



CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

March 11, 2020 7:00 PM

CITY HALL COUNCIL CHAMBERS
455 E. CALAVERAS BLVD., MILPITAS, CA 95035

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE (Commissioner Chuan)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for March 11, 2020.

VI. ANNOUNCEMENTS

1. Planning Commissioners
2. Planning Director

VII. PUBLIC FORUM

Members of the audience may address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium and state their name and address for the record. Please limit remarks to no more than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

VIII. APPROVAL OF MINUTES

By motion, approve the regular meeting minutes of January 29 and February 12.

IX. PUBLIC HEARING

1. **TIME EXTENSION FOR 551 LUNDY PL RESIDENTIAL DEVELOPMENT – 551 Lundy Blvd. – TE20-0002:** A request for a time extension for a Site Development Permit (SD16-0009), Conditional Use Permit (UP16-0028), and Vesting Tentative Map (MT16-0003) to: 1) develop 89 attached three-bedroom townhome condominium units and associated site improvements; 2) allow a tandem parking configuration for 23 townhome units; 3) subdivide 551 Lundy Place into 13 legal parcels, and: 4) establish 89 residential condominium units and related common areas on a 3.65 acre site located at 551 Lundy Place. This project was analyzed in an Addendum to the Milpitas Transit Area Specific Plan FEIR (SCH#2006032091) in accordance with CEQA Section 21093(B) and CEQA Guidelines Section 15152(a). As a separate and independent basis, the project is also exempt from further environmental review pursuant to CEQA Guidelines Sections 15168 (Program EIR), 15182 (Projects Pursuant to a Specific Plan), and 15183 (Projects Consistent with a Community Plan or Zoning). Project Planner: Lillian VanHua, (408) 586-3073, lhua@ci.milpitas.ca.gov.

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 20-004, extending Site Development Permit SD16-0009, Conditional Use Permit UP16-0028, and Vesting Tentative Map MT16-0003 for 18 months until September 11, 2021.

2. **PAULSON PROPERTY SUBDIVISION – 461/463 South Milpitas Blvd. – TP19-0002:** A Minor Tentative Map to subdivide a 11.35 acre parcel into two parcels located at 461 and 463 South Milpitas Blvd., within the Heavy Industrial (M2) Zoning District. The project is categorically exempt from further CEQA review pursuant to Section 15315 (Minor Land Division) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), of the CEQA Guidelines. Project Planner: Michael Fossati, (408) 586-3274, mfossati@ci.milpitas.ca.gov.

Recommendation: Staff recommends that the Planning Commission consider the exemptions from environmental review under the California Environmental Quality Act (CEQA) and adopt Resolution No. 20-001 approving Minor Tentative Map No. TP19-0002, subject to the attached Conditions of Approval.

3. **AUTOMATIC CARWASH – 554 SOUTH MAIN STREET – P-SD18-0010 and P-UA18-0020:** A Site Development Permit and Conditional Use Permit Amendment to allow demolition of an existing manual car wash and development of a new 3,189-square foot fully automatic car wash with an adjacent 2,301-square foot canopy area on a .46-acre site in the Mixed-Use (MXD) Zoning District and Conditional Use Permit Amendment to allow an exception to the maximum front setback of 15 feet from back of sidewalk pursuant to the Midtown Specific Plan. The exception would allow a front setback of 37 feet and seven inches. The project is 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, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Rozalynne Thompson, (408) 586-3278, rthompson@ci.milpitas.ca.gov

**Continued from February 26th Planning Commission meeting.*

Recommendation: Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 19-034 denying Site Development Permit P-SD18-0010 and Conditional Use Permit Amendment No. P-UA18-0020.

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.
