



CITY OF MILPITAS NOTICE OF PUBLIC OVERSIGHT MEETING

NOTICE IS HEREBY GIVEN that the Milpitas City Council will hold a public oversight meeting via Zoom webinar on Tuesday, February 1, 2022, starting at or soon after 7:00 p.m. on the following:

1300 S. MAIN STREET Public Oversight Meeting pursuant to California Senate Bill 35 (SB 35): Proposed 112-unit residential development (100% affordable) up to 64 feet-4 inches (five stories) in height located on a 0.96-acre site in the R4-TOD Multi-family Very High-Density Residential Zoning District with Transit-Oriented Development Overlay at 1300 South Main Street (APN 083-36-002). This site is also located in the Transit Area Specific Plan planning area.

The proposed project is comprised of two residential apartment buildings separated by an approximately 3,000-square-foot central courtyard. Building A contains a total of 43 residential units and a gross floor area of 51,405 square feet, and Building B contains a total of 69 units and a gross floor area of 64,015 square feet. The overall unit mix is 38 studios (34%), 14 one-bedroom units (13%), 30 two-bedroom units (26.5%) and 30 three-bedroom units (26.5%). The proposed project also features an approximately 625-square-foot outdoor play area, an approximately 850-square-foot entrance plaza, a 1,260-square-foot leasing office, 28 long-term bicycle parking stalls, landscaping and associated site improvements. Since the proposed project is located within one-half mile of public transit (VTA light rail), SB 35 prohibits the City from imposing vehicle parking standards, and the proposed project includes no vehicle parking.

Because SB 35 mandates that the project review process is ministerial and that projects are judged on objective standards that do not involve the exercise of discretion, the California Environmental Quality Act (CEQA) does not apply to the SB 35 process pursuant to CEQA Guidelines Section 15268(a): “Ministerial projects are exempt from the requirements of CEQA”.

The City Council will conduct a public oversight meeting regarding the proposed project, receive a presentation from staff regarding SB 35 and the criteria for streamlined review of qualifying projects, and assess compliance with the criteria for streamlined review as well as any City-adopted objective design standards. The meeting is for design review and public oversight on objective and focused design standards criteria required for this project, as published and adopted by ordinance or resolution by the City before submission of a development application, and that are broadly applicable to development within the City. The design review and public oversight shall not in any way inhibit, chill, or preclude the ministerial approval provided by Government Code Section 65913.4.

INTERESTED PERSONS MAY provide public comments during the meeting virtually through the Zoom webinar, by following the instructions listed on the City Council meeting agenda located on the City’s website. Written comments may be submitted prior to the hearing by e-mailing the City Clerk at CityClerk@ci.milpitas.ca.gov. Please be advised that written comments will not be read during the meeting. Written comments will be digitally distributed to the City Council if received on the public hearing date by 5:00 p.m. and will be part of this meeting’s public record.

Wendy Wood
City Clerk
January 21, 2022