



**CITY OF MILPITAS PLANNING ZONING ADMINISTRATOR
MEETING AGENDA**

March 12, 2020 9:00 AM

**PLANNING CONFERENCE ROOM
455 E. CALAVERAS BLVD., 2ND FLOOR, MILPITAS, CA 95035**

The Planning Zoning Administrator is the Planning Director or his/her designee who has approval authority for Site Development Permits, Minor Site Development Permits, Minor Conditional Use Permits and other minor project reviews not involving public hearings.

I. CALL MEETING TO ORDER

II. PUBLIC FORUM

Members of the audience may address the Hearing Officer on any subject not on today's agenda. Speakers must come to the front of the audience and state their name and address for the record. Please limit remarks to no more than one minute. No response is required from City staff or the Hearing Officer on any item not on today's agenda.

III. PUBLIC HEARING

III-1 The District – Lot 4 - 1410 McCandless Drive - SA19-0006: A request to amend Site Development Permit No. SA18-0006 to: 1) decrease the ground floor retail space from 18,100 square feet to 11,544 square feet, 2) decrease the size of the rooftop recreational deck from 10,360 square feet to 8,308 square feet, 3) decrease the maximum height of portions of the mixed-use development from 83.5 feet to 66 feet, and modification to the number of required on-site parking spaces from 359 to 338. The project is located on a 2.68-acre lot within the Transit Area Specific Plan (TASP) area at 1410 McCandless Drive. CEQA: The proposed amendments are consistent with the Addendum to the Milpitas Transit Area Specific Plan 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 Zoning Administrator approve P-SA19-0006, to modify the previously approved mixed-use development titled “The District – Lot 4” at 1410 McCandless Drive., subject to the findings set forth in this report and 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.

IV. 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.
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.
