

**CITY OF MILPITAS PLANNING COMMISSION  
MEETING AGENDA  
APRIL 13, 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:** March 23, 2016 and March 28, 2016 special meeting

**V. ANNOUNCEMENTS**

**VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**

**VII. APPROVAL OF THE AGENDA:** April 13, 2016

**VIII. CONSENT CALENDAR**

**NO ITEMS**

**IX. PUBLIC HEARING**

**IX-1 BRANAGH SELF STORAGE – 985 Montague Expressway – P-SD15-0004, P-UP15-0009 & P-EA15-0003:** A request for a Site Development Permit and Conditional Use Permit to allow for the construction of a new self-storage facility use in a Heavy Industrial zone (M2) and to allow for an increase in the FAR from 0.40 to 0.87. Per Section 15070 of CEQA, an Initial Study and Mitigated Negative Declaration (IS/MND) were prepared and will be considered for adoption, along with approval of the Mitigation Monitoring and Reporting Program. The draft IS/MND was published for the public to review and provide comments starting 02/10/2016 through 03/11/2016. 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. 16-014, adopting the Mitigated Negative Declaration, approving the Mitigation Monitoring and Reporting Program, and approving the Site Development Permit No. SD15-0004, Conditional Use Permit No. UP15-0009, and Environmental Impact Assessment EA15-0003, subject to the attached Conditions of Approval.*

**IX-2 MONTAGUE MIXED-USE PROJECT – 720 Montague Expressway – P-SD15-0010; UP15-0015; MT15-0010:** A request for approval of a Site Development Permit, Conditional Use Permit and Tentative Map to develop

approximately 2.5 acres within TASP with 216 residential units, 353 parking spaces in a subterranean garage, and 9,590 square feet of retail, leasing and amenity space. CEQA: Project is within the scope of the TASP EIR and exempt from further CEQA review. Project Planner: Lisa Costa Sanders 650-333-0248 [lisa@nealmartinassoc.com](mailto:lisa@nealmartinassoc.com)

***Recommendation: Staff Recommends that the Planning Commission Adopt Resolution No. 16-016 recommending approval of Site Development Permit No. SD-15-0010, Conditional Use Permit No. UP-15-0015, and Major Tentative Map No. TM-15-0010 to the City Council, subject to the attached Conditions of Approval.***

**IX-3 SUMMERHILL – 1500-1646 Centre Pointe – P-SD15-0012; UP15-0016; MT15-0011:** A request for approval of a Site Development Permit, Conditional Use Permit and Tentative Map to develop approximately 9.84 acres with 694 residential units and approximately 36,500 square feet of commercial space within TASP. CEQA: Project is within the scope of the TASP EIR and exempt from further CEQA review. Project Planner: Lisa Costa Sanders 650-333-0248 [lisa@nealmartinassoc.com](mailto:lisa@nealmartinassoc.com)

***Recommendation: Staff Recommends that the Planning Commission Adopt Resolution No. 16-015 recommending approval of Site Development Permit No. SD-15-0012, Conditional Use Permit No. UP-15-0016, and Major Tentative Map No. MT-15-0011 to the City Council, subject to the attached 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**

### **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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