



CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

August 12, 2020 7:00 PM
via TELECONFERENCE (Virtual Meeting)

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>

If you wish to provide input during the meeting, please visit <http://www.ci.milpitas.ca.gov/planningcomment> to submit your written comments via email. All comments received during the meeting will be read aloud to the public and the Planning Commission.

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE (Chair Tao)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for August 12, 2020.

VI. ANNOUNCEMENTS

1. Planning Commissioners
2. Planning Director

VII. PUBLIC FORUM

Those interested may address the Planning Commission in writing on any subject not on tonight's agenda. Commenters may type their name and city of residence for the record, and remarks read aloud will be limited to three minutes, or less. Comments submitted via online form will be read aloud by the Secretary. 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 staff to place the item on a future meeting agenda.

Virtual public comments may be submitted on a form from the City website:
<http://www.ci.milpitas.ca.gov/planningcomment>

VIII. APPROVAL OF MINUTES

By motion, approve the regular meeting minutes of May 27.

IX. PUBLIC HEARING

1. **600 BARBER LANE – P-SD19-0006, P-TR20-0008, P-UP20-0006, and P-EA20-0006:** A request for a Site Development Permit, Conditional Use Permit, Tree Removal Permit, and certification of an Addendum to an Environmental Impact Report (EIR) for the Landmark Tower Mixed-Use Development project (SCH# 2007062074) to develop a mixed-use, podium-style building with four, five-story residential towers and one, single-story amenity building, built over a four-story podium on a three-acre site located at 600 Barber Lane. The overall project would include 5,500 square feet of retail space, 12,800 square feet of office space, 372 residential units, and 533 parking spaces.

The Conditional Use Permit would allow an increase of the maximum floor area ratio (FAR) from 2.0 to 2.5 in the Very High Density Mixed Use (MXD3) Zoning District. The project also requires the removal of 11 ordinance-size trees from the site. Project Planner: Rozalynne Thompson, (408) 586-3278, ρθompson@ci.milpitas.ca.gov.

Recommendation: Staff recommends that the Planning Commission -

- 1. Adopt Resolution No. 20-013 approving Site Development Permit P-SD19-0006, Tree Removal Permit P-TR20-0008, Conditional Use Permit P-UP20-0006, and Environmental Assessment P-EA20-0006, subject to the attached Conditions of Approval.***
- 2. Adopt Resolution No. 20-014 approving an addendum to certified Final Environmental Impact Report (SCH#200706074) for the Milpitas Landmark Towers project; adoption of the environmental findings pursuant to the California Environmental Quality Act; Adoption of a Statement of Overriding Considerations and a Mitigation Monitoring and Report Program; and approval of the project.***

- 2. THE FIELDS MASTER SIGN PROGRAM – 1350, 1365, 1410 and 1425 McCANDLESS DRIVE – SD20-0006:** A request for a Site Development Permit to establish a master sign program identifying the placement, construction, size, material, color, method of lighting, and other related requirements for all permanent and temporary signage within The Fields, a 15.58-acre mixed-use development generally located at the intersection of Great Mall Parkway and McCandless Drive in the McCandless/Centre Pointe sub-district of the Transit Area Specific Plan (TASP) planning area. The project is consistent with the Addendum to the Milpitas TASP Environmental Impact Report (TASP EIR – SCH #2006032091) for “The District at Milpitas” project adopted November 17, 2015. The project is also exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182 (Projects consistent with a Specific Plan), and as a separate and independent basis, Section 15183 (Projects consistent with a Community Plan or Zoning). Project Planner: Michael Fossati, (408) 586-3274, mfossati@ci.milpitas.ca.gov.

Recommendation: Staff recommends that the Planning Commission consider the Determination of Consistency with the Addendum to the Transit Area Specific Plan Environmental Impact Report (TASP EIR) and exemptions in accordance with CEQA and adopt Resolution No. 20-012 approving Site Development Permit SD20-0006, 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.
