

**CITY OF MILPITAS PLANNING COMMISSION
SPECIAL MEETING AGENDA
NOVEMBER 24, 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: November 12, 2014

V. ANNOUNCEMENTS

VI. ANNOUNCEMENT OF CONFLICT OF INTEREST

VII. APPROVAL OF THE AGENDA: November 24, 2014

VIII. CONSENT CALENDAR

NO ITEMS

IX. PUBLIC HEARING

IX-1 INTEGRAL DISTRICT 1 AMENDMENT – 1400 McCandless Drive – SD13-0010, MT13-0005, UP13-0009: A request to amend the previously approved Site Development Permit, Major Tentative Map and Conditional Use Permit for District 1 changing the proposed mixed use buildings on lots 2 and 4 to 108 townhouses, the relocation of the urban plaza and associated site improvements. Project Planner: Steve McHarris (408) 586-3273, smcharris@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 14-036 recommending the City Council deny the Major Tentative Map, Site Development Permit and Conditional Use Permit amendments to eliminate Lot 3 (mixed-use building with approximately 169 dwelling units and 27,187 of retail square footage) from District 1 Project, and replace two approximately 400,000 square foot mixed-use buildings on Lots 2 and 4 totaling 392 residential units and approximately 6,000 square feet of commercial-retail space with 108 townhouse dwelling units on 4.79 acres.

IX-2 INTEGRAL CENTRE POINTE MIXED USE – 1463 Centre Pointe Drive – SD13-0013, MT13-0007, UP13-0013: A request for a Site Development Permit, Major Tentative Map and Conditional Use Permit for the construction of 362 apartment units, approximately 55,431 square feet of commercial space in a mixed use building and approximately 241 condominium/townhouse units and associated site improvements on 15.68 acres. Project Planner: Steve McHarris (408) 586-3273, smcharris@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 14-038 recommending the City Council deny the Major Tentative Map, Site Development Permit and Conditional Use Permit for 362 apartment units, approximately 55,431 square feet of commercial space in a mixed use building and approximately 241 condominium/townhouse units and associated site improvements located in the McCandless/Centre Pointe and Montague Corridor Sub-Districts of the Transit Area Specific Plan (TASP).

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 December 10, 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.
