



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, November 9, 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 7:01 PM.
PLEDGE OF ALLEGIANCE	Commissioner Albana led the pledge of allegiance.
ROLL CALL	Recording Secretary Elizabeth Medina called the roll. PRESENT: Chair Chuan, Vice Chair Ciardella, Commissioners Albana, Galang, Awasthi, Medina-Ashby, and Mohsin ABSENT: None STAFF: Ned Thomas, Michael Mutalipassi, Kevin Riley, Jane Lin, Christina Paul, Michael Fossati, Holly Pearson, Alex Andrade, Bill Tott, Arthur Belton, Elizabeth Medina
CONFLICT OF INTEREST DECLARATION	City Attorney Michael Mutalipassi 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 9, 2022. Motion/Second Galang/Albana Motion carried by a vote of AYES: 7 NOES: 0
APPROVAL OF THE MEETING MINUTES	By motion, approve the meeting minutes for October 26, 2022. Motion/Second Medina-Ashby/Awasthi Motion carried by a vote of AYES: 5 NOES: 0 ABSTAIN: 2 Mohsin, Chuan
ANNOUNCEMENTS	None.
PUBLIC FORUM	Chair Chuan invited members of the public to address the commission and there were none.
PUBLIC HEARING	Draft Milpitas Metro Specific Plan (Transit Area Specific Plan Update) and Final Subsequent Environmental Impact Report (SEIR): 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

Project Manager Kevin Riley and consultants [Jane Lin/Urban Field, Christina Paul/M-Group, Kristi Black/ICF] shared a presentation with an overview of the Plan, scope of work, list of work completed to date, contents of the Plan subsequent EIR, and next steps. Inquiries about future plans for freight train railroad, open space/parks, and affordable housing were answered.

Recommendation: Receive the presentation, continue this item to a date certain being December 12 where the Staff will recommend 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.

IX-2 ZONING ORDINANCE TEXT AMENDMENT – Accessory Dwelling Units (ADUs) – P-ZA22-0007 – CITY-WIDE: Consideration of a Planning Commission recommendation to the City Council regarding adoption of a City-initiated urgency ordinance to amend Section 13 of Chapter 10 (Zoning) of Title XI of the Milpitas Municipal Code to comply with Assembly Bill 2221 (Quirk-Silva) and Senate Bill 897 (Wieckowski). The proposed amendment would modify regulations relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The proposed ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17. CEQA Guidelines Section. Project Planner: Michael Fossati, (408) 586-3274, mfossati@milpitas.gov

Project Planner Michael Fossati, Holly Person (Planning Consultant) and City staff addressed clarifying questions related to one-story ADU limitations, separate ADU utility requirements, frosted window requirements for second floor ADUs, front setback requirements, bathroom accessibility compliance, and minimum number of occupants per ADU.

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

Motion to close the Public Forum.

Motion/Second Awasthi/Galang

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

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 22-027 (Urgency) and Resolution No. 22-028 (Regular) recommending that the City Council adopt Zoning Amendment ZA22-0007 to amend Title XI, Chapter 10, Section 13.08 (Accessory Dwelling Units) to comply with Government Code Section(s) 65852.2, 65852.22, 65852.23 and Section 17980.12 of the Health and Safety Code.

*Adopt Resolution No. 22-027 (Urgency)

Motion/Second Albana/Medina-Ashby

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

*Adopt Resolution No. 22-028 (Regular)
Motion/Second Awasthi/Galang
Motion carried by a vote of AYES: 7 NOES: 0

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Chuan adjourned the meeting at 8:42 pm

Motion/Second Albana/Ciardella
Motion carried by a vote of AYES: 7 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina