior Planner

ATTACHMENTS: A. 2010 Planning Commission accomplishments

**BACKGROUND**

This annual review of accomplishments was started last year and staff has prepared a list for the Commission's consideration for 2011. Attached are the 2010 accomplishments that have been posted on the Commission's web page over the last year.

**Los Coches Residential Project**

Recommended approval of 83 dwelling unit project at the former CalSkate facility site which the City Council approved. The existing buildings have since been demolished and site improvements are on-going.

**Electronic Freeway Sign near Montague Expressway**

Recommended approval of the replacement of an outdated freeway sign at the gateway to the City, which was approved by the City Council.

**Tour of Commercial Sites**

In September, the Planning Commission toured the Town Center and McCarthy Ranch Marketplace to get an update of these commercial centers.

**Citation Residential Project**

Recommended approval of 732 dwelling unit project at Piper Drive within the Transit Area Specific Plan, which the City Council approved.

**Shea Residential Project**

Recommended approval of 204 dwelling unit project at Main Street within the Midtown Specific Plan, which the City Council approved.

**Harmony Residential Project**

Recommended approval of 276 dwelling unit project at McCandless Drive and a rezone of property for a future park site, which the City Council approved.

**Countour Residential Project**

Recommended approval of 134 dwelling unit project at Trade Zone and Montague, which the City Council approved.

**Streamlining Conditional Use Permit Process**

The Planning Commission and Economic Development Commission established a joint subcommittee to review the Zoning Code and determine opportunities to streamline the process. The subcommittee expects to report their findings and recommendations to their commissions early 2012.

**RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission consider the list of accomplishments and direct staff which ones to post on the Commission's web page.

*Attachments:*

- A. 2010 Planning Commission accomplishments

## **ATTACHMENT A**

### ***2010 PLANNING COMMISSION ACCOMPLISHMENTS***

*Approved by the Planning Commission on 12/08/10*

The Planning Commission was busy during the last year considering various development proposals and zoning amendments. The zoning amendment projects have helped increase efficiency in delivering service to the public, provide consistency and provide guidance for development in keeping with current trends in the region.

#### **Streamlined Planning Review**

Recommended approval of Zoning Ordinance changes regarding the review process for Planning applications which the City Council adopted. Restaurants, video rental and other uses are now reviewed administratively instead of through a lengthy conditional use permit process.

#### **Sign Ordinance Amendments**

Recommended approval of changes to the Sign Ordinance, which included a streamlined process to review sign proposals, a reformatted section within the zoning ordinance and the introduction of off-site electronic displays. The City Council adopted these recommendations.

#### **McCandless Mixed Use Project**

Recommended approval of a 1,300 dwelling unit and 75,000 square foot mixed use project over 23 acres within the Transit Area Specific Plan which the City Council approved. The project also included an Owners Participation Agreement to ensure that a grocery store would be developed and account for affordable housing.

#### **Milpitas Station Residential Project**

Recommended approval a new 303 unit residential project consisting of a mixture of town homes and small lot single family units which the City Council approved.

#### **Tour of Transit Area Opportunity Sites**

The Commission toured several future development sites within the Transit Area to gain a perspective of how redevelopment of the area is progressing.

#### **Town Center Rezoning**

Recommended approval for rezoning over 50 acres along East Calaveras Boulevard and Los Coches Street to Town Center to facilitate future redevelopment and better utilization of existing properties which was approved by the City Council.