



CITY OF MILPITAS

Planning Commission

SPECIAL MEETING MINUTES

7:00 PM

Wednesday, November 18, 2020
via Teleconference (Virtual Meeting)

CALL TO ORDER	Chair Tao called the meeting to order at 7:02 PM. Recording Secretary Elizabeth Medina called the roll.
PLEDGE OF ALLEGIANCE	Commissioner Ablaza 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, Lillian VanHua, Jay Lee, Lyhak Eam, Steve Erickson, Albert Zamora, Jaime Garcia, Bill Tott, Steve Chan, 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 and there were none.
APPROVAL OF THE MEETING AGENDA	By motion, approve the meeting agenda for November 18, 2020. Motion/Second Commissioner Chuan/Albana Motion carried by a vote of AYES: 7 NOES: 0
ANNOUNCEMENTS	Planning Director Ned Thomas shared that the Draft General Plan and Draft EIR are being circulated for review/public comment, City Council approved the Sunnyhills project at last night's Council meeting and the consultant, HostCompliance will be a partner with the City for STRs (short-term rentals).
PUBLIC FORUM	Chair Tao invited members of the public to address the commission and there were none.
APPROVAL OF MINUTES	Approval the regular meeting minutes of August 24 and September 9 deferred to next meeting.
PUBLIC HEARING	1 - AUTOMATIC CARWASH – 554 SOUTH MAIN STREET – P-SD18-0010 and P-UA18-0020: A Site Development Permit and Conditional Use Permit Amendment to allow demolition of an existing manual car wash and development of a new 3,189-square foot fully automatic car wash with an adjacent 2,301-square foot canopy area on a .46-acre site in the Mixed-Use (MXD) Zoning District and a Conditional Use Permit Amendment to allow an exception to the maximum front setback of 15 feet from back of sidewalk pursuant to the Midtown Specific Plan. The exception would allow a front

setback of 37 feet and seven inches. The Project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c) (New Construction of Small Structures) and, as separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Rozalynne Thompson, (408) 586-3278, rthompson@ci.milpitas.ca.gov.

Recommendation: Staff recommends that the item be continued to a date uncertain.

2 - STRATFORD SCHOOL – 25 Corning Ave – P-UP20-0002, P-MS20-0141:

A request for a Conditional Use Permit and Minor Site Development Permit to allow the operation of a new private elementary school (Stratford School) and allow a 2,383-square foot building addition and other site improvements on a 1.5-acre lot located in the MXD Mixed Use Zoning District at 25 Corning Avenue in the Midtown Specific Plan area. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). As a separate and independent basis, the Project is also exempt from environmental review pursuant to CEQA Guidelines Section 15332 (In-Fill Development projects). As a separate and independent basis, the Project is also exempt from environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning). Project Planner: Lillian VanHua, (408) 586-3073, lvanhua@ci.milpitas.ca.gov.

Project Planner Lillian VanHua, City Fire Prevention staff [*Albert Zamora/Fire Marshal and Jaime Garcia/Assistant Fire Marshal*], City Building staff [*Bill Tott/Building Official*], City Engineering staff [*Steve Chan/Traffic Engineer*] and Applicant's team [*Mark Philpott/Stratford School, Kartik Patel/Architect, and Sean Morley/Consultant*], addressed commissioners' clarifying questions in regards to the parking, open space, square footage changes, traffic, tree removal/replacement, emergency concerns/procedures/accessibility, asbestos abatement, building permit requirements, traffic impacts, easements, elevator capacity, playground and landscaping. Applicants shared that they are looking to start demolition as soon as feasible with a plan to open for the 21-22 school year.

The Commission wanted to a condition of approval that the permittee shall install a "no-left turn sign with restriction period of 7am to 9am" informational sign at the driveway exit point to direct all traffic exiting from site to turn right onto Corning Avenue.

Chair Tao invited members of the public to address the commission. The following resident(s) commented: Urvish Mehta and Allyson McDonald.

Motion to close the Public Forum.

Motion/Second Commissioner Belong/Vice Chair Alcorn
Motion carried by a vote of AYES: 7 NOES: 0

Recommendation: Staff recommends that the Planning Commission conduct a public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution No. 20-023, approving Conditional Use Permit No. UP20-0002 and Minor Site Development Permit No. MS20-0141 subject to the attached

Conditions of Approval. **Adding a condition of approval that the permittee shall install a “no-left turn sign with restriction period of 7am to 9am” informational sign at the driveway exit point to direct all traffic exiting from site to turn right onto Corning Avenue.*

Motion/Second Commissioner Chuan/Vice Chair Alcorn
Motion carried by a vote of AYES: 7 NOES: 0

NEW BUSINESS

Principal Planner Jay Lee shared presentation with the commission and received feedback on a Development Handbook and Accessory Dwelling Unit (ADU) Toolkit that is being developed by the Planning Department through a State Planning Grant provided under California Senate Bill 2.

Lyhak Eam, Associate Civil Engineer shared a presentation with the commission and received feedback on the Parks and Recreation Master Plan Update. This project is included in the City's adopted 2020-2025 Capital Improvement Program and will provide an update to the existing 2008 Parks and Recreation Master Plan document. The update will also include an assessment of Recreation and Community Services programs and fees.

ADJOURNMENT

Chair Tao adjourned the meeting at 10:00 pm

Motion/Second Vice Chair Alcorn/Commissioner Belong
Motion carried by a vote of AYES: 7 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina