



CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

December 14, 2022 7:00 PM
CITY COUNCIL CHAMBERS,
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

The Planning Commission meeting is held in the City Council Chamber at City Hall, 455 E. Calaveras Blvd., Milpitas and via teleconference/Zoom webinar. You may watch the meeting without providing public comment by accessing it via links here.

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>

PUBLIC COMMENT INSTRUCTIONS

Verbal public comments may be provided live during the Planning Commission meeting by first registering for the Zoom meeting and providing your name and an email address (not disclosed).

Register for this December 14 meeting here:

https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_wfIPDPhFTt2-GmOHWdG6Tw

After registering online, you will receive a confirmation email with information about joining the webinar.

A Zoom link will be sent to you to join the Planning Commission meeting and make verbal comments. All registered meeting attendees who wish to speak must click on the "Raise Hand" icon when the Chair calls for public comments. If participating by phone, dial *9 to use the "Raise Hand" feature, and when you are called upon, dial *6 to unmute your phone. Your phone number will be displayed in the live meeting. Staff will call upon speakers by name when it is their turn to begin. Please listen for your name to be called.

All comments provided shall be limited to three minutes or less as determined by the Chair. All members of the public will be limited to one comment per agenda item. The online written comment form previously used is no longer available for public comment.

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE (Commissioner Galang)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for December 14, 2022.

VI. APPROVAL MEETING MINUTES

By motion, approve the meeting minutes for November 9.

VII. ANNOUNCEMENTS

1. Planning Commissioners
2. Planning Director

VIII. PUBLIC FORUM

Those interested are invited to address Planning Commission on any subject not on tonight's agenda, orally via Zoom webinar (instructions above). Speakers may provide their name and city of residence for the Recording Secretary's record, and comments may be limited to three minutes or less. As an item not listed on the agenda, no response is required from City staff or the Planning Commission and no action can be taken. Planning Commission may instruct the staff to place the item on a future meeting agenda.

IX. PUBLIC HEARING

- IX-1 Draft Milpitas Metro Specific Plan (Transit Area Specific Plan Update) and Final Subsequent Environmental Impact Report (SEIR):** Review and discuss the Final Milpitas Metro Specific Plan Subsequent Environmental Impact Report (SCH#: 2006032091) and Milpitas Metro Specific Plan, which updates the 2008 Transit Area Specific Plan (TASP), including expansion of the boundaries of the Plan area and increasing the development potential and infrastructure of the Metro Plan area, and provide a recommendation for approval to the Milpitas City Council.

Project Manager: Kevin Riley, (408) 586-3292, kriley@milpitas.gov

Recommendation: Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 22-025 recommending that the City Council certify the Milpitas Metro Plan Subsequent Environmental Impact Report (SEIR) (SCH#:2006032091) and adopt the Milpitas Metro Specific Plan.

- IX-2 TOLL BROTHERS TOWNHOMES + ADUs (SB 330) - 675 Trade Zone Boulevard and 1951 Tarob Court - P-SD22-0006, P-UP22-0002, P-TR22-0006, P-MT22-0002, P-EA22-0003, P-DB22-0001:** A Site Development Permit, Conditional Use Permit, Vesting Tentative Map, Tree Removal Permit, Environmental Assessment, and Density Bonus Permit to allow demolition of two industrial buildings, removal and replacement of 55 ordinance-size trees, and development of a multi-family residential project with 78 townhomes and 12 accessory dwelling units. The residential development will consist of 13 multi-family residential buildings up to 36 feet-4 inches in height (three stories), with 191 vehicle parking spaces and associated site improvements on a 4.1-acre site located in the High Density Residential (R3-TOD) Zoning District with a Transit Oriented Development Overlay at 675 Trade Zone Boulevard and 1951 Tarob Court. The Project is located within the Transit Area Specific Plan (TASP) Area and submitted under California Senate Bill 330 (Housing Crisis Act of 2019).

Project Planner: Lillian VanHua, 408-586-3073, lvanhua@milpitas.gov

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt resolution No. 22-029, recommending that the City Council approve Site Development Permit No. SD22-0006, Conditional Use Permit No. UP22-0002, Vesting Tentative Map MT22-0002, Density Bonus Permit No. DB22-0001, Tree Removal Permit No. TR22-0006 and Environmental Assessment No. EA22-0003, subject to the Conditions of Approval.

X. NEW BUSINESS

- X-1 NO ITEMS**

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

XI. ADJOURNMENT

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions and other City agencies exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and City operations are open to the people's review.

For more information on your rights under the Open Government Ordinance or to report a violation, contact the City Attorney's office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, CA 95035 Phone: 408-586-3040

The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website www.ci.milpitas.ca.gov by selecting the Milpitas Municipal Code link.

The Planning Division will provide a recorded agenda or minutes printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at 408-586-3279.
