

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR OCTOBER 22, 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**

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.

- IV. APPROVAL OF MINUTES:** September 24, 2014

- V. ANNOUNCEMENTS**

- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**

- VII. APPROVAL OF THE AGENDA:** October 22, 2014

- VIII. CONSENT CALENDAR**

NO ITEMS

- IX. PUBLIC HEARING**

- IX-1 ST ELIZABETH CHURCH EXPANSION – 750 Sequoia Drive – UA14-0004, SD14-0010:** A request for a Conditional Use Permit Amendment and a Site Development Permit for the construction of a new 8,300 square foot ministry building. The project is categorically exempt from further environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). Project Planner: Marge Sung 408-586-3277, msung@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 14-034 approving Conditional Use Permit Amendment No. UA14-0004 and Site Development Permit No. SD14-0010 for the construction of a new 8,300 square foot ministry building.

IX-2 SOUTH MAIN SENIOR LIFESTYLES – 1504-1620 South Main Street – TP14-0001, SD14-0006, DB14-0001: A request for a Site Development Permit and Vesting Minor Tentative Map and Density Bonus for the construction of Phase I of a senior congregate care and assisted living facility including a new five-story residential building with 199 rental units and associated site improvements. A CEQA finding is proposed that this project is within the program of the Midtown Specific Plan EIR and no further action is required. Project Planner: Shaunn Mendrin 408-586-3278, smendrin@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 14-033 recommending the City Council approve Vesting Minor Tentative Map No. TP14-0001, Site Development Permit No. SD14-0006, and Density Bonus No. DB14-0001 for the construction of Phase 1 of a senior assisted living and congregate care facility including a new 5-story residential building with 199 rental units (including 10 very low-income units) and associated site improvements.

IX-3 iSTAR CALIFORNIA CIRCLE – 1210 California Circle – GP14-0003, ZA14-0010, SD14-0013, EA14-0006, MT14-0001: A request for a General Plan Amendment, Zoning Amendment, Site Development Permit, and Major Tentative Map for a land use change from Industrial Park to Multi-Family Residential to construct up to 144 residential units and associated site improvements. A Mitigated Negative Declaration has been prepared and circulated for this project. Project Planner: Lisa Costa Sanders 650-333-0248, lisa@nealmartinassoc.com

Recommendation: Staff recommends that the Planning Commission Conduct the public hearing and consider the requested entitlements and adopt Resolution No. 14-035 to recommend the City Council adopt the Initial Study and Mitigated Negative Declaration (Environmental Assessment No. EA14-0006) and approve General Plan Amendment No. GP14-0003, Zoning Amendment No. ZA14-0010, Site Development Permit No. SD14-0013, Planned Unit Development Permit No. PD14-0001 and Major Vesting Tentative Map No. TM14-0001 based on the findings and subject to Conditions of Approval as set forth in this report.

X. NEW BUSINESS

NO ITEMS

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.

XI. ADJOURNMENT – The next Planning Commission meeting is scheduled for November 12, 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 Phone (408) 586-3040

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.
