

**CITY OF MILPITAS PLANNING COMMISSION  
MEETING AGENDA  
MAY 11, 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:** April 13, 2016

**V. ANNOUNCEMENTS**

**VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**

**VII. APPROVAL OF THE AGENDA:** May 11, 2016

**VIII. CONSENT CALENDAR**

**NO ITEMS**

**IX. PUBLIC HEARING**

**IX-1 ANTON DEVELOPMENT – 730-750 E. Capitol Ave. - SD15-0014; ES16-0002:** A request for approval of a Site Development Permit for the construction of two multi-story mixed use apartment buildings containing a total of 582 units, 5,000 square feet of ground floor commercial space and related site improvements on 9.38 acres. An environmental checklist prepared for the 730-750 E. Capitol Avenue Project confirms that the project conforms to the Milpitas Transit Area Specific Plan (TASP) Final Environmental Impact Report (FEIR) and per Public Resources Code section 21166 and CEQA Guidelines Section 15168 the project is exempt from further CEQA review. Project Planner: Mike Moore, 707-364-8889, [mikem@migcom.com](mailto:mikem@migcom.com)

*Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 16-018, recommending approving Site Development Permit No. SD-15-0014, subject to the attached Conditions of Approval.*

**IX-2 MCCARTHY CREEKSIDE – 625 N. McCarthy Blvd. - SD15-0013, UP15-0018, MT15-0012:** A Site Development Permit, Conditional Use Permit and Tentative Subdivision Map to allow the demolition of existing structures, and construction of five industrial buildings totaling 804,476 square feet and one restaurant building of 6,026 square feet on a 44.17 acre site. An Initial Study has been prepared and circulated for review based on

the 2009 Environmental Impact Report. Project Planner: Michael Fossati, 408-586-3274, [mfossati@ci.milpitas.ca.gov](mailto:mfossati@ci.milpitas.ca.gov)

***Recommendation: Staff Recommends that the Planning Commission Adopt Resolution No. 16-017, recommending approval of a Site Development Permit (P-SD15-0013), Conditional Use Permit (P-UP15-0018), Tentative Subdivision Map (P-MT15-0012), and Environmental Assessment (P-EA16-0004) 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.*

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.

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