



CITY OF MILPITAS PLANNING COMMISSION SPECIAL MEETING AGENDA

November 18, 2020 7:00 PM
via TELECONFERENCE (Zoom Webinar)

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

Oral 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 November 18 Special Meeting here:

https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_SDgY3YwYQBACnuoCIAUT5g

After you register 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 calling in on your 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 Ablaza)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for November 18, 2020.

VI. ANNOUNCEMENTS

1. Planning Commissioners
2. Planning Director

VII. 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.

VIII. APPROVAL OF MINUTES

By motion, approve the regular meeting minutes of August 26 and September 9

IX. PUBLIC HEARING

IX.-1 AUTOMATIC CARWASH – 554 SOUTH MAIN STREET – P-SD18-0010 and P-UA18-0020: A Site Development Permit and Conditional Use Permit Amendment to allow demolition of an existing manual car wash and development of a new 3,189-square foot fully automatic car wash with an adjacent 2,301-square foot canopy area on a .46-acre site in the Mixed-Use (MXD) Zoning District and a Conditional Use Permit Amendment to allow an exception to the maximum front setback of 15 feet from back of sidewalk pursuant to the Midtown Specific Plan. The exception would allow a front setback of 37 feet and seven inches. The Project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c) (New Construction of Small Structures) and, as separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Rozalynne Thompson, (408) 586-3278, rthompson@ci.milpitas.ca.gov.

Recommendation: Staff recommends that the item be continued to a date uncertain.

IX.-2 STRATFORD SCHOOL – 25 Corning Ave – P-UP20-0002, P-MS20-0141: A request for a Conditional Use Permit and Minor Site Development Permit to allow the operation of a new private elementary school (Stratford School) and allow a 2,383-square foot building addition and other site improvements on a 1.5-acre lot located in the MXD Mixed Use Zoning District at 25 Corning Avenue in the Midtown Specific Plan area. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). As a separate and independent basis, the Project is also exempt from environmental review pursuant to CEQA Guidelines Section 15332 (In-Fill Development projects). As a separate and independent basis, the Project is also exempt from environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning). Project Planner: Lillian VanHua, (408) 586-3073, lvanhua@ci.milpitas.ca.gov.

Recommendation: Staff recommends that the Planning Commission conduct a public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution No. 20-023, approving Conditional Use Permit No. UP20-0002 and Minor Site Development Permit No. MS20-0141 subject to the attached Conditions of Approval.

X. NEW BUSINESS

X-1 Receive a Presentation from Staff and provide feedback on a Development Handbook and Accessory Dwelling Unit (ADU) Toolkit now being developed by the Planning Department through a State Planning Grant provided under California Senate Bill 2 – Jay Lee, Principal Planner

X-2 Receive a Presentation from Staff and provide feedback on the Parks and Recreation Master Plan Update. This project is included in the City's adopted 2020-2025 Capital Improvement Program and will provide an update to the existing 2008 Parks and Recreation Master Plan document. The update will also includes an assessment of Recreation and Community Services programs and fees.
–Lyhak Eam, Associate Civil Engineer

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.
