



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, June 22, 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

Vice Chair Ciardella led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

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

ABSENT: Mohsin

STAFF: Ned Thomas, Michael Mutalipassi, Michael Fossati, Avery Stark, Alex Andrade, Holly Pearson, 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 June 22, 2022.

Motion/Second Ciardella/Albana

Motion carried by a vote of AYES: 6 NOES: 0

APPROVAL OF MEETING MINUTES

By motion, approve the meeting minutes for June 8, 2022.

Motion/Second Awasthi/Galang

Motion carried by a vote of AYES: 4 NOES: 0 ABSTAIN: 2*

*(Albana, Medina-Ashby)

ANNOUNCEMENTS

Commissioner Albana encouraged the public to attend the upcoming virtual workshop for the Milpitas Gateway-Main Street Specific Plan.

Planning Director Ned Thomas mentioned upcoming events of the Gateway/Main Street Community Virtual Workshop and City Commissioners' Appreciation event. Planning Director also shared that the City of Milpitas Planning Department will be receiving awards and is being recognized by the Northern Section CA Chapter of the American Planning Association for its General Plan, Development Review Handbook, and the ADU Toolkit. These awards qualify the City to be recognized at the State level.

PUBLIC FORUM

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

PUBLIC HEARING

IX-1 Zoning Text Amendment – Outdoor Music – P-ZA22-0003: A City-initiated Zoning Ordinance Text Amendment to modify outdoor music regulations within the City of Milpitas. This project is exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15183 (Project Consistent with General Plan, Community Plan, or Zoning), and as a separate and independent basis, Section 15061(b)(3) (Common Sense Exemption). **Item moved from June 8th Planning Commission meeting.*

Project Planner: Avery Stark, (408) 586-3288, astark@milpitas.gov

Project Planner Avery Stark and City Planning Services Consultant, Holly Pearson, addressed commissioners' clarifying questions about sound levels in terms of music, permits needed for outdoor restaurants, standard noise level inside restaurants (70 to 90 dB), requirements for special events, and time range (9am-11pm) and days (Monday – Sunday) the ordinance applies to.

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

Motion to close the Public Hearing.

Motion/Second Awasthi/Galang

Motion carried by a vote of AYES: 6 NOES: 0

Recommendation: Staff recommends that the Planning Commission consider and adopt Resolution No. 22-007 amending sections of Chapter 10 – Zoning of the Milpitas Municipal Code and Chapter 213 Noise Abatement to modify and add regulations relating to outdoor music in the Commercial and Mixed Use Zoning Districts, as well as amplified sound review requirements for Special Events and Activities. **Staff will take in consideration and correct the minor grammatical error Chair found in staff report.*

Motion/Second Albana/Galang

Motion carried by a vote of AYES: 6 NOES: 0

IX-2 TIME EXTENSION FOR AMAZON DISTRIBUTION CENTER – 1000 GIBRALTAR DR – P-TE22-0003: An 18-month Time Extension for Site Development Permit No. SD19-0008 and Tree Removal Permit No. TR19-0007 to remove and replace 88 ordinance-size trees and demolish existing on-site buildings, parking lots, and associated improvements and develop a 491,040 square-foot tilt-up concrete distribution center with office space, surface parking lots, 346 vehicle parking spaces, 101 truck trailer spaces, and associated site improvements on a 29.86-acre parcel located at 1000 Gibraltar Drive (also known as 1001 South Milpitas Blvd.) The City Council certified an Environmental Impact Report (SCH #2020069024) on March 24, 2021, pursuant to Public Resource Code Section 21080(d) and 21082.2(d) and California Environmental Quality Act (CEQA) Guidelines Section 15064 (Determining the Significance of the Environmental Effects caused by a Project).

Project Planner Michael Fossati and the applicant addressed the commissioners' clarifying questions.

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

Motion to close the Public Hearing.

Motion/Second Awasthi/Galang

Motion carried by a vote of AYES: 6 NOES: 0

Recommendation: Staff recommends that the Planning Commission consider and adopt Resolution No. 22-008 Time Extension for the Amazon Distribution Center – 1000 Gibraltar – TE22-0003 extending Site Development Permit No. SD19-0008 and Tree Removal Permit No. TR19-0007, for 18 months until March 24, 2024.

Motion/Second Galang/Ciardella

Motion carried by a vote of AYES: 6 NOES: 0

IX-3 TIME EXTENSION FOR FOOD TRUCK PARK – 25 S. ABBOTT AVE. - P-TE22-0002: An 18-month Time Extension for Site Development Permit No. SD20-0005 and Conditional Use Permit No. UP18-0009 to allow development of a mobile food service area (food truck park) on a 0.3-acre vacant parcel located at 25 South Abbott Ave. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Project Planner Avery Stark, the applicant and architect addressed the commissioners' clarifying questions about how many food trucks can the project site accommodate, if the food truck vendors be fixed or rotated, and if this is first food truck vendor site in the City.

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

Motion to close the Public Forum.

Motion/Second Medina-Ashby/Albana

Motion carried by a vote of AYES: 6 NOES: 0

Recommendation: Staff recommends that the Planning Commission consider and adopt Resolution No. 22-009 Time Extension for the Food Truck Park – 25 S Abbott Ave – TE22- 0002 extending Site Development Permit No. SD20-0005 and Conditional Use Permit No. 18-0009, for 18 months until December 22, 2023.

Motion/Second Ciardella/Albana

Motion carried by a vote of AYES: 6 NOES: 0

NEW BUSINESS

NO ITEMS.

ADJOURNMENT

Chair Chuan adjourned the meeting at 8:01 pm

Motion/Second Awasthi/Albana

Motion carried by a vote of AYES: 6 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina