

**CITY OF MILPITAS PLANNING COMMISSION
MEETING AGENDA
MARCH 9, 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**

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: February 24, 2016

V. ANNOUNCEMENTS

VI. ANNOUNCEMENT OF CONFLICT OF INTEREST

VII. APPROVAL OF THE AGENDA: March 9, 2016

VIII. CONSENT CALENDAR

NO ITEMS

IX. PUBLIC HEARING

IX-1 MILPITAS ATHLETIC CLUB EXPANSION – 1818 Clear Lake Avenue – P-SD15-0007, P-UP16-0001, P-MC15-0012: A request for a Site Development Permit, Conditional Use Permit and a Minor Conditional Use Permit to construct a 13,129 square foot second story addition to an existing single-story athletic club. The project proposes to remodel approximately 8,000 square feet of the first floor to accommodate a new after school facility and increase the Floor Area Ratio (FAR) at 1818 Clear Lake Avenue, Zoned General Commercial (C2). This project is categorically exempt from further CEQA review pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines. Project Planner: Azhar Khan 408-586-3283 akhan@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 16-004 approving Site Development Permit No. SD15-0007, Conditional Use Permit No. UP16-0001 and Minor Conditional Use Permit No. MC15-0012 subject to the attached Conditions of Approval.

IX-2 PIPER DRIVE TOD DEVELOPMENT – 1256 Piper Drive – SD14-0025, UP15-0003 & MT14-0006: A request for a Site Development Permit, Conditional Use Permit and a Major Tentative Map for a 302-Unit Residential Apartment Tower and 98 Townhouse Units located on a 5.75-acre site. Zoned R4/TOD. CEQA: Consistent with TASP Program. Project

Planner: Richard Patenaude 408-586-3287 rpatenaude@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 16-008 recommending approval of Site Development Permit No. SD14-0025, Conditional Use Permit No. UP15-0003, and Major Tentative Map No. MT14-0006 to the City Council, subject to the attached 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 March 23, 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 by selecting the Milpitas Municipal Code link.

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.
