



# CITY OF MILPITAS

## Planning Commission

### MEETING MINUTES

7:00 PM

Wednesday, December 14, 2022  
CITY COUNCIL CHAMBERS  
455 E CALAVERAS BLVD, MILPITAS, CA  
and  
via TELECONFERENCE (Zoom Webinar)

|                                  |                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CALL TO ORDER                    | Chair Chuan called the meeting to order at 7:00 PM.                                                                                                                                                                                                                                                                                            |
| PLEDGE OF ALLEGIANCE             | Commissioner Galang led the pledge of allegiance.                                                                                                                                                                                                                                                                                              |
| ROLL CALL                        | Recording Secretary Elizabeth Medina called the roll.<br><br><b>PRESENT:</b> Chair Chuan, Vice Chair Ciardella, Commissioners Albana, Galang, Awasthi, and Medina-Ashby<br><br><b>ABSENT:</b> Mohsin<br><br><b>STAFF:</b> Ned Thomas, Michael Motalipassi, Kevin Riley, Jane Lin, Christina Paul, Michael Fossati, Bill Tott, Elizabeth Medina |
| CONFLICT OF INTEREST DECLARATION | City Attorney Michael Motalipassi asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda and there were none.                                                                                                                                                      |
| APPROVAL OF THE MEETING AGENDA   | By motion, approve the meeting agenda for December 14, 2022.<br><br>Motion/Second Awasthi/Medina-Ashby<br>Motion carried by a vote of AYES: 6 NOES: 0                                                                                                                                                                                          |
| APPROVAL OF THE MEETING MINUTES  | By motion, approve the meeting minutes for November 9, 2022.<br><br>Motion/Second Medina-Ashby/Albana<br>Motion carried by a vote of AYES: 6 NOES: 0                                                                                                                                                                                           |
| ANNOUNCEMENTS                    | Planning Director Thomas shared information about the upcoming League of California Cities 2023 Planning Commissioners Academy in Garden Grove that will be held in March 2023. If a commissioner is interested, they are to contact Liz to register.                                                                                          |
| PUBLIC FORUM                     | Chair Chuan invited members of the public to address the commission and there were none.                                                                                                                                                                                                                                                       |
| PUBLIC HEARING                   | <b>IX-1 Draft Milpitas Metro Specific Plan (Transit Area Specific Plan Update) and Final Subsequent Environmental Impact Report (SEIR):</b> Review and discuss the Final Milpitas Metro Specific Plan Subsequent Environmental Impact Report (SCH#: 2006032091) and Milpitas Metro Specific Plan, which updates the                            |

2008 Transit Area Specific Plan (TASP), including expansion of the boundaries of the Plan area and increasing the development potential and infrastructure of the Metro Plan area, and provide a recommendation for approval to the Milpitas City Council. Project Manager: Kevin Riley, (408) 586-3292, [kriley@milpitas.gov](mailto:kriley@milpitas.gov)

Project Manager Kevin Riley and consultants [Jane Lin/Urban Field, Christina Paul/M-Group, Kristi Black/ICF) revisited the presentation of the overview of the Plan from the November 9<sup>th</sup> meeting.

Chair Chuan invited members of the public to address the commission and the following community members spoke: Lola Torney, VTA, Urvishkumar Mehta, and Barbara Navarro.

Motion to close the Public Forum.

Motion/Second Albana/Medina-Ashby

Motion carried by a vote of AYES: 6 NOES: 0

*Recommendation:* Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 22-025 recommending that the City Council certify the Milpitas Metro Plan Subsequent Environmental Impact Report (SEIR) (SCH#:2006032091) and adopt the Milpitas Metro Specific Plan.

Motion/Second Galang/Albana

Motion carried by a vote of AYES: 6 NOES: 0

**IX-2 TOLL BROTHERS TOWNHOMES + ADUs (SB 330) - 675 Trade Zone Boulevard and 1951 Tarob Court - P-SD22-0006, P-UP22-0002, P-TR22-0006, P-MT22-0002, P-EA22-0003, P-DB22-0001:** A Site Development Permit, Conditional Use Permit, Vesting Tentative Map, Tree Removal Permit, Environmental Assessment, and Density Bonus Permit to allow demolition of two industrial buildings, removal and replacement of 55 ordinance-size trees, and development of a multi-family residential project with 78 townhomes and 12 accessory dwelling units. The residential development will consist of 13 multi-family residential buildings up to 36 feet-4 inches in height (three stories), with 191 vehicle parking spaces and associated site improvements on a 4.1-acre site located in the High Density Residential (R3-TOD) Zoning District with a Transit Oriented Development Overlay at 675 Trade Zone Boulevard and 1951 Tarob Court. The Project is located within the Transit Area Specific Plan (TASP) Area and submitted under California Senate Bill 330 (Housing Crisis Act of 2019). Project Planner: Michael Fossati, (408) 586-3274, [mfossati@milpitas.gov](mailto:mfossati@milpitas.gov)

Project Planner Michael Fossati, applicant Nick Kosla (Toll Brothers) and City staff addressed clarifying questions related to parking (guests, EV, disabled), trees/landscaping, demolition timeline and process,

Chair Chuan invited members of the public to address the commission and the following community members spoke: Urvishkumar Mehta and Barbara Navarro.

Motion to close the Public Forum.

Motion/Second Medina-Ashby/Ciardella

Motion carried by a vote of AYES: 6 NOES: 0

*Recommendation:* Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt resolution No. 22-029, recommending that the City Council approve Site Development Permit No. SD22-0006, Conditional Use Permit No. UP22-0002, Vesting Tentative Map MT22-0002, Density Bonus Permit No. DB22-0001, Tree Removal Permit No. TR22-0006 and Environmental Assessment No. EA22-0003, subject to the Conditions of Approval.

Motion/Second Albana/Ciardella

Motion carried by a vote of   AYES: 6       NOES: 0

**NEW BUSINESS**

NO ITEMS

**ADJOURNMENT**

Chair Chuan adjourned the meeting at 8:20 pm

Motion/Second Ciardella/Awasthi

Motion carried by a vote of   AYES: 6       NOES: 0

Meeting Minutes submitted by  
Planning Commission Secretary Elizabeth Medina