

5. All signs must be maintained by the Owner in a neat and orderly manner.
6. All other signs must have approval by Planning Commission, either by Sign Permit, Use Permit or Site Approval.

"S" Zone Approval  
Holland Lumber  
Company:

The Planning Director presented the "S" Zone Approval application of the Holland Lumber Company for a 24' x 60' storage shed to be located at 1400 South Main Street. He stated that the application had been checked and found to be in conformance with requirements of the Zoning Ordinance and that the Staff recommended approval as submitted.

A general discussion followed.

On motion of Commissioner Madruga, seconded by Commissioner St. Clair, it was ordered to grant approval to this application.

Use Permit 78  
"S" Zone Appro-  
val: Coin Opera-  
ted Car Wash:  
J. Sasich:

The Planning Director read a letter from the City Attorney recommending reconsideration of Use Permit No. 78 and "S" Zone Approval for a Coin Operated Car Wash to be located at 542 South Main Street on the grounds that there was not sufficient evidence in support of the finding and that the finding can not support the decision of denial issued by the Commission at its meeting of November 12, 1964.

The Planning Director stated that the Staff recommended approval subject to the following Special Conditions:

1. That the entire area be paved with Asphaltic-Concrete.
2. That a three and one-half foot (3½') high ornamental fence, of a type to be approved by the Planning Commission, be installed along the southerly and northerly property lines to the rear of the indicated "Landscaped Areas".
3. That all landscaping be to the approval of the Planning Commission.
4. That prior to the issuance of any Building Permit, the Applicant shall post with the City a Cash Deposit of an amount to be determined by the Planning Commission assuring the completion of all landscaping approved by the Commission. The Cash Deposit shall be fully refundable upon completion of required landscaping to the approval of the Building Official and upon receipt by the City of written request for said refund signed by the Applicant.
5. That all codes and ordinances of the City of Milpitas and the Milpitas Sanitary District be complied with.

6. That storm drainage and sanitary waste disposal be approved by the City Engineer prior to the issuance of a Building Permit.
7. That the Applicant inform the City Engineer of his choice of constructing the street improvements required under Ordinance No. 95 or the posting of the bond for same.
8. That prior to any field engineering required of the City of Milpitas for the street improvements, the Applicant furnish a Record of Survey of the land parcel involved.

On motion of Commissioner Snodgrass, seconded by Commissioner Webber, it was ordered to reconsider Use Permit Application No. 78 and an "S" Zone Approval application for a Coin Operated Car Wash to be located at 542 South Main Street, the application of Mr. Louis Sasich.

Mr. Louis Sasich, Applicant, addressed the Commission to discuss the application with them.

A general discussion followed among the Commissioners.

On motion of Commissioner Madruga, seconded by Commissioner Snodgrass, it was ordered to approve Use Permit Application No. 78 and "S" Zone Approval for a Coin Operated Car Wash to be located at 542 South Main Street, subject to all Staff recommendations and subject to a further review and approval of those Items contained in Special Conditions No. 3 and No. 4 which are to be scheduled for the next Commission meeting of December 9th

The roll was called on this motion with the following results:

Ayes: Commissioners: House, Madruga, Snodgrass, St. Clair, Webber

Noes: Commissioners: None

Absent: Commissioners: Arrants, Johns

Lacey-White  
tentative Map:

The Planning Director presented the Lacey and White Tentative Subdivision Map for 31.6 acres of land located west of Piedmont Road and to the north of the proposed "Parktown Planned Unit Development" and read a letter from Mr. R. D. Lacey, Applicant, requesting that this Item be continued for two weeks. There being no objections, it was ordered to continue this Item until the Commission meeting of December 9, 1964.