



# **CITY COUNCIL TRANSPORTATION & LAND USE SUBCOMMITTEE Unapproved Meeting Minutes**

**Date/Time:** Monday, September 13, 2010, 3:00 pm

**Where:** Milpitas City Hall, Committee Conference Room

**Attendants:** Council Member & Chair Debbie Giordano

*Quorum was established*

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## **1. Call to order**

The meeting was called to order at 3:00 pm.

## **2. Public Forum *Please limit comments to 3 minutes***

There were no comments during Public Forum

## **3. Approval of agenda and minutes**

*There were no minutes due to lack of quorum. Notes from the August 2, 2010 were approved.*

## **4. BART CPUC Letter Regarding Dixon Landing Road Grade Separation \***

Staff Greg Armendariz reviewed a letter the VTA staff received from the California Public Utilities Commission (CPUC) staff regarding the CPUC staff position on the Dixon Landing Road alignment. The CPUC and VTA Staff met to discuss the alignment options. The CPUC is not in support of the City preferred alignment with Dixon Landing Road remaining at-grade while the BART tracks are in a retained cut. Unfortunately, the VTA failed to include City staff as agreed upon and were not able to discuss the alignment options directly with the CPUC. Mr. Armendariz shared a letter from City staff to the VTA stating the City preferred alignment.

The next steps are for the City to meet with the CPUC staff to review the alignment options and report back to the Subcommittee.

## **5. Milpitas Square Redevelopment\***

Staff James Lindsay presented this item. Staff Sheldon Ah Sing and developer representative Mr. Morici were also present to answer additional questions regarding this project. Mr. Lindsay reviewed the Milpitas Square Master Development Plan with the Subcommittee referring to the renderings and site plans. The location of the project is on Barber Lane near Bellew Drive. Mr. Lindsay stated this is a long term development that will phase in mixed use development, annexed into the CFD to recover costs, which amount to \$500 per unit, per year in 2008 dollars. The applicant will maintain the retail floor, and can construct up to 900 new residential units or 520 units and 380 hotel rooms, and add 7,800 square feet of additional total retail space. Heights will be complimentary to the Landmark Tower project, next to this site, which will have approximately 18 stories.

Chair Giordano requested the percentage of mix of uses.

The next steps for this project are the planning commission hearing on October 20, 2010 and City Council review and adoption on November 16, 2010. This will include a General Plan amendment, rezoning, and approval of the master development.

**6. Los Coches Area Rezone\***

Mr. Lindsay also presented this item. He referred to a map of the area which includes properties along Los Coches Drive between Milpitas Boulevard and just east of Hillview Drive. This is an approximately 50-acre area that is currently zoned Industrial Park and Heavy Industrial, though many of the properties contain non-industrial and legal non-conforming uses, such as commercial and medical services, retail and office space, as well as community organizations. The Planning Commission reviewed this request at their August 25, 2010 meeting and recommend approval to the City Council. This will be reviewed at the September 21, 2010 City Council Meeting.

**7. Adjourned to October 4, 2010, 2010**

The Subcommittee was adjourned at 3:25 pm.