



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, December 9, 2020

via Teleconference (Virtual Meeting)

CALL TO ORDER

Chair Tao called the meeting to order at 7:00 PM. Recording Secretary Elizabeth Medina called the roll.

PLEDGE OF ALLEGIANCE

Commissioner Albana led the pledge of allegiance.

ROLL CALL

PRESENT: Chair Tao, Vice Chair Alcorn, Albana, Chua, Chuan, Belong, Ablaza

ABSENT:

STAFF: Ned Thomas, Jessica Garner, Martin de los Angeles, Michael Fossati, Steve Chan, Bill Tott, Elizabeth Medina

CONFLICT OF INTEREST DECLARATION

City Attorney Martin de los Angeles asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda. Commissioner Belong disclosed that he works with the labor organization that is affiliated with the applicant and noted he will recuse himself from Public Hearing Item IX-1 - IBEW ELECTRICAL APPRENTICESHIP VOCATIONAL SCHOOL.

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for December 9, 2020.

Motion/Second Commissioner Chuan/Ablaza

Motion carried by a vote of AYES: 7 NOES: 0

ANNOUNCEMENTS

Planning Manager Jessica Garner shared there will be an online workshop for the Draft General Plan to receive public comment and answer questions. Planning Director Ned Thomas congratulated Evelyn Chua on her new appointment as Councilmember and advised the general public to apply should they be interested in being a Planning Commissioner.

PUBLIC FORUM

Chair Tao invited members of the public to address the commission and there were none.

APPROVAL OF MINUTES

By motion, approve the regular meeting minutes of August 26.

Motion/Second Commissioner Albana/Commissioner Belong

Motion carried by a vote of AYES: 7 NOES: 0

By motion, approve the regular meeting minutes of September 9.

Motion/Second Commissioner Belong/Commissioner Chuan

Motion carried by a vote of AYES: 7 NOES: 0

PUBLIC HEARING

IBEW ELECTRICAL APPRENTICESHIP VOCATIONAL SCHOOL – 1873 Barber Lane – P-UP20-0004, P-SD20-0014: A request for a Conditional Use Permit and Site Development Permit and to allow the operation of a vocational school within an existing 79,230-square foot, one-story industrial building, the installation of a freestanding sign, up to nine feet in height, and removal of one ordinance-size tree on a 5.86-acre parcel located in the Industrial Park (MP) Zoning District at 1873 Barber Lane. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures) and, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Michael Fossati, (408) 586-3274, mfossati@ci.milpitas.ca.gov.

Project Planner Michael Fossati and applicant's team [*Bud Kobza, Jr.-KOBZA2/Designer, Ralph Gurwitz/Consultant, Daniel Romero, Gerick Gamble Doug Lung/IBEW*] addressed commissioners' clarifying questions in regards to signage, landscaping plan, usage of building other than for training of apprentices/journeymen, zoning of surrounding parcels near subject property and what enticed applicant to choose Milpitas.

Chair Tao invited members of the public to address the commission and there were none.

Motion to close the Public Forum.

Motion/Second Commissioner Ablaza/Vice Chair Alcorn

Motion carried by a vote of AYES: 6 NOES: 0 **Belong recused from item.*

Recommendation: Staff recommends the Planning Commission open and close the public hearing and adopt Resolution 20-021, approving Conditional Use Permit No. UP20-0004 and Site Development Permit No. SD20-0014 to allow the operation of a vocational school within an existing industrial building; the installation of a freestanding sign, up to nine feet in height; and the removal of one ordinance-size tree on a 5.86-acre parcel located at 1873 Barber Lane, subject to the attached Conditions of Approval.

Motion/Second Commissioner Chuan/Vice Chair Alcorn

Motion carried by a vote of AYES: 6 NOES: 0 ABSTAIN: 1 (Belong)

NEW BUSINESS

No items.

ADJOURNMENT

Chair Tao adjourned the meeting at 7:39 pm

Motion/Second Commissioner Ablaza/Commissioner Alcorn

Motion carried by a vote of AYES: 7 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina