



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Milpitas Planning Commission has set the hour of 6:00 PM, Monday, November 29, 2021, to conduct a Public Hearing via the Internet, on the following:

### **ZONING TEXT AMENDMENT – Standards Modifications and Nonconforming Lots – P-ZA21-0004**

Consideration of a Planning Commission recommendation to the City Council regarding adoption of an urgency ordinance to amend Sections of Title XI, Chapter 10 of the Milpitas Municipal Code relating to residential zones and development standards to comply with Government Code Sections 66452.6, 65852.21, and 66411.7. The proposed amendments would establish a ministerial process to: (1) allow eligible single-family lots to be split, roughly into halves, with resulting lots as small as 1,200 square feet; (2) allow up to two single-family dwellings on each single-family residential lot, and; (3) impose additional objective standards to address local concerns. The proposed ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) per Government Code Sections 65852.21(j) and 66411.7(n). Project Planner: Ned Thomas, (408) 586-3273, [nthomas@ci.milpitas.ca.gov](mailto:nthomas@ci.milpitas.ca.gov).

***The livestream of the Planning Commission meeting may be viewed at:***

*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 live comments during the public hearing portion of the meeting, detailed instructions shall be published on the meeting agenda posted on the City's website 72 hours prior to the meeting.*

**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).