



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Milpitas Planning Commission has set the hour of 7:00 PM, Wednesday, October 14, 2020, to conduct a virtual Public Hearing via the Internet on the following development proposals:

**SUNNYHILLS APARTMENTS INFILL PROJECT – 1724 SUNNYHILLS COURT - P-SD18-0004, P-PA19-0002, P-TR19-0028, P-EA20-0005:**

A request for a Site Development Permit, Planned Unit Development Amendment, Tree Removal Permit, and Environmental Assessment to develop an additional 44 residential units within an existing 171-unit multi-family dwelling complex, demolition and reconstruction of a leasing/community building, provision of 87 additional parking spaces, and completion of associated site improvements, including a new driveway to connect an existing drive aisle to a new fire access road, on a 12.66 acre site. The site is located in an existing Planned Unit Development (No. 10 "Sunnyhills Apartments") in the R3 (Multi-Family High Density Residential) Zoning District. The Planned Unit Development Amendment requests to provide parking stalls at a dimension of 9 feet by 18 feet where dimensions of 10 feet by 20 feet are required; to provide 200 square feet of private open space to 9 of the 44 units; to provide less than the required minimum of twenty-five (25) percent of the total lot area in landscaping or recreational open space; and the removal of an existing common space area to accommodate 44 units. The project also requests removal of 31 protected trees from the site and the installation of 62 replacement trees. The City has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to CEQA Guidelines Sections 15002(k)(2) and 15070. Project Planner: Rozalynne Thompson, (408) 586-3278, rthompson@ci.milpitas.ca.gov.

**Meeting shall be livestreamed - Go to:**

Facebook: <https://www.facebook.com/CityofMilpitas/>

YouTube: <https://www.ci.milpitas.ca.gov/youtube>

Web Streaming: <https://www.ci.milpitas.ca.gov/webstreaming>

*If you wish to provide input during the meeting, please visit <http://www.ci.milpitas.ca.gov/planningcomment> to submit your comments. Those comments received during the meeting will be read aloud to the public and the Planning Commission.*

**NOTICE IS FURTHER GIVEN**, pursuant to Government Code Sec. 65009, that any challenge of this application in court may be limited to raising only those issues raised by you or on your behalf at the public hearing described in this notice, or in written correspondence delivered to the Commission at or prior to this hearing.

**INTERESTED PERSONS** who wish to comment may attend the public hearing or may submit written comments to the Planning Commission prior to the public hearing. Written comments may be mailed or delivered to: Planning Commission, City of Milpitas, 455 East Calaveras Blvd., Milpitas, CA 95035, sent by fax to (408) 586-3305, or sent by e-mail to: [nthomas@ci.milpitas.ca.gov](mailto:nthomas@ci.milpitas.ca.gov).