



CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

AUGUST 14, 2024 7:00 PM
BARBARA LEE SENIOR CENTER
40 N. MILPITAS BLVD., ROOM 140/141, MILPITAS, CA



The Planning Commission meeting is held in the Barbara Lee Senior Center, 40 N. Milpitas Blvd., Room 140/141, 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>

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** To access written translation during the meeting, scan the QR Code*

PUBLIC COMMENT INSTRUCTIONS

Oral public comments may only be provided live during the Planning Commission meeting in person. All comments provided shall be limited to three minutes or less as determined by the Chair. All public members will be limited to one comment per agenda item, and one comment for non-agenda items. Members of the public may submit written comments by email to PlanningDepartment@milpitas.gov

The meeting will be streamed via Zoom for viewing purposes only. To watch via Zoom, please register at: https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_hAd6VMMYT1-u9qDiNnxi_g

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE (Commissioner Caulkins)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for August 14, 2024.

VI. ANNOUNCEMENTS

1. Planning Commissioners
2. Planning Director

VII. PUBLIC FORUM

Members of the public are invited to speak on any item that does not appear on today's agenda. Comments will be limited to three minutes or less at the Chair's discretion. When called to speak, you are encouraged to state your name for the record. As an item not listed on the agenda, no action can be taken, however the Planning Commission may instruct the staff to place the item on a future meeting agenda.

VIII. PUBLIC HEARING

VIII-1 TIME EXTENSION FOR A CHILD CARE CENTER (PRESCHOOL) – 1000 JACKLIN ROAD – P-TE24-0001: An 18-month Time Extension for Conditional Use Permit No. UP21-0003, Minor Site Development Permit No. MS21-0129 and Tree Removal Permit No. TR21-0031 to operate a preschool (Primrose School) for up to 266 children, ages 12 months through five years, within an existing 24,269-square foot, two-story commercial building, and to allow exterior façade modifications, new outdoor playgrounds, landscape improvements, and removal and replacement of two ordinance-protected trees on a 1.14-acre site located at 1000 Jacklin Road. This Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and; as a separate and independent basis, the Project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

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

Recommendation: Staff recommends that the Planning Commission: Adopt Resolution No. 24-027, extending Conditional Use Permit No. UP21-0003, Minor Site Development Permit No. MS21-0129 and Tree Removal Permit No. TR21-0031 for 18 months until February 14, 2026, subject to the findings and Conditions of Approval.

VIII-2 THE LITTLE GYM GROUP INSTRUCTION USE – 139 RANCH DRIVE – P-UP24-0005. A Conditional Use Permit to operate a group instruction use for children's gymnastic classes (The Little Gym) within an existing 2,900-square foot commercial space in the General Commercial (C2) Zoning District with a Recreation & Entertainment (-RE) Overlay at 139 Ranch Drive. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

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

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution No. 24-026, approving Conditional Use Permit No. UP24-0005 subject to the findings and attached Conditions of Approval.

IX. NEW BUSINESS

Appoint a New Alternate Member to Zoning Advisory Group to Replace Bill Chuan

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

e-mail: 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 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.
