



CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

May 27, 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 comments. Those 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 (Commissioner Albana)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for May 27, 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 13.

IX. PUBLIC HEARING

1. **CHICK-FIL-A RESTAURANT – 755 E. CALAVERAS BLVD. – SD19-0009 / UP19-0010:** A request for a Site Development Permit and Conditional Use Permit to allow the demolition of an existing 11,912-square foot commercial building (Big 5 Sports, Jenny Craig) and development of a new 4,962-square foot convenience food restaurant (Chick-fil-A) with drive-through service, outdoor seating, and associated site improvements on an existing 1.17-acre parcel located in the Town Center (TC) Zoning District at the

northwest corner of North Hillview Avenue and East Calaveras Blvd. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Michael Fossati, (408) 586-3274, mfossati@ci.milpitas.ca.gov.

**The applicant has requested that the item be continued to a date certain, June 24, 2020.*

2. **MOBILE FOOD SERVICE AREA (FOOD TRUCK PARK) – 25 S. ABBOTT AVE. – P-UP18-0009 and P-SD20-0005:** A request for a Site Development Permit and Conditional Use Permit to allow development of a mobile food service area (food truck park) on a vacant approximately 0.35-acre lot in the Neighborhood Commercial (C1) Zoning District within the Milpitas Midtown Specific Plan area. This project is categorically 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, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Avery Stark, (408) 586-3288, astark@ci.milpitas.ca.gov.

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 20-007, approving Site Development Permit No. SD20-0005 and Conditional Use Permit No. UP18-0009, subject to the attached Conditions of Approval.

3. **TIME EXTENSION FOR PUBLIC STORAGE – 1600 WATSON CT. - P-TE20-0003:** A request for a two-year time extension for a Site Development Permit Amendment (SD17-0018) and Conditional Use Permit Amendment (UP17-0013) to modify SD14-0004 and UP14-0007 to remove the construction of one self-storage building at 1601 Watson Court and create a phased construction plan for one five-story self-storage building and one four-story self-storage building, totaling 456,335 square feet, and to allow an increase in the Floor Area Ratio (FAR) at 1600 Watson Court from 0.4 to 2.12. As Lead Agency, the City prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for this project in accordance with the California Environmental Quality Act (CEQA). The project is exempt from further environmental review under CEQA pursuant to Section 15164 (Addendum to a Mitigated Negative Declaration). Project Planner: Lillian VanHua (408) 586-3073, lhua@ci.milpitas.ca.gov.

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 20-011, extending Site Development Permit Amendment SD17-0018 and Conditional Use Permit Amendment UP17-0013 for 24 months until May 27, 2022.

X. NEW BUSINESS

Discuss earlier start time for future virtual meetings.

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.
