



## MILPITAS PLANNING COMMISSION AGENDA REPORT

**NEW BUSINESS**

Meeting Date: January 23, 2013

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**APPLICATION:** **PLANNING COMMISSION ACCOMPLISHMENTS FOR 2012**

APPLICATION  
SUMMARY:

A report on the major accomplishments by the Planning Commission for 2012.

**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. Planning Commission Accomplishments for 2011

**BACKGROUND**

This annual review of accomplishments started a few years ago and staff has prepared a list for the Commission's consideration for 2012. Attached are the 2011 accomplishments that have been posted on the Commission's web page over the last year.

**Integral Mixed Use Project**

A request to review the site and architecture of four mixed use buildings (954 residential units and 87,023 square feet of commercial) and 27 multi-family buildings (200 residential units) and; the operations in anticipation of a future grocery store for a mixed use project located at 1315 – 1600 McCandless Drive. The Planning Commission recommended approval to the City Council, where ultimately the project was approved.

**Capitol Towers Mixed Use Project**

A request to allow three 12 story residential towers with 384 dwelling units with affordable housing, and 5,000 square feet of commercial space zoned Urban Residential with Site and Architectural Overlay (R5-S) located at 750 Capitol Avenue.

**Lyon Montague Residential Project**

A request to allow development of 474 dwelling units on 7.98 acres (59 dwellings/acre) in a five story building with amenities located over the centralized garage located at 450 Montague Expressway. The Planning Commission recommended approval of the project to the City Council, where the project was ultimately approved.

**Taipei Economic and Cultural Office Center**

A request to operate a 30,784 square foot cultural center within an existing vacant industrial building and install site improvements and minor building modifications that include replacement of an existing trash enclosure, parking lot resurfacing and re-striping, and rehabilitation of landscaping located at 100 South Milpitas Boulevard.

**Conditional Use Permit Process Streamlined**

The Planning Commission and Economic Development Commission established a joint subcommittee to review the Zoning Code and determined opportunities to streamline the process, saving time and resources for the City and applicants. The Planning Commission recommended amendments to the City Council, which is now implemented.

**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. 2011 Planning Commission accomplishments

## **2011 PLANNING COMMISSION ACCOMPLISHMENTS**

*Approved by the Planning Commission on 12/14/11*

The Planning Commission was busy during the last year considering various development proposals and zoning amendments.

### **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.

### **Contour 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.