



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, October 26, 2022

CITY COUNCIL CHAMBERS

455 E CALAVERAS BLVD, MILPITAS, CA

and

via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER	Vice Chair Ciardella called the meeting to order at 7:05 PM.
PLEDGE OF ALLEGIANCE	Vice Chair Ciardella led the pledge of allegiance.
ROLL CALL	Recording Secretary Elizabeth Medina called the roll. PRESENT: Vice Chair Ciardella, Commissioners Albana, Galang, Awasthi, and Medina-Ashby ABSENT: Chuan and Mohsin STAFF: Ned Thomas, Michael Mutalipassi, Lillian VanHua, Michael Fossati, Holly Pearson, Alex Andrade, 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 October 26, 2022. Motion/Second Albana/Galang Motion carried by a vote of AYES: 5 NOES: 0
APPROVAL OF THE MEETING MINUTES	By motion, approve the meeting minutes for September 28, 2022. Motion/Second Awasthi/Albana Motion carried by a vote of AYES: 5 NOES: 0 By motion, approve the meeting minutes for October 12, 2022. Motion/Second Galang/Albana Motion carried by a vote of AYES: 3 NOES: 0 ABSTAIN: 2 Awasthi, Medina-Ashby
ANNOUNCEMENTS	None.
PUBLIC FORUM	Vice Chair Ciardella invited members of the public to address the commission and there were none.

PUBLIC HEARING

ZONING MAP AMENDMENT – P-ZA22-0006 – 158-300 SOUTH HILLVIEW DRIVE: A City-initiated zoning map amendment to rezone three parcels (APNs 086-38-021, -022, and -037) totaling 2.8 gross acres from the M2 Heavy Industrial Zoning District to the M1 Light Industrial Zoning District for the purpose of creating an appropriate safety and noise buffer between the existing R1 Low-density Single-family neighborhoods located south of Los Coches Street and west of Interstate 680 and the nearby M2 Heavy Industrial area located west of South Hillview Drive. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), and as a separate and independent basis Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Lillian VanHua, 408-586-3073, lvanhua@milpitas.gov

Project Planner Lillian VanHua addressed questions regarding businesses on the three parcels and their current zoning designation, the businesses whereabouts after the zoning change from the M2 Heavy Industrial Zoning District to the M1 Light Industrial Zoning District, and assembly use and retail requiring a Conditional Use Permit to operate on the project sites under M1 Light Industrial Zoning District.

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

Motion to close the Public Forum.

Motion/Second Awasthi/Albana

Motion carried by a vote of AYES: 5 NOES: 0

Recommendation: Staff recommends that the Planning Commission consider and adopt Resolution No. 22-021 recommending that the City Council approve Zoning Amendment ZA22-0006, amending to change the zoning designations of three parcels, located along the east side of South Hillview Drive and approximately 1200 feet southerly from Los Coches Street, from the M2 Heavy Industrial Zoning District to the M1 Light Industrial Zoning District.

Motion/Second Albana/Medina-Ashby

Motion carried by a vote of AYES: 5 NOES: 0

IX-2 ZONING ORDINANCE TEXT AMENDMENT - OUTDOOR DINING – CITYWIDE – P-ZA22-0005: A City-initiated Zoning Ordinance Text Amendment to add definitions and regulations relating to outdoor dining facilities as accessory uses to restaurants within the City of Milpitas. This project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (common sense exemption) and as a separate and independent basis Section 15183 (Projects consistent with a community plan, general plan, or zoning). 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 outdoor umbrella/tent material needing to be fire resistant, whether outdoor furniture would have to be removed after outdoor dining operations daily, making sure outdoor furniture does not obstruct public right of ways, private sidewalks, and/or ADA-compliant spaces,

proposed traffic safety, and how outdoor dining/gatherings are supported in the Economic Development Element section of the General Plan 2040.

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

Motion to close the Public Forum.

Motion/Second Galang/Awasthi

Motion carried by a vote of AYES: 5 NOES: 0

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 22-022 recommending that the City Council adopt a Zoning Amendment which will add definitions and regulations relating to outdoor dining facilities as accessory used to restaurants within the City of Milpitas.

Motion/Second Galang/Albana

Motion carried by a vote of AYES: 5 NOES: 0

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Vice Chair Ciardella adjourned the meeting at 8:05 pm

Motion/Second Albana/Awasthi

Motion carried by a vote of AYES: 5 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina