

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR JULY 25, 2012
CITY HALL 1st Floor Committee Conference Room 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- 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:** July 11, 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 SITE DEVELOPMENT PERMIT NO. SA12-0006:** A request to construct a 5,934 square foot hillside home with detached four car garage at 898 Calaveras Ridge Drive (APN: 29-06-038), zoned Single Family Residential with Hillside Combining District and Site and Architectural Review Overlay District (R1-H-S). The project was previously approved; however, the permits have expired. Applicant: Haresh Panchal, 134 Sweetberry Ct. San Jose, CA 95136. Staff Contact: Tiffany Brown, 408-586-3283. PJ: 3187 (*Recommendation: Withdraw the item pursuant to applicant's request*)

- IX. PUBLIC HEARING**

- IX-1 CONDITIONAL USE PERMIT NO. UP12-0014:** A request operate a 3,663 square foot Montessori preschool school and install an outdoor play area at 1140 Jacklin Road (APN 29-09-037) zoned Commercial Office with Site and Architectural Overlay (CO-S). Applicant: Nagamani Yelam. Staff Contact: Cindy Hom, (408) 586-3284. PJ 2832 (*Recommendation: Adopt Resolution No.12-032 approving the project 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 August 8, 2012

The Planning Division will provide a recorded agenda or minutes on standard disc 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, Gurdev Sandhu - regular member, Rajeev Madnawat - 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, 455 E. Calaveras Boulevard.**

PUBLIC HEARING ITEM

- a. **MINOR CONDITIONAL USE PERMIT NO. MC12-0001:** A request to add beer and wine service to an existing restaurant located at 1708 N. Milpitas Boulevard (APN 26-06-003), zoned Neighborhood Commercial with Site and Architectural Overlay (C1-S). Applicant: Peng Gao. Staff Contact: Cindy Hom, (408) 586-3284. PJ 2834. *(Recommendation: Close the public hearing and adopt Resolution 12-033 approving the project 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.