

MEETING MINUTES

MILPITAS PLANNING COMMISSION
Milpitas City Hall, Council Chambers
455 E. Calaveras Blvd., Milpitas, CA

Wednesday, July 11, 2018

I. PLEDGE OF ALLEGIANCE

Chair Mandal called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

II. ROLL CALL/ SEATING OF ALTERNATE

Present: Chair Mandal, Commissioners Sandhu, Ciardella, Morris, Maglalang, Mohsin, Chua

Absent: All commissioners were present

Staff: Jessica Garner, Heather Lee, Adrienne Smith, Lillian Hua

III. PUBLIC FORUM

Chair Mandal invited members of the audience to address the commission. Frank DeSmidt of the Milpitas Rotary Club announced a dinner fundraiser taking place on Friday, October 5, 2018 at 6:00 PM at Tao Restaurant. Those interested in attending should contact Hon Lien.

IV. APPROVAL OF MEETING MINUTES

Chair Mandal called for approval of the June 27, 2018 meeting minutes of the Planning Commission.

Motion to approve Planning Commission meeting minutes.

Motion/Second: Commissioner Sandhu/Commissioner Ciardella

AYES: 7

NOES: 0

ABSTAIN: 0

V. ANNOUNCEMENTS

Interim Planning Director Jessica Garner introduced Avery Stark, Junior Planner, who was present this evening to assist the commission.

Commissioner Maglalang announced National Night Out, which will be held in August, and said it has been a very good event for his neighborhood. He said the Planning Commission website shows 2013 accomplishments but has not been updated with new ones since that time. He would like to have the website updated and volunteered to come up with a list of accomplishments for 2017.

VI. CONFLICT OF INTEREST

Deputy City Attorney Heather Lee asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.

There were no reported conflicts.

VII. APPROVAL OF AGENDA

Chair Mandal asked if staff or Commissioners had changes to the agenda and there were none.

Motion to approve the July 11, 2018 agenda as submitted.

Motion/Second: Commissioner Sandhu/Commissioner Ciardella

AYES: 7

NOES: 0

VIII. ELECTION OF OFFICERS

The Planning Commission Bylaws indicate the selection of Commission Chair and Vice Chair each July. Ms. Garner called for nominations for the position of Chair.

Commissioner Sandhu nominated Sudhir Mandal for Chair and it was seconded by Commissioner Chua.

Motion to approve the nomination of Sudhir Mandal as Chair for a one-year term. Motion carried unanimously.

Ms. Garner called for nominations for the position of Vice Chair.

Commissioner Morris nominated Ray Maglalang for Vice Chair. There was no second and the motion died.

Chair Mandal nominated Larry Ciardella for Vice Chair and it was seconded by Commissioner Sandhu.

Motion to approve the nomination of Larry Ciardella as Vice Chair for a one-year term. Motion carried unanimously.

IX. PUBLIC HEARING

IX-1 NEW HILLSIDE HOME – 517 Vista Ridge Drive – P-SD17-0006: An application for a new 4,831 square foot single-family home located in the Hillside.

Project Planner Adrienne Smith showed a presentation and discussed the project.

Ms. Smith said no trees are being removed from the site and the applicant is proposing to add approximately 18 new trees along with flowers, shrubbery and ground cover.

Commissioner Ciardella asked if the landscaping has to consist of fire resistant plants. Ms. Garner said this project and all of the landscaping materials will be reviewed by the Fire Department during the building permit stage and they will ensure that it meets proper codes, including spacing requirements and safety distances from homes.

Commissioner Sandhu had questions regarding the number of trees being planted, as some home owners have expressed concern about fire hazards and trees being located too close to their homes. Ms. Smith said there is no requirement in the code regarding the number of trees, but the applicant has agreed not to plant trees that

reach a height taller than 20 feet, and to plant them a minimum of 20 feet from the property line.

Chair Mandal opened the public hearing and there were no speakers.

Motion to close the public hearing.

Motion/Second: Commissioner Mohsin/Commissioner Morris

AYES: 7

NOES: 0

Motion to Adopt Resolution No. 18-013, recommending approval of Site Development Permit SD17-0006 to the City Council, subject to the attached Conditions of Approval.

Motion/Second: Commissioner Morris/Commissioner Sandhu

AYES: 7

NOES: 0

IX-2

PUBLIC STORAGE FACILITY - 1600 Watson Court – P-SD17-0018, P-UP17-0013: An application for a Site Development Permit Amendment and Conditional Use Permit Amendment to modify SD14-0004 and UP14-0007 to remove the construction of one building at 1601 Watson Court and create a phased construction plan for one five-story building and one four-story building, totaling 456,335 square feet, and to allow an increase in the Floor Area Ratio at 1600 Watson Court.

Commissioner Chua informed the commission that she had a site visit of this facility, and Commissioner Ciardella informed the commission that he met with the applicant.

Project Planner Lillian Hua showed a presentation and discussed the project.

Chair Mandal asked about the public art requirement for this project. Ms. Hua said the applicant is installing art on site, it has gone to the Parks, Recreation and Cultural Resources commission and has already been approved.

Bryan Miranda of Public Storage was present and showed a presentation. He said the demand for storage is increasing, and the company is reinvesting and redeveloping in key markets, which includes Milpitas.

Chair Mandal opened the public hearing and there were no speakers.

Motion to close the public hearing.

Motion/Second: Commissioner Chua/Commissioner Sandhu

AYES: 7

NOES: 0

Motion to Adopt Resolution No. 18-006, approving Site Development Permit Amendment SD17-0018 and Conditional Use Permit Amendment UP17-0013,

subject to the Conditions of Approval.

Motion/Second: Commissioner Chua/Commissioner Ciardella

AYES: 7

NOES: 0

X. NEW BUSINESS

NO ITEMS

XI. ADJOURNMENT

The meeting was adjourned at 8:22 PM.

Motion to adjourn to the next meeting.

Motion/Second: Commissioner Mohsin/Commissioner Chua

AYES: 7

NOES: 0

*Meeting Minutes submitted by
Planning Commission Secretary Elia Escobar*