



CITY OF MILPITAS PLANNING COMMISSION SPECIAL MEETING AGENDA

October 14, 2020 6:00 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 Special Planning Commission meeting by first registering for the Zoom meeting in advance and providing an email address (not disclosed) and a name.

Use this link to register: https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_D0lCx_xATPWZM_fXmkJ9Yw

You may also register by going to the City's website (www.ci.milpitas.ca.gov) and clicking on the link to the desired meeting under "Events Calendar" on left side of the home page. The link to register is located under 'Event Details.' The City will then send a special Zoom link that will allow you to join the virtual meeting and make comments.

When the Planning Commission Chair calls for public comments, all registered meeting attendees who wish to speak must click on the "Raise Hand" icon. The Hearing Secretary will call on speakers one at a time, so please listen carefully for your name to be called. If participating by mobile phone, you will need to dial "*9" to use the "Raise Hand" feature. When you are called upon, dial "*6" to unmute your phone. Your phone number will be displayed in the live meeting.

Comments will be limited to one, two, or three minutes at the discretion of the Planning Commission Chair. All members of the public will be limited to one comment per agenda item and one comment for non-agenda items. No response is required from City staff or the Planning Commission on any item not on today's agenda.

The online written comment form previously used for virtual meetings is no longer be available for public comment.

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE (Commissioner Chua)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE SPECIAL MEETING AGENDA

By motion, approve the meeting agenda for October 14, 2020.

VI. PUBLIC HEARING

1. **CHEVRON EXTRA MILE CONVENIENCE STORE ALCOHOL SALES – 1625 N McCARTHY BLVD – UA20-0006:** A request for a Conditional Use Permit Amendment to allow the sale of beer and wine for off-premises consumption (ABC Type 20 License) at an existing convenience store (Chevron Extra-mile) located in the C2 General Commercial Zoning District at 1625 North McCarthy Blvd. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15301 (Existing Facilities), and as a separate and independent basis, 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 adopt Resolution No. 20-017, approving Conditional Use Permit Amendment No. UA20-0006 to allow the sale of beer and wine for off-premises consumption (ABC Type 20 License) at an existing convenience store located in the C2 General Commercial Zoning District at 1625 N. McCarthy Boulevard, subject to the findings and Conditions of Approval.

2. **NEW QUASI-PUBLIC PARKING LOT – 1207 N McCarthy Blvd. – P-SD20-0002:** A request for a Site Development Permit to develop a new quasi-public surface parking lot with up to 247 private parking spaces on an approximately five-acre portion of the project site and up to 11 public parking spaces on a separate 0.22-acre portion of the site, with lighting, landscaping and other associated site improvements. Development of the 11 public parking spaces would include new landscaping and on-site improvement to enhance access to the adjacent Coyote Creek Trailhead. Additional off-site improvements would include extending a six-foot-wide concrete sidewalk approximately 1,241 lineal feet southward along the west side of McCarthy Blvd. to connect with the existing sidewalk. The City has prepared an Addendum to the 2009 McCarthy Ranch Environmental Impact Report (SCH# 2008092082) in accordance with California Environmental Quality Act (CEQA) Guidelines Sections 15164 (Addendum to an EIR or Negative Declaration). As a separate and independent basis, the Project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Avery Stark, (408) 586-3288, astark.ci@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 20-018 and Addendum to the 2009 McCarthy Ranch Environmental Impact Report (EIR), approving Site Development Permit SD20-0002, subject to the attached Conditions of Approval.

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.

VII. 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.
