

**CITY OF MILPITAS PLANNING COMMISSION
MEETING AGENDA
JANUARY 14, 2015
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. OATH OF OFFICE TO NEWLY APPOINTED MEMBERS**
- III. ROLL CALL**
- IV. 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.

V. APPROVAL OF MINUTES: December 10, 2014

VI. ANNOUNCEMENTS

VII. ANNOUNCEMENT OF CONFLICT OF INTEREST

VIII. APPROVAL OF THE AGENDA: January 14, 2015

IX. CONSENT CALENDAR

NO ITEMS

X. PUBLIC HEARING

HOLIDAY INN SUITES - 1100 Cadillac Court – SD14-0016, UP14-0017, VA14-0001 A request for a Site Development Permit, Conditional Use Permit and a Variance to construct a new 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use and an increase in the FAR, and for a deviation from the setback requirements. This project is categorically exempt from further CEQA review pursuant to Section 15332 (Infill Development Project) of the CEQA Guidelines.

ITEM DEFERRED TO FEBRUARY 11, 2015

SPRINGHILL SUITES – 1201 Cadillac Court – SD14-0015, UP14-0016 - A request to partial demolish an existing industrial building and construction a new 124-room, 5-story hotel and associated site improvement on a 3-acre site. The project request also include a conditional use permit to allow for a 0.61 FAR. This project is categorically exempt from further CEQA review pursuant to Section 15332 (Infill Development Project) of the CEQA Guidelines.

ITEM DEFERRED TO FEBRUARY 11, 2015

X-1 TOWN CENTER AMENDMENT – ALL TOWN CENTER DESIGNATED PARCELS – ZA14-0011: Zoning Text Amendment to the Town Center zoning district that would add a description and prohibit ground level residential uses. This project is exempt from further CEQA review pursuant to Section 15061(b)(3). Project Planner: Adam Petersen (408) 586-3274, kpetersen@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Conduct the public hearing and adopt Resolution No. 15-001 recommending the City Council adopt Zoning Amendment No. ZA14-0011 to add the words “mixed use” residential to the purpose and intent section of the Town Center Zoning description and to prohibit ground floor residential in the Town Center zone.

X-2 GENERAL PLAN CONVERSION - CLARIFICATION – CITY WIDE – GP14-0005: Clarification to the adopted General Plan Land Use Conversion policy (City Council Resolution No. 8220), removal of the exemption for parcels on the west side of McCarthy Boulevard north of Highway 237 and properties on the east side of California Circle to Penitencia Creek. This project is exempt from further CEQA review pursuant to Section 15061(b)(3). Project Planner: Adam Petersen (408) 586-3274, kpetersen@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission conduct the public hearing and adopt Resolution No. 15-002 to recommend the City Council adopt a resolution rescinding Paragraph Number 7 in Resolution No. 8220 relating to conversion of employment/sales tax generation properties to residential, while considering to continue exempting parcel APN 022-37-019 in order to achieve a consistent land use pattern in the area.

X-3 CITATION PROJECTS DEVELOPMENT AGREEMENT – TASP PIPER/MONTAGUE DRIVE SUBAREA – DA14-0001: Development Agreement proposal for reduced TASP Fees for all Citation Developments. Project Planner: Adam Petersen (408) 586-3274, kpetersen@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission conduct the public hearing and Adopt Resolution No. 15-003 recommending the City Council adopt an ordinance approving a development agreement vesting the Transit Area Specific Plan fees for the Citation I and Citation II Projects: Amalfi I, Amalfi II and the Edge.

XI. 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.

XII. ADJOURNMENT – The next Planning Commission meeting is scheduled for January 28, 2015.

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.
