

**CITY OF MILPITAS PLANNING COMMISSION  
AGENDA FOR FEBRUARY 22, 2012  
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:** February 8, 2012
- 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. UP12-0001:** A request to operate a 972 square foot Ju Jitsu martial arts studio located at 1535 Landess Avenue Suite #104 (APN: 088-35-017) zoned General Commercial with Site and Architectural Overlay (C2-S). Applicant: Michael Javier. Staff Contact: Cindy Hom (408) 586-3284. PJ # 2796 (*Recommendation: Adopt Resolution No. 12-009 approving the project subject to conditions of approval.*)

**VIII-2 CONDITIONAL USE PERMIT NO. UP11-0041 and SITE DEVELOPMENT PERMIT AMENDMENT NO. SA11-0007:** A request to operate a 6,413 square foot child care center and installation of associated site improvements located at 630 South Main Street (APN: 086-25-027) zoned Mixed Use with Site and Architectural Overlay (MXD-S). Applicant: Colleen Noll. Staff Contact: Cindy Hom (408) 586-3284. PJ # 2790 (*Recommendation: Adopt Resolution No. 12-010 approving the project subject to conditions of approval.*)

**VIII-3 ZONING TEXT AMENDMENT NO. ZA12-0001:** Conditional Use Permit Process Streamlining. A request to amend Title XI, Chapter 10 of the City of Milpitas Municipal Code for the purposes of streamlining the Conditional Use Permit process. Staff Contact: Sheldon S. Ah Sing (408) 586-3278. (*Recommendation: Continue the item to the March 14, 2012 Planning Commission meeting.*)

- IX. PUBLIC HEARING**

**IX-1 SITE DEVELOPMENT PERMIT NO. SD11-0001, CONDITIONAL USE PERMIT NO. UP11-0037, and TENTATIVE MAP AMENDMENT NO. TM11-0002, MCCANDLESS MIXED USE PROJECT:** A request to review the site plan and architecture of four mixed use buildings (954 residential units and 87,023 square feet) and 27 multi-family buildings (200 residential units) and; the operations in anticipation of a future grocery store for a mixed use project. The project sites are zoned Retail High Density Mixed Use (MXD2) and High Density Multi-family Residential (R3) with Site and Architectural (-S) and Transit Oriented Development (-TOD) Overlays. The project site is located within the Transit Area Specific Plan (APNs: 086-33-092, -093, -094, -095, -098, -099, and -101). Applicant: Integral Communities McCandless, LLC. Staff Contact: Sheldon S. Ah Sing (408) 586-3278. PJ # 3222 and PJ # 2744 (*Recommendation: Adopt Resolution No. 12-007 recommending approval to the City Council.*)

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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 March 14, 2012***

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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 Sudhir Mandal - regular member, Steve Tao - regular member, Larry Ciardella - 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. MS12-0005:** A request to amend the architecture of townhome buildings for the Lyons Murphy Ranch Project (Coyote Creek) located at 601 Murphy Ranch Road (APN: 086-10-042) zoned Multi-family Residential High Density, Very High Density (R4). Applicant: William Lyon Homes, Inc. Staff Contact: Sheldon S. Ah Sing (408) 586-3278. PJ # 2740. (*Recommendation: Approve Minor Site Development Permit No. MS12-0005 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.*