



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, August 24, 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 7:00 PM.

PLEDGE OF ALLEGIANCE

Commissioner Galang 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, Kristina Phung, Avery Stark, Steve Chan, 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 August 24, 2022.

Motion/Second Albana/Mohsin

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

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for June 22, 2022.

Motion/Second Medina-Ashby/Awasthi

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

By motion, approve the meeting minutes for August 10, 2022.

Motion/Second Mohsin/Albana

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

ANNOUNCEMENTS

Planning Director Ned Thomas shared that next week there will be a special meeting on Wednesday, August 31st to receive an informational presentation from Housing Division staff on the Housing Element. He noted that the City will also host a community workshop on the Housing Element on Tuesday, September 13th at 6pm.

PUBLIC FORUM

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

PUBLIC HEARING

IX-1 TIME EXTENSION FOR 600 BARBER LANE – P-TE22-0004: A 24-month Time Extension for Site Development Permit No. SD19-0006, Tree Removal Permit No. TR20-0008, Conditional Use Permit No. UP20-0006, and Environmental Assessment No. EA20-0006 to develop a mixed-use project with 372 residential units distributed in four buildings over a common four-story podium containing 533 parking stalls, 5,500-square feet of ground floor retail, and 12,800-square feet of office use on two floors, with indoor and outdoor amenity uses and associated landscaping and site improvements on a three-acre site located at 600 Barber Lane. The Planning Commission approved an Addendum for “Landmark Tower” Environmental Impact Report (SCH# 2007062074) on August 12, 2020, pursuant to Public Resource Code Section 21080(d) and 21082.2(d).

There were no questions for Project Planner Kristina Phung or the applicant’s team regarding the project.

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

Motion to close the Public Forum.

Motion/Second Mohsin/Awasthi

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

Recommendation: Staff recommends that the Planning Commission consider and adopt Resolution No. 22-011 Time Extension for 600 Barber Lane – TE22-0004 extending Site Development Permit No. SD19-0006, Tree Removal Permit No. TR20-0008, Conditional Use Permit No. UP20-0006, and Environmental Assessment No. EA20-0006, for 24 months until August 12, 2024.

Motion/Second Mohsin/Medina-Ashby

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

IX-2 NEW CHILD CARE CENTER (PRESCHOOL) – 1000 JACKLIN ROAD – P-UP21-0003, P-MS21-0129, P-TR21-0031: A Conditional Use Permit No. UP21-0003, Minor Site Development Permit No. MS21-0129 and Tree Removal Permit No. TR21-0031 to operate a preschool (Primrose School) for up to 266 children, ages 12 months through five years, and to allow exterior façade modifications, new outdoor play areas, landscape improvements, and removal and replacement of two ordinance-protected trees at an existing 24,269-square foot, two-story commercial building (former indoor sports facility) on a 1.14-acre site located at 1000 Jacklin Road.

Project Planner Avery Stark and applicant’s team, addressed commissioners’ clarifying questions regarding the academic program, hours of operation, students per classroom, staff: student ratio, drop-off/pick-up process, location of playgrounds, primary entrance/exit of school site, traffic study results, and safety concerns about height of wall/fence on the south side of the play area, and flow of traffic, and path from building to public sidewalk.

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

Motion to close the Public Forum.

Motion/Second Mohsin/

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

Recommendation: Staff recommends that the Planning Commission consider the exemption in accordance with CEQA and adopt Resolution No. 22-012, approving Conditional Use Permit No. UP21-0003, Minor Site Development Permit No. MS21-0129 and Tree Removal Permit No. TR21-0031 subject to the findings and attached Conditions of Approval. **Adding a condition that the final design of the wall and fence along the south side of Play Area number 5 shall be subject to the review and approval of the Planning Director, and components shall be flush to deter scaling of the wall.*

Motion/Second Albana/Ciardella

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

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Chuan adjourned the meeting at 8:57 pm

Motion/Second Mohsin/Awasthi

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina