

**CITY OF MILPITAS PLANNING COMMISSION
MEETING AGENDA
MARCH 25, 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: March 11, 2015

V. ANNOUNCEMENTS

VI. ANNOUNCEMENT OF CONFLICT OF INTEREST

VII. APPROVAL OF THE AGENDA: March 25, 2015

VIII. CONSENT CALENDAR

VIII-1 PRESENTATION OF THE PROPOSED 2015-20 CAPITAL IMPROVEMENT PROGRAM (CIP): Presentation of the CIP program, providing an overview of the Proposed 2015-20 CIP Annual Report. Staff Contact: Steven Machida (408) 586-3355.

Recommendation: Find the Proposed 2015-20 Capital Improvement Program in conformance with the General Plan and Recommend the Proposed Capital Improvement Program to City Council.

IX. PUBLIC HEARING

IX-1 PUBLIC STORAGE REMODEL – 1600, 1601 Watson Ct / 1080 Pecten Ct. – EA14- 0001, SD14-0004, UP14-0007: A request for a Site Development Permit for the complete demolition of nine buildings and partial demolition of five buildings and construction of two new three-story storage buildings and a two-story mini storage building on three existing mini storage parcels and a Conditional Use Permit to allow mini-storage use on the Heavy Industrial Zoning District and apply for an increase in FAR for the additional square footage proposed. A Mitigated Negative Declaration has been prepared and circulated for this project. Project Planner: Adam Petersen 408-586-3274, kpetersen@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 15-014 approving Site Development Permit SD14-0004, Use Permit UP14-0007, and Environmental

Impact Assessment EA14-0001 to allow the demolition of nine existing public storage buildings and partial demolition of five existing public storage buildings in order to construct two new three-story storage buildings and a two-story mini-storage building and a Conditional Use Permit to allow mini-storage use in the Heavy Industrial Zoning District and an increase in the Floor Area Ratio at 1600 and 1601 Watson Court and 1080 Pecten Court (APN 092-08-093; -042; -051). An Initial Study/Mitigated Negative Declaration has been prepared and circulated for this project.

- IX-2 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). Project planner: Shaunn Mendrin 408-586-3278, smendrin@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission and adopt Resolution No. 15-003 recommending the City Council Approve Site Development Permit No. SD14-0017, Conditional Use Permit UP14-0024, and Tentative Map No. MT14-0004 subject to the conditions of approval.

- IX-3 SUPPORTIVE AND MANUFACTURED HOUSING ZONE AMENDMENTS:** To conform to State law and to implement two Housing Element programs, the City of Milpitas is considering revising its MXD and R2 zoning code. The proposed ordinance revision would permit supportive and transitional housing in the MXD zone and allow manufactured housing in the R2 zoning district. An Addendum to the Housing Element Negative Declaration has been prepared pursuant to Section 15164(b) of the CEQA Guidelines. Project Planner: Tim Wong 408-586-3286, twong@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 15-0015 recommending the City Council approve Zoning Amendment No. ZA15-015 and the Addendum to the 2013 Zoning Ordinance Amendments: Housing Element Implementation Project Initial Study and Negative Declaration.

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 April 8, 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.
