

**CITY OF MILPITAS PLANNING COMMISSION  
AGENDA FOR JUNE 11, 2014  
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**

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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 and limit their remarks to fewer than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

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**IV. APPROVAL OF MINUTES:** May 28, 2014

**V. ANNOUNCEMENTS**

**VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**

**VII. APPROVAL OF THE AGENDA:** June 11, 2014

**VIII. CONSENT CALENDAR**

**VIII-1 DEVCON MONUMENT SIGN – 690 Gibraltar Drive—SD14-0009:** A request for a Site Development Permit for a new free standing sign over 6 feet in height located at 690 Gibraltar Drive. This project is exempt from further CEQA review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Project Planner: Tracy Tam, 408-586-3276, [ttam@ci.milpitas.ca.gov](mailto:ttam@ci.milpitas.ca.gov)

*Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 14-026 approving Site Development Permit No. SD14-0009 for a new freestanding sign over 6 feet in height.*

**IX. PUBLIC HEARING**

**IX-1 GOODWILL ZONING AMENDMENT - 311 W Calaveras Blvd – ZA14-0002, SD14-0008, UP14-0010:** A request for a Zoning Text Amendment to conditionally permit thrift store uses in C-1 Neighborhood Commercial, a Site Development Permit and Conditional Use Permit for a new Goodwill retail store and associated site improvements located in an existing shopping center. This project is categorically exempt from further CEQA review pursuant to Section 15301 (Existing Facilities). Project Planner: Jocelyn Puga, 408-586-3275, [jpuga@ci.milpitas.ca.gov](mailto:jpuga@ci.milpitas.ca.gov)

*Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 14-024 recommending the City Council adopt Zoning Text Amendment No. ZA14-0002 to conditionally permit thrift stores uses in the Neighborhood Commercial (C1) Zoning District with performance standards; and approve Site Development Permit No. SD14-0008, and Conditional Use Permit No. UP14-0010, to permit the operation of Goodwill retail store and associated site improvements at this location.*

**IX-2 PARKING ORDINANCE AMENDMENT II - 455 E. Calaveras Boulevard – ZA14-0006:** A City-initiated request to consider a Zoning Amendment to Title XI, Chapter 10, Section 53, Off-Street Parking Regulations, of the Milpitas Municipal Code to clarify development standards for parking garages/structures; and, to clarify that on-street parking on public streets is not counted towards a residential projects' parking requirement. This project is exempt from further CEQA review pursuant to Section 15061(b)(3) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Project Planner: Tracy Tam, (408) 586-3276, [ttam@ci.milpitas.ca.gov](mailto:ttam@ci.milpitas.ca.gov)

*Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 14-025 recommending the City Council adopts an amendment to the Zoning Code to provide flexibility with development standards for parking structures; and, to clarify that residential uses shall not be able to meet their parking requirements with on-street parking on public streets.*

**X. NEW BUSINESS**

**NO ITEMS**

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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 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

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**XI. ADJOURNMENT – The next Planning Commission Meeting is scheduled for June 25, 2014**

**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](mailto:mogaz@ci.milpitas.ca.gov) Phone (408) 586-3040

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The Planning Division will provide a recorded agenda or minutes 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.

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