

**CITY OF MILPITAS PLANNING COMMISSION
MEETING AGENDA
FEBRUARY 11, 2015
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: January 28, 2015

V. ANNOUNCEMENTS

VI. ANNOUNCEMENT OF CONFLICT OF INTEREST

VII. APPROVAL OF THE AGENDA: February 11, 2015

VIII. CONSENT CALENDAR

NO ITEMS

IX. PUBLIC HEARING

LENNAR 450 MONTAGUE – 450 Montague – A request for a Site Development Permit No. SD14-0017, Conditional Use Permit No. UP14-0024 and a Major Tentative Map No. MT14-0004 for a 351 unit 5-story building and 138 condominium units located on a 10.5 acre site (APNs: 86-037-004, -019, -020, and -021) zoned Mixed Use Very High Density with Transit Oriented Development & Site and Architectural Overlays (MXD3-TOD-S) within the Transit Area Specific Plan (TASP).

PER APPLICANT'S REQUEST, ITEM DEFERRED TO THE MARCH 11, 2015 PLANNING COMMISSION MEETING.

IX-1 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. Project Planner: Tracy Tam 408-586-3276, ttam@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt

Resolution No. 15-006 recommending to the City Council approve the Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017 and Variance No. VA14-0001 to construct a 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use, a Floor Area Ratio (FAR) increase, and a deviation from the setback requirements located at 1100 Cadillac Court, subject to findings and Condition of Approvals.

IX-2 SPRINGHILL SUITES – 1201 Cadillac Court – SD14-0015, UP14-0016: A request for a Site development Permit and Conditional Use Permit to partially demolish an existing industrial building and permit new construction of a 124-room, 5-story hotel and associated site improvements on a 3-acre site. The project request also includes 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. Project Planner: Cindy Hom 408-586-3284, chom2@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 15-007 recommending City Council approve Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 to allow for a partial demolition of an existing industrial building and permit construction of a 124-room, 5-story hotel, site improvements, sale of all types of alcohol in hotel bar, and an increase the maximum permitted total Floor Area Ratio (FAR) from 0.40 (40%) to 0.61 (61%), subject to findings and conditions of approval.

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 February 25, 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.
