

**CITY OF MILPITAS PLANNING COMMISSION  
MEETING AGENDA  
FEBRUARY 10, 2016 7:00 PM  
CITY HALL COUNCIL CHAMBERS  
455 E. CALAVERAS BLVD., MILPITAS, CA 95035**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

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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.

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**IV. APPROVAL OF MINUTES:** January 13, 2016

**V. ANNOUNCEMENTS**

**VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**

**VII. APPROVAL OF THE AGENDA:** February 10, 2016

**VIII. CONSENT CALENDAR**

**NO ITEMS**

**IX. PUBLIC HEARING**

**IX-1 PACIFIC MALL TIME EXTENSION – 11-111 Ranch Drive – GP13-0001, ZA13-0001, SD13-0001, UP13-001, MT13-0001, and VA13-0001:** A request for an eighteen month extension to existing project entitlements, which include a General Plan Amendment, Zoning Text Amendment, Site Development Permit, Use Permit, Tentative Map, and Variance, which collectively permit the demolition of a portion of the McCarthy Ranch Marketplace and construction of 284,587 square feet of retail space and a 250-room hotel. The project was subject to CEQA review through the preparation and certification of an EIR, previously approved via City Council Resolution 8341 on February 4, 2014. Project Planner: Sarah Fleming 408-586-3278, [sfleming@ci.milpitas.ca.gov](mailto:sfleming@ci.milpitas.ca.gov)

*Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 16-003 extending permits GP13-0001, ZA13-0001, SD13-0001, UP13-0001, MT13-0001, and VA13-0001, 18 months until August 4, 2017.*

**IX-2 STRATFORD SCHOOL – 341 Great Mall Parkway – UP15-0012, MS15-0098:** A request to operate a 55,600 square foot private school within the former Heald College building. The proposed private school anticipates approximately 716 students ranging from pre-school to high school. The project also requires a Minor Site Development Permit for various site

improvements. This project is categorically exempt from further CEQA review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Project Planner: Bhavani Potharaju 408-586-3284, [bpotharaju@ci.milpitas.ca.gov](mailto:bpotharaju@ci.milpitas.ca.gov)

***Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 16-002 approving Conditional Use Permit No. UP15-0012, and Minor Site Development Permit No. MS15-0098, subject to the attached Conditions of Approval.***

**IX-3 SOBEK SWIMMING POOL – 1506 Augusta Court – SD15-0003:** A Site Development Permit to construct a new in-ground swimming pool and spa for an existing single-family residence located on a 5-acre lot with a zoning designation of Single-Family Residence with Hillside Combining District (R1-H). This project was originally reviewed and denied by the Planning Commission on June 24, 2015. This project is categorically exempt from further CEQA review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Project Planner: Azhar Khan 408-586-3283, [akhan@ci.milpitas.ca.gov](mailto:akhan@ci.milpitas.ca.gov)

***Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 16-001 recommending the City Council approve Site Development Permit No. SD15-0003 to allow the construction of a swimming pool and spa on a hillside residential lot subject to the conditions of approval.***

## **X. NEW BUSINESS**

**NO ITEMS**

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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.

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## **XI. ADJOURNMENT – The next Planning Commission meeting is scheduled for February 24, 2016.**

### **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 Phone 408-586-3040

*The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov) by selecting the Milpitas Municipal Code link.*

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