



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: July 25, 2012

APPLICATION:

SITE DEVELOPMENT PERMIT NO. SA12-0006:

APPLICATION
SUMMARY:

A request to construct a 5,934 square foot hillside home with detached four car garage. The project was previously approved; however, the permits expiration date is in December 2012.

LOCATION:

898 Calaveras Ridge Drive (APN: 29-06-038)

APPLICANT:
OWNER:

Haresh Panchal, 134 Sweetberry Court, San Jose, CA 95136
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RECOMMENDATION:

Staff recommends that the Planning Commission: Withdraw the item pursuant to applicant's request.

PROJECT DATA:

General Plan/

Zoning Designation:

Hillside Medium Density (HMD)/Single Family Residential with Hillside Combining District (R1-H)

Overlays:

Planned Unit Development (PUD # 23.5), Site and Architectural Review (-S)

Related Permits:

SA09-0002, TE11-0003, SZ2005-2, TE08-0003

CEQA Determination:

Categorically exempt pursuant to Section 15303 (Class 3 Section (a) of the California Environmental Quality Act (CEQA).

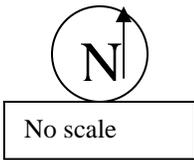
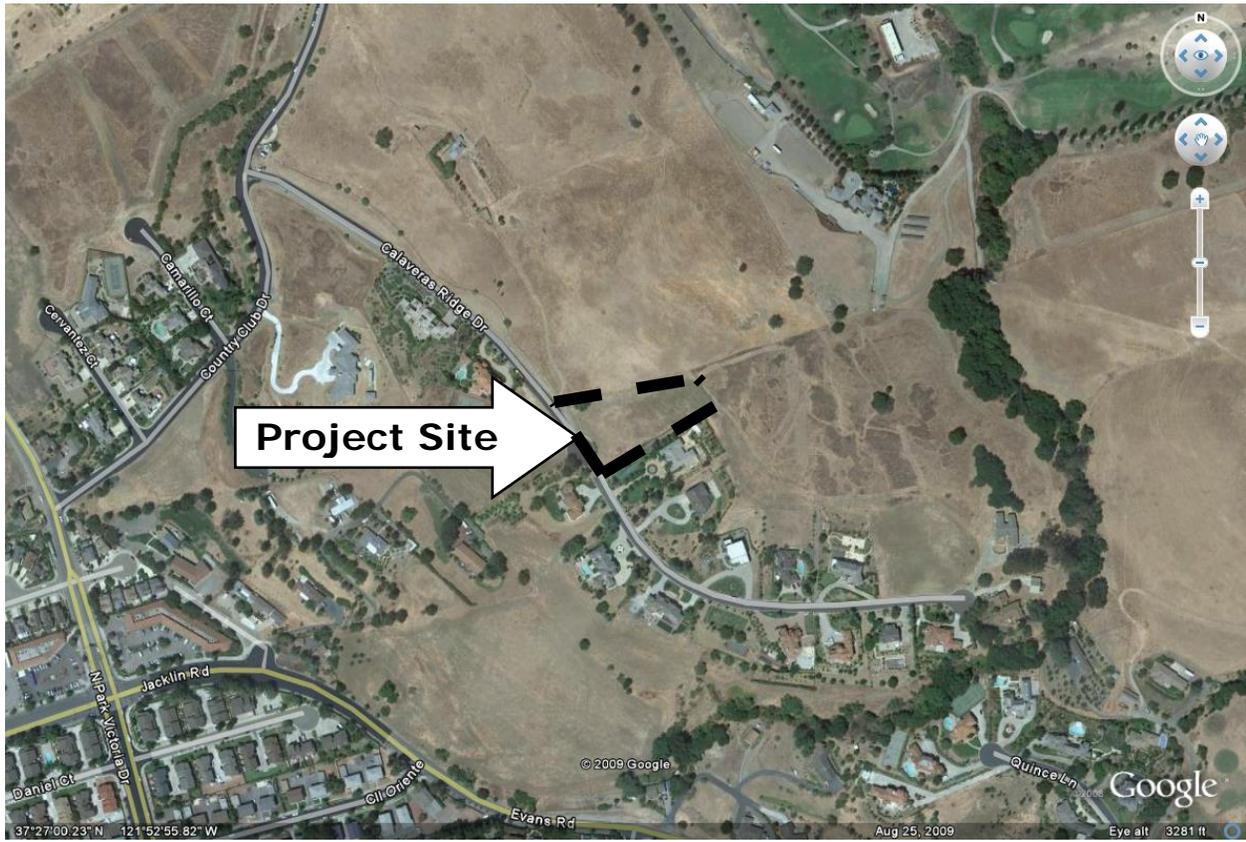
PLANNER:

Tiffany Brown
PJ: 3187

ATTACHMENTS:

None

LOCATION MAP



BACKGROUND

In April of 2007, the Planning Commission approved an "S" Zone Permit (No. SZ2005-2) to allow for the construction of a 5,706 square foot single family hillside residence with landscape plan within the Calaveras Ridge Estates at 898 Calaveras Ridge Drive. The applicant applied and received approval by the Planning Commission for a Time Extension (TE08-0003) with related site improvements on November 12, 2008.

On January 27, 2010 a Site Development Permit Amendment (SA09-0002) was approved to relocate the home on the property, add square footage to the home, and detach and expand the garage for the previously approved home. A Time Extension for SA09-0002 was approved on June 22, 2011.

The approved home is currently in the building permit review process. The entitlement will not expire until December 22, 2012. The applicant believes that they will be able to start construction and have the foundation poured prior to permit expiration and therefore has withdrawn this application.