



**CITY OF MILPITAS
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Milpitas City Council will hold a public hearing at a regular meeting via teleconference/zoom webinar on Tuesday, November 17, 2020 at 7:00 PM on the following:

SUNNYHILLS APARTMENTS INFILL PROJECT – 1724 SUNNYHILLS COURT: a request for a Site Development Permit, Planned Unit Development Amendment, Tree Removal Permit, and Environmental Assessment to develop 44 additional 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, in the vicinity of 1724 Sunnyhills Ct. The Planned Unit Development Amendment request is to provide parking stalls at a dimension of 9 feet by 18 feet where dimensions of 10 feet by 20 feet are required 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 86 replacement trees. The City has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to CEQA Guidelines Sections 15002(k)(2) and 15070.

At its October 14, 2020 meeting, the Milpitas Planning Commission voted to consider the Initial Study/Mitigated Negative Declaration pursuant to CEQA Guidelines Sections 15002(k)(2) and 15070, and adopt Resolution No. 20-019, recommend to the City Council approval of Site Development Permit P-SD18-0004, Planned Unit Development Amendment P-PA19-0002, Tree Removal Permit P-TR19-0028, and Environmental Assessment P-EA20-0005, subject to findings and Conditions of Approval, and recommend certification of an Initial Study/Mitigated Negative Declaration pursuant to CEQA Guidelines Sections 15002(k)(2) and 15070. The Commission approved the recommendation by a vote of 5 Ayes (Albana, Alcorn, Chuan, Chua, Belong) and 1 No (Tao), with Commissioner Ablaza absent.

NOTICE IS FURTHER GIVEN, pursuant to CA Government Code §65009, that any legal challenge of this matter in court may be limited to only those issues raised at the public hearing described in this notice or in written or e-mailed correspondence delivered to the City Council at or prior to this hearing.

ANY PERSONS who wish to comment are encouraged to attend the online public hearing where oral comments may be given by registering for the zoom webinar as attendee (see meeting agenda) or to submit written comments via e-mail to the City Council prior to the hearing. Written comments may be sent by e-mail to mlavelle@ci.milpitas.ca.gov.

Mary Lavelle
City Clerk
November 6, 2020