

**CITY OF MILPITAS PLANNING COMMISSION
MEETING AGENDA
NOVEMBER 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:** October 12, 2016
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA:** November 9, 2016

- VIII. CONSENT CALENDAR**
NO ITEMS

- IX. PUBLIC HEARING**

- IX-1 260 SOUTH MAIN STREET – P-SD16-0001; P-TP16-0001; P-ST16-0001; P-EA16-0006:** A request for recommendation to City Council for approval of a Site Development Permit, Minor Vesting Tentative Map, Specific Plan Amendment, and Environmental Assessment for 25 for-sale townhome-style condominium units and approximately 2,000 square foot commercial space located on a 1.19 acre site within the Midtown Specific Plan Area. The project is exempt from CEQA review pursuant to Section 15183 (Project consistent with a Community Plan or Zoning) and Section 15168 (Program EIR) of the CEQA Guidelines. Project Planner: Bhavani Potharaju, 408-586-3284, bpotharaju@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 16-035 recommending the City Council approve Specific Plan Amendment Permit No. ST16-0001, Site Development Permit No. SD16-0001, Minor Vesting Tentative Map Permit No. TP16-0001, and Environmental Assessment No. EA16-0006, subject to the attached conditions of approval.

- IX-2 ZHANG CONDOS – 1316 SOUTH MAIN – SD14-0021, UP14-0022, MT14-0005, EA16-0007:** A request to construct an 18 unit residential development on a 0.4 acre site located at 1316 S. Main Street, zoned R4. The project is exempt from CEQA pursuant to Section 15183 (Projects consistent

with Community Plan, General Plan, or Zoning) and Section 15332 (In-fill Development Projects) of the CEQA Guidelines. Project Planner: Scott Davidson, 510-845-7549, sdavidson@migcom.com

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 16-037 recommending approval of a Site Development Permit (P-SD14-0021), Conditional Use Permit (P-UP14-0022), Tentative Tract Map (P-MT14-0005) and Environmental Assessment (P-EA16-0007) 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

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.
