



CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

December 11, 2019 7:00 PM

**CITY HALL COUNCIL CHAMBERS
455 E. CALAVERAS BLVD., MILPITAS, CA 95035**

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE (Commissioner Chua)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for December 11, 2019.

VI. ANNOUNCEMENTS

VI-1 Planning Commissioners

VI-2 Planning Director

VII. PUBLIC FORUM

Members of the audience may address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium and state their name and address for the record. Please limit remarks to no more than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

VIII. APPROVAL OF MINUTES

By motion, approve the regular meeting minutes of November 13.

IX. PUBLIC HEARING

- IX-1 LA QUINTA HOTEL – 1000 Jacklin Road – P-SD18-0012, P-UP19-0012, P-EA18-0002**
– Site Development Permit, Conditional Use Permit, and Environmental Assessment to allow development of a 105-room hotel, up to 73 feet in height (five stories), with a single level of underground parking, the relocation of wireless telecommunication antennas and equipment to the rooftop of the building, and the on- and off-sale of beer and wine (Type 70 and Type 20 Alcoholic Beverager License) on a 1.14-acre site in the Highway Services (HS) Zoning District. The proposed action includes consideration of an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements for the California Environmental Quality Act (CEQA). Project Planner: Lillian VanHua, (408) 586-3073, lhua@ci.milpitas.ca.gov

Recommendation: Staff recommends the Planning Commission adopt Resolution No. 19-028, adopt a Mitigated Negative Declaration and Mitigation Monitoring and reporting Program in compliance with the California Environmental Quality Act and approve Site Development Permit No. SD18-0012, Conditional Use Permit No. UP18-0012, and Environmental Assessment No. 18-0002 subject to the attached Conditions of Approval.

IX-2 BAPS MANDIR FAÇADE REMODEL AND CANOPY ADDITION – 1430 California Circle – P-UA19-0002, P-MS19-0010 – Conditional Use Permit Amendment to allow an increase in building height above 35 feet within the Industrial Park Zoning District, and a Minor Site Development Permit to allow changes to an existing building façade and associated site improvements. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301 (Existing Facilities) and Section 15183 (Projects Consistent with a Community Plan or Zoning). Project Planner: Lillian VanHua, (408) 586-3073, lhua@ci.milpitas.ca.gov.

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 19-003, approving Conditional Use Permit Amendment UA19-0002 and Minor Site Development Permit MS19-0010, subject to the attached Conditions of Approval.

IX-3 ROBSON HOMES SINGLE-FAMILY DEVELOPMENT – 1005 N PARK VICTORIA – PD18-0001, SD18-0015, MT18-0003, EA19-0003 – Consider revisions to a Planned Unit Development, Site Development Permit, Vesting Tentative Map, and Environmental Assessment, for a previously considered residential subdivision that now includes four on-site affordable housing units as directed by the City Council. The overall project is a single-family residential subdivision with 34 market rate homes ranging in floor areas of approximately 2,500-2,900 square feet and four affordable homes with floor areas of approximately 1,580 square feet, located on individual lots on an approximately 4.88-acre parcel. Ten of the homes will include above-garage accessory dwelling units (ADUs) approximately 485 square feet in size. The project includes 26 on-street guest parking spaces and approximately 78,500 square feet of landscaped open space. The City has prepared an Initial Study and Mitigated Negative Declaration for this project in accordance with the California Environmental Quality Act (CEQA). Project Planner: Adrienne Smith, (408) 586-3287, asmith@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 19-033 recommending that the Milpitas City Council approve the General Plan Amendment (GP18-0001), Zoning Map Amendment (ZA18-0003), Planned Unit Development (PD18-0001), Site Development Permit SD18-0015, Vesting Tentative Map (MT18-0003), and Environmental Assessment (EA19-0003) subject to the attached Conditions of Approval.

X. NEW BUSINESS

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, boards, councils and other agencies of the City exist to conduct the people's business.

This ordinance assures that deliberations are conducted before the people and the

City operations are open to the people's review.

Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of the ordinance, 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.
