



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, September 28, 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 7:03 PM.

PLEDGE OF ALLEGIANCE

Commissioner Mohsin led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

PRESENT: Chair Chuan, Vice Chair Ciardella, Commissioners Awasthi, Galang, Albana, Medina-Ashby and Mohsin

ABSENT: None

STAFF: Ned Thomas, Michael Mutalipassi, Avery Stark, 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 September 28, 2022. **Date corrected from September 14th to September 28th.*

Motion/Second Medina-Ashby/Mohsin

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

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for August 24, 2022.

Motion/Second Awasthi/Mohsin

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

By motion, approve the meeting minutes for August 31, 2022.

Motion/Second Medina-Ashby/Mohsin

Motion carried by a vote of AYES: 5 NOES: 0 ABSTAIN: 2 (Albana, Galang)

ANNOUNCEMENTS

Planning Director Ned Thomas shared that the American Planning Association (APA), California Chapter, Northern Section awarded the City of Milpitas Planning Department the Award of Excellence in Best Practices for the creation of Milpitas Planning Tools for Housing. Those tools include a Development Review Handbook and Symbium Build web-based software program, free to the public. The City of Milpitas also won an Award of Merit for our Milpitas 2040 General Plan. The awards gala took place on September 22, 2022, at Manny's (3092

16th St, San Francisco), and members of the City Manager's Office and Planning Department accepted the awards on the City's behalf.

PUBLIC FORUM

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

PUBLIC HEARING

IX-1 NEW HILLSIDE RESIDENCE - 1333 Terra Vista Court (LOT 2) - Site Development Permit No. SD21-0009 and PUD Amendment No. PA21-0002:

A request to amend the development standards for single-family homes within Planned Unit Development No. 68 (Countryside Estates) to deviate from the approved designs for single-family homes and a Site Development Permit to construct a 5,602-square foot, one-and-a-half-story, single-family residence with an attached two-car garage on a 1.135-acre vacant parcel located in the R1-H Single-family Residential Zoning District with a Hillside (-H) Overlay and a Site and Architectural (-S) Overlay at 1333 Terra Vista Court (Countryside Estates, Lot 2).

The Planning Commission did not have any questions for Project Planner Avery Stark or applicant's team.

Chair Chuan invited members of the public to address the commission and the following community member spoke: Barbara Jo Navarro

Motion to close the Public Forum.

Motion/Second Mohsin/Albana

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

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 22-015, recommending that the City Council approve Planned Unit Development Amendment PA21-0002 and Site Development Permit SD21-0009, subject to the attached Conditions of Approval.

Motion/Second Mohsin/Awasthi

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

IX-2 NEW HILLSIDE RESIDENCE -1339 Terra Vista Court (LOT 1) – Zoning Variance No. VA22-0001, PUD Amendment No. PA21-0001, and Site Development Permit No. SD21-0005:

A request for a Zoning Variance to deviate from the Hillside (-H) Overlay development standards (Crestline Zone of Protection); to amend the development standards for single-family homes within Planned Unit Development No.68 (Countryside Estates) to deviate from the approved designs for single-family homes; and a Site Development Permit to develop a 5,900-square foot single-family residence up to two stories in height, two detached accessory structures and an in-ground pool on a 1.394-acre vacant parcel located in the R1-H Single-family Residential Zoning District with a Hillside(-H) Overlay and a Site and Architectural (-S) Overlay at 1339 Terra Vista Court (Countryside Estates, Lot 1).

Project Planner Avery Stark and applicant's team, addressed commissioners' clarifying questions regarding the proposed structure being visible from the valley floor, trees mitigating the visible impact of house, variance option given to applicant, any comments received on proposed project from surrounding residents within 300 feet radius, intrusion of crestline zone protection, other use of basement area, fire hydrant requirements, story pole study, and possible modification of the design of proposed structure.

Chair Chuan invited members of the public to address the commission and the following community members made comments: Bill Korbe, KP Tripathi, Frank Bush, John Doll, Barbara Jo Navarro.

Motion to close the Public Forum.

Motion/Second Mohsin/Galang

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

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 22-016, recommending that the City Council approve Zoning Variance ZV22-0001, Planned Unit Development Amendment PA21-0001, and Site Development Permit SD21-0005, subject to the attached Conditions of Approval.

Motion/Second Mohsin/none

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

**Motion dies.*

Recommendation: Planning Commission adopt a Resolution, recommending that the City Council deny Site Development Permit No. SD21-0009, PUD Amendment Permit No. PA21-0002 and Zoning Variance No. VA22-0001, based on the proposed project's non-conformance with the City's hillside development standards and design guidelines. The Planning Commission indicated, on the record, that it would reconsider its recommendation for denial if the proposed structure was modified to reduce non-conformance with the City's hillside development standards and design guidelines.

Motion/Second Albana/Medina-Ashby

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

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Chuan adjourned the meeting at 9:47 pm

Motion/Second Mohsin/Awasthi

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina