



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, August 10, 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 Awasthi, Galang, Albana, Medina-Ashby and Mohsin ABSENT: None STAFF: Ned Thomas, Michael Mutalipassi, Kristina Phung, Jay Lee, Chris Sensenig, 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 10, 2022. Motion/Second Awasthi/Medina-Ashby Motion carried by a vote of AYES: 7 NOES: 0
ANNOUNCEMENTS	Planning Director Ned Thomas shared that there will be a special meeting on Wednesday, August 31 st to receive a presentation from Housing Division staff on the Housing Element, a chapter of the General Plan, Housing Element draft will be circulated for public review soon; the City Council approved (2) Zoning Ordinance Amendments that approved new maximum building heights and outdoor music; in early September the City will be launching Milpitas SMART (Simple Mobile Access to Reliable Transit).
PUBLIC FORUM	Chair Chuan invited members of the public to address the commission and there were none.
PUBLIC HEARING	NEW SINGLE-FAMILY HILLSIDE RESIDENCE - 489 VISTA RIDGE DR – P-SD21-0011: A Site Development Permit to develop a new 4,224-square foot single-family residence and 730-square foot attached garage on a vacant 4.67-acre hillside lot located in the R-1-H Single-Family Residential-Hillside Zoning District at 489 Vista Ridge Drive. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA

Guidelines Section 15303(a) (New Construction of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Project Planner Kristina Phung and applicant's team, addressed commissioners' clarifying questions regarding landscape and the approval by Fire department of certain plants, hillside home requirements for land to be disced, estimated time will the project take to complete, fire sprinkler system in house, and solar installation.

Chair Chuan invited members of the public to address the commission and the following community members made comments: Ashish Ghandi at 517 Vista Ridge.

Motion to close the Public Forum.

Motion/Second Mohsin/Ciardella

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 22-010, recommending approval of Site Development Permit No. SD21-0011 to the City Council, subject to the findings and attached Conditions of Approval.

Motion/Second Albana/Galang

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

NEW BUSINESS

Objective Design Standard: Planning Commission received a Progress Report from the Consultant Team and Staff on the Milpitas Residential and Mixed-Use Objective Design Standards Public Draft.

Staff Contact: Jay Lee, Principal Planner, 408-586-3077

Consultant: Chris Sensenig, Raimi & Associates

ADJOURNMENT

Chair Chuan adjourned the meeting at 9:02 pm

Motion/Second Albana/Medina-Ashby

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina