



CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

**September 8, 2021 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

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 September 8 Meeting here:

https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_Z3HLbn0zQWSqjIRK3OqqaQ

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 September 8, 2021.

VI. APPROVAL OF MINUTES

By motion, approve the meeting minutes of August 11, August 25 (special), and August 25 (regular).

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 TRIBUTE HOTEL – 1851 MCCARTHY BLVD. – SD19-0012, UP19-0012, TR19-0030, AND EA19-0008: A Site Development Permit, Conditional Use Permit, Tree Removal Permit and Environmental Assessment to: 1) demolish an existing office building; 2) remove 36 protected trees; 3) develop a 216-room business hotel, up to 75 feet in height, with a one-story parking garage, a floor area ratio (FAR) of up to 1.1, and associated site improvements, and; 4) allow the sale of alcoholic beverages for on-site consumption within the hotel on a 2.71-acre lot located in the HS (Highway Services) Zoning District at 1851 McCarthy Boulevard. The proposed action includes consideration of an Initial Study/Mitigated Negative Declaration (IS/MND) and adoption of a Mitigation Monitoring and Reporting Program (MMRP) in accordance with the requirements of the California Environmental Quality Act (CEQA).

Project Planner: Michael Fossati, (408) 586-3274, mfossati@ci.milpitas.ca.gov.

Recommendation: Staff recommends that the Planning Commission receive the project presentation, open and close the public hearing, consider the Mitigated Negative Declaration in accordance with CEQA, and adopt Resolution 21-020 approving Site Development Permit No. SD19-0012, Conditional Use Permit No. UP19-0012, Tree Removal Permit No. 19-0030 and Environmental Assessment No. EA19-0008 subject to the findings and 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.

IX. 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.
