



## **CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA**

**October 11, 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 October 11 meeting here:

[https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN\\_wVTktytKSBoxCK6qb6xuBg](https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_wVTktytKSBoxCK6qb6xuBg)

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 (Chair Chuan)**

#### **III. ROLL CALL**

#### **IV. CONFLICT OF INTEREST DECLARATION**

#### **V. APPROVAL OF THE AGENDA**

By motion, approve the meeting agenda for October 11, 2023.

#### **VI. APPROVAL OF THE MEETING MINUTES**

By motion, approve the meeting minutes for August 23, August 30, and September 27, 2023.

## **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 PULTE HOMES RESIDENTIAL TOWNHOMES AND APARTMENTS – 1355 CALIFORNIA CIR – P-GP22-0001, P-ZA22-0001, P-SD22-0003, P-UP22-0001, P-MT22-0001, P-DB23-0003, P-PD22-0001, P-TR23-0021, P-EA22-0002:** A General Plan Text Amendment, Zoning Map Amendment, Site Development Permit, Conditional Use Permit, Vesting Tentative Map, Density Bonus Permit, Planned Unit Development Permit, Tree Removal Permit, and Environmental Assessment to allow demolition of one industrial building, removal and replacement of 27 ordinance-sized trees, and the development of a multi-family residential project consisting of 13 residential buildings, up to 51 feet in height, and one residential apartment building, up to 78-feet in height, for a total of 206 residential units. The project will also include 323 vehicle parking spaces, a 0.32-acre internal park, and associated site improvements on a 6.7-acre site at 1355 California Circle. As Lead Agency, the City has prepared an Environmental Impact Report (SCH #2022110251) in accordance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Sections 21080(d) and 21082.2(d) and CEQA Guidelines Section 15064.

Project Planner: Lillian VanHua, (408) 586-3073, [Ivanhua@milpitas.gov](mailto:Ivanhua@milpitas.gov)

**Recommendation:** Staff recommends that the Planning Commission open and close the public hearing, consider Environmental Impact Report pursuant to Public Resources Code Sections 21080(d) and 2108.2(d) and CEQA Guidelines Section 15064, adopt Resolution No. 23-017, recommending that the City Council approve General Plan Text Amendment No. GP22-0001, Zoning Map Amendment No. ZA22-0001, Site Development Permit No. SD22-0003, Conditional Use Permit No. UP22-0001, Vesting Tentative Map MT22-0001, Density Bonus Permit No. DB23-0003, Tree Removal Permit No. TR23-0021, and Environmental Assessment No. EA22-0002, subject to the findings and Conditions of Approval, and Resolution No. 23-018 certifying an Environmental Impact Report pursuant to Public Resources Code Section 21080(d) and 21082.2(d) and CEQA Guidelines Section 15064.

## **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  
e-mail: [mmutalipassi@milpitas.gov](mailto:mmutalipassi@milpitas.gov) / Phone: 408-586-3040

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.milpitas.gov](http://www.milpitas.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.

---