



## MILPITAS PLANNING COMMISSION AGENDA REPORT

### NEW BUSINESS

Meeting Date: January 22, 2014

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**APPLICATION:** **PLANNING COMMISSION ACCOMPLISHMENTS FOR 2013**

APPLICATION  
SUMMARY:

A report on the major accomplishments by the Planning Commission for 2013.

**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 2012

**BACKGROUND**

This annual review of accomplishments started a few years ago and staff has prepared a list for the Commission's consideration for 2013. Attached are the 2012 accomplishments that have been posted on the Commission's web page over the last year.

**Climate Action Plan (City of Milpitas)**

The Milpitas Climate Action Plan and Qualified Greenhouse Gas Reduction Strategy (CAP) establishes strategies for reducing municipal and community-wide greenhouse gas (GHG) emissions. The CAP is a proactive strategy document that enables the City to maintain local control of implementing State direction (AB 32 - the California Global Warming Solutions Act) to reduce GHG emissions to 1990 levels by 2020. Proposed GHG reduction strategies align with existing General Plan policies. The Planning Commission recommended approval of the plan to the City Council.

**Trade Zone Residential Project (Warmington Homes)**

Recommended approval of a request to demolish existing auto dismantling yards and storage facilities to allow for the construction and installation of associated site improvements for a new 206-unit residential subdivision consisting of three and four story attached multi-family townhomes and condominiums on a 12.51 acre site located at 569 -625 Trade Zone Blvd.

**California Circle Study Area (City of Milpitas)**

The California Circle study area encompasses approximately 110 acres that is bounded by Interstate 880 to the west, Dixon Landing Road to the north, Penitencia Creek to the east, and residential uses to the south. The study area is currently zoned Industrial Park. The Planning Commission discussed opportunities, constraints and future visioning for this area.

**California Circle Residential Project (Trumark)**

Recommended denial of a request to (i) change the General Plan and Zoning Land Use Designations from Industrial Park to Residential for subdivision and construction of an 84-single-family detached residential development on 10.7 acres, (ii) construct a Penitencia Creek pedestrian bridge, (iii) and change the General Plan and Zoning Land Use Designations on six other parcels from Industrial Park to General Commercial and Residential for 18.5 acres of developed property.

**Los Coches Live/Work Project (DRG Builders)**

Recommended approval of a request to demolish an existing 19,600 square foot building with associated parking and construct 33 new single family residential units on approximately 2.7 acres at 345 Los Coches

**I-880 Billboard Project (Clear Channel/McCarthy)**

Recommended approval of a request to allow two freeway billboard signs along the east side of I-880, located at 1545 California Circle and 1301 California Circle.

**Preston Residential Project (KB Home)**

Recommended denial of a request to change the General Plan, Specific Plan and Zoning land use designation from Heavy Industrial (M2) to High Density Multi-family Residential (R3) with

Planned Unit Development. The project proposes 213 dwelling units with on- and off-site improvements. The project was located at 133 Bothelo Lane.

**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. 2012 Planning Commission accomplishments