

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR MARCH 27, 2013
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**

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:** March 20, 2013
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA:** March 27, 2013

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 AMENDMENT NO. UA13-0001 & MINOR SITE DEVELOPMENT PERMIT NO. MS13-0001:** A request to remove three (3) existing panel antennas located on an existing 60' tall Mono-pine, and replace them with six (6) new antennas with associated ground equipment concealed within the existing enclosure at 1525 McCarthy Boulevard (APN: 086-30-079) zoned Light Industrial with Site and Architectural Overlay District (M1-S). Applicant: T- Mobile, Kevin Bowyer. Staff Contact: Tiffany Brown (408) 586-3283.

(Recommendation – Adopt Resolution No. 13-009 approving the project subject to conditions of approval)

- VIII-2 SITE DEVELOPMENT PERMIT NO. SD13-0003:** A request to install a black steel picket perimeter fence, not to exceed eight feet tall, for the two hotels located at 1428 and 1480 Falcon Drive. (APN: 086-24-042, 056) zoned General Commercial with Site and Architectural Overlay District (C2-S) and within the Transit Area Specific Plan. Staff Contact: Tiffany Brown (408) 586-3283.

(Recommendation – Adopt Resolution No. 13-010 approving the project subject to conditions of approval)

IX. PUBLIC HEARING

IX-1 MAJOR TENTATIVE MAP NO. MT12-0002, SITE DEVELOPMENT PERMIT NO. SD12-0003, CONDITIONAL USE PERMIT NO. UP12-0016, AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA12-0005: A request to demolish an existing 19,600 square foot building with associated parking and construct 28 new single family residential units and with four “live work” units totaling in 2,000 square feet of commercial along South Milpitas Boulevard. The project is on approximately 2.7 acres at 345 Los Coches (APN: 86-39-001 and 86-39-002) zoned Town Center with Site and Architectural Overlay (TC-S). Applicant: Doyle Heaton with DRG Builders, Inc. Staff Contact: Tiffany Brown, (408) 586-3283.

(Recommendation – Adopt Resolution No. 13-011 recommending approval of the project to the City Council)

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 - April 10, 2013

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 three members (currently John Luk and Rajeev Madnawat - regular members, and Garry Barbadillo - 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.**

- a. **MINOR SITE DEVELOPMENT PERMIT NO. MS13-0012:** Request for a one-day special event permit to allow for a procession on city sidewalks located on S. Main St., Corning Dr., S. Abel St., and Serra Way. The event is hosted by the St. John's Church located at 279 S. Main Street (APN: 86-08-037), zoned Mixed Use Development with Site and Architectural Overlay (MXD-S). The event is to be held on 3/29/13 between the hours of 9:00-10:30PM. Applicant: Eva Ferguson. Staff Contact: Cindy Hom (408) 586-3284

(Recommendation – Approve 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.