



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, August 11, 2021
via Teleconference (Virtual Meeting)

CALL TO ORDER	Chair Tao called the meeting to order at 7:00 PM. Recording Secretary Elizabeth Medina called the roll.
PLEDGE OF ALLEGIANCE	Commissioner Albana led the pledge of allegiance.
ROLL CALL	PRESENT: Chair Tao, Vice Chair Chuan, Commissioner Albana, Alcorn, Belong, Ciardella, Galang ABSENT: None. STAFF: Ned Thomas, Martin de los Angeles, Avery Stark, Lillian VanHua, Frank Morales, 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. Chair Tao declared a conflict with Public Hearing Item #IX-2 STRATFORD SCHOOL – 125 N MILPITAS BLVD. , stated that he has acted on behalf one of the tenants of the property, receiving compensation within the last 12-months, and will recuse himself from the project item.
APPROVAL OF THE MEETING AGENDA	By motion, approve the meeting agenda for August 11, 2021. Motion/Second Vice Chair Chuan/Commissioner Ciardella Motion carried by a vote of AYES: 7 NOES: 0
APPROVAL OF MINUTES	By motion, approve the special meeting minutes for June 30, 2021. Motion/Second Commissioner Belong/Commissioner Albana Motion carried by a vote of AYES: 7 NOES: 0
ANNOUNCEMENTS	C ommissioners Alcorn, Galang Ciardella, Albana and Vice Chair
PUBLIC FORUM	Chair Tao invited members of the public to address the commission and there were none.
PUBLIC HEARING	IX-1 TIME EXTENSION FOR PERMITS – 1490 S PARK VICTORIA DR – TE21-0003: A request for a time extension for Conditional Use Permit No. UP18-0013, Conditional Use Permit Amendment No. UA18-0016, and Minor Site Development Permit No. MS18-0205 to allow the sale of alcoholic beverages (beer and wine) for off-site consumption and the remodel of an existing convenience store, including interior tenant improvements, minor changes to the building façade, and associated site improvements on an approximately 0.52-acre parcel located in the C2 General Commercial Zoning

District at 1490 South Park Victoria Drive. (APN: 088-36-010) Project Planner: Avery Stark, (408) 586-3288, astark@ci.milpitas.ca.gov.

Project Planner Avery Stark, City staff [*Albert Zamora/Deputy Fire Chief, Jaime Garcia/Assistant Fire Marshal, Traffic and Transpiration Manager/Steve Chan*], and applicant's team [*Brandon Coker/Mission Bay Inc., Claire Whiteside and Rick Yeh/Studio G Architects, and Bill Steele, Newmark*] addressed commissioners' clarifying questions in regard ____

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

Motion to close the Public Forum.

Motion/Second Commissioner Alcorn/Commissioner Belong

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

Recommendation: Staff recommends that the Planning Commission conduct a public hearing, consider the exemption in accordance with CEQA, and adopt Resolution No. 21-019, approving a time extension for Conditional Use Permit No. UP18-0013, Conditional Use Permit Amendment No. UA18-0016, and Minor Site Development Permit No. MS18-0205 for 24 months until August 11, 2023.

Motion/Second Vice Chair Chuan/Commissioner Belong

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

IX-2 STRATFORD SCHOOL – 125 N MILPITAS BLVD – P-UP20-0005, P-MS20-0089, PEA21-0001: A Conditional Use Permit, Minor Site Development Permit, and Environmental Assessment to allow the operation of a new 44,088-square foot private preschool and early elementary school (Stratford School) and allow exterior modifications to an existing building, new wrought iron fencing, modifications to the existing fencing, and associated site improvements on an approximately 5.5-acre lot located in the TC Town Center Zoning District at 125 North Milpitas Boulevard. The proposed action includes the adoption of a Mitigated Negative Declaration supported by an Initial Study in accordance with the California Environmental Quality Act (CEQA). Project Planner: Lillian VanHua, (408) 586-3073, lvanhua@ci.milpitas.ca.gov.

Project Planner Avery Stark, City staff [*Albert Zamora/Deputy Fire Chief, Jaime Garcia/Assistant Fire Marshal, Traffic and Transpiration Manager/Steve Chan*], and applicant's team [*Brandon Coker/Mission Bay Inc., Claire Whiteside and Rick Yeh/Studio G Architects, and Bill Steele, Newmark*] addressed commissioners' clarifying questions in regard ____

Chair Tao invited members of the public to address the commission. The following resident(s) commented: Cheryl Jordan, Barbara Navarro, Jesus Manuel

Motion to close the Public Forum.

Motion/Second Commissioner Alcorn/Commissioner Belong

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

Recommendation: Staff recommends that the Planning Commission conduct a public hearing, consider the Mitigated Negative Declaration in accordance with CEQA, and adopt Resolution No. 21-018, approving Conditional Use Permit No.

UP20-0005, Minor Site Development Permit No. MS20-0089, and Environmental Assessment No. EA21-0001 subject to the findings and Conditions of Approval

Motion/Second Commissioner Alcorn/Commissioner Belong
Motion carried by a vote of AYES: 7 NOES: 0 ABSTAIN: 1 (Tao)

NEW BUSINESS

None.

ADJOURNMENT

Chair Tao adjourned the meeting at 9:03 pm

Motion/Second Commissioner Ciardella/Commissioner Galang
Motion carried by a vote of AYES: 6 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina