



CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

**February 22, 2023 7:00 PM
CITY COUNCIL CHAMBERS,
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)**

The Planning Commission meeting is held in the City Council Chamber at City Hall, 455 E. Calaveras Blvd., Milpitas and via teleconference/Zoom webinar. You may watch the meeting without providing public comment by accessing it via links here.

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 February 22 meeting here:

https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_opf2TlkhRYusKRcsYHKFaQ

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 Mohsin)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for February 22, 2023.

VI. ANNOUNCEMENTS

1. Planning Commissioners
2. Planning Director

VII. 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.

VIII. PUBLIC HEARING

- 1. NEW CONCRETE TILT-UP INDUSTRIAL BUILDING – 475 – 525 SYCAMORE DR – SITE DEVELOPMENT PERMIT NO. SD22-0002 & SD22-0016, CONDITIONAL USE PERMIT NO. UP22-008, TREE REMOVAL PERMIT NO. TE22-0009, AND ENVIRONMENTAL ASSESSMENT NO EA22-0004:** A request for a Site Development Permit, Master Sign Program, Conditional Use Permit, Tree Removal Permit, and Environment Assessment to demolish three existing commercial buildings and develop an approximately 293,422-square foot tilt-up concrete industrial building and associated site improvements on an approximately 14-acre site located in the MP Industrial Park Zoning District at 475-525 Sycamore Drive. Proposed site improvements include new internal roadways, landscaping, utility upgrades and a new surface parking lot with 228 vehicle parking spaces distributed on all sides of the building, 52 oversized parking stalls for tractor-trailers, and 40 loading dock doors. The proposed building would be up to 50 feet in height and designed to accommodate multiple tenants. The proposed project also includes a request for approval of a Master Sign Program for the entire building and a Tree Removal Permit to allow the removal and replacement of 111 trees, including 70 ordinance-sized trees, on the site. In accordance with the California Environmental Quality Act (CEQA), the City has prepared an Initial Study/Mitigated Negative Declaration for the proposed project pursuant to CEQA Guidelines Sections 15064, 15071, and 15370.

Project Planner: Avery Stark, (408) 586-3288, astark@milpitas.gov

Recommendation: Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 23-003, approving Site Development Permit No. SD22-0002 (new building), Site Development Permit No. SD22-0016 (master sign program), Conditional Use Permit No. UP22-0008, Tree Removal Permit No. TE22-0009, and Environmental Assessment No EA22-0004, to develop an approximately 293,422-square foot tilt-up concrete industrial building (warehouse and distribution) and associated site improvements, and adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed project in accordance with CEQA Guidelines Sections 15064, 15071, and 15370.

2. **TRUE LIFE TOWNHOMES – 612 S MAIN ST – SITE DEVELOPMENT PERMIT NO. SD22-0007, CONDITIONAL USE PERMIT NO. UP22-0003, VESTING TENTATIVE MAP NO. TM22-0003, TREE REMOVAL PERMIT NO. TR22-0014, ENVIRONMENTAL ASSESSMENT NO. EA22-0005, AND DENSITY BONUS PERMIT NO. DB22-0002:** A request for a Site Development Permit, Conditional Use Permit, Vesting Tentative Map, Tree Removal Permit, Environmental Assessment, and Density Bonus Permit to allow demolition of an existing multi-tenant office building, removal and replacement of 13 ordinance-size trees, and development of a multi-family residential project with 57 townhomes. The residential development will consist of nine multi-family residential buildings, up to 37 feet in height (three stories), surface parking for up to 123 vehicles, and associated site improvements on a 2.35-acre site located in the Mixed Use (MXD) Zoning District at 612 South Main Street. The Project is located within the Midtown Specific Plan Area and submitted under California Senate Bill 330 (Housing Crisis Act of 2019). The Project is exempt from environmental review under the California Environmental Quality Act pursuant to Sections 15332 (Infill Development) and 15168 (Program EIR) of the CEQA Guidelines. The proposed project is covered under the scope of activities previously analyzed in the Midtown Specific Plan Environmental Impact Report (SCH #200092027) certified by the Milpitas City Council in March 2002.

Project Planner: Kristina Phung, (408) 586-3278, kphung@milpitas.gov

Recommendation: Staff recommends that the Planning Commission conduct a public hearing, consider and determine the project exempt in accordance with CEQA, and adopt Resolution No. 23-004, recommending that the City Council approve Site Development Permit No. SD22-0007, Conditional Use Permit No. UP22-0003, Vesting Tentative Map MT22- 0003, Density Bonus Permit No. DB22-0002, Tree Removal Permit No. TR22-0014 and Environmental Assessment No. EA22-0005, subject to the Conditions of Approval.

IX. 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.

X. 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.
