



CITY OF MILPITAS PLANNING COMMISSION SPECIAL MEETING AGENDA

**June 30, 2021 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

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 June 30 Meeting here:

https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_Hg05Os_7RRCh_jkH5gIttw

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 Belong)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the special meeting agenda for June 30, 2021.

VI. APPROVAL OF MINUTES

By motion, approve the regular meeting minutes of June 9.

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 Zoning Text Amendment – Accessory Dwelling Units – P-ZA21-0003: A City-initiated Zoning Ordinance Text Amendment to modify the regulations for accessory dwelling units (ADUs) within the City of Milpitas. The proposed amendment will modify the City's ADU regulations to comply with Government Code Sections 65852.2 and 65852.22. The proposed amendment is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15282(h) (ordinance regarding second units in a single-family or multifamily residential zone)).

**Continued from June 23, 2021 Planning Commission meeting.*

Recommendation: Staff recommends that the Planning Commission adopt resolution No. 21-010 recommending that the City Council adopt the proposed amendment to modify the regulations for ADUs within the City of Milpitas.

IX.-2 NEW MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT – 308 SANGO CT. – SD19-0014, DB19-0001, TR19-0029, and EA19-0007: A Site Development Permit, Density Bonus Permit, and Environmental Assessment to allow the demolition of an existing industrial building, removal of three protected trees, and development of a six-story, multi-family residential building with up to 85 below-market-rate dwelling units, a ground-floor parking garage with 48 vehicle spaces, and 20,788 square feet of landscaped public and private open space, on a 1.11-acre parcel located at 308 Sango Court in the Transit Area Specific Plan (TASP) planning area. This project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15194 (Affordable Housing Exemption) and as a separate and independent basis, CEQA Guidelines Section 15195 (Residential Infill Exemption) and Section 15168 (c) (Program EIR).

**Continued from June 23, 2021 Planning Commission meeting.*

Recommendation: Staff recommends that the Planning Commission receive the project presentation, open and close the public hearing, and adopt Resolution 21-014 recommending the City Council approve a Site Development Permit No. SD19-0014, Density Bonus Permit No. DB19-0001, Tree Removal Permit TR19-0029, and Environmental Assessment No. EA19-0007 to allow the demolition of an existing industrial building, removal of three protected trees, and development of a six-story, multi-family apartment building consisting of up to 85 below-market-rate residential units, a ground-floor parking garage with 48 vehicle spaces, and 20,788 square feet of public and private open space, subject to the 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 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.
