



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, June 9, 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 Alcorn led the pledge of allegiance.

ROLL CALL

PRESENT: Chair Tao, Vice Chair Chuan, Commissioner Albana, Alcorn, Belong, Ciardella, Galang

ABSENT: None.

STAFF: Ned Thomas, Jessica Garner, Martin de los Angeles, Avery Stark, Albert Zamora, Steve Chan, Jaime Garcia, 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 and there were none.

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for June 9, 2021.

Motion/Second Commissioner Albana/Commissioner Galang
Motion carried by a vote of AYES: 7 NOES: 0

APPROVAL OF MINUTES

By motion, approve the meeting minutes for May 12, 2021.

Motion/Second Vice Chair Chuan/Commissioner Belong
Motion carried by a vote of AYES: 7 NOES: 0

By motion, approve the regular meeting minutes for May 26, 2021.

Motion/Second Vice Chair Chuan/Commissioner Ciardella
Motion carried by a vote of AYES: 7 NOES: 0

ANNOUNCEMENTS

Vice Chair Chuan greeted Commissioner Ciardella for his birthday. Chair Tao shared with the commission that this evening would be Planning Manager Jessica Garner's last meeting with the City of Milpitas.

Planning Director Ned Thomas shared upcoming events:

- 6/23 PC hearing items – 308 Sango and ADU Zoning Text Amendment
- 6/23 Main Street Revitalization Community Conversation on History and Culture
- No meetings in July
- City Hall plans to reopening in August.

PUBLIC FORUM

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

PUBLIC HEARING

IX-1 ADULT DAY CARE FACILITY – 210 S Main St – UA20-0027, MS21-0023, and TR21-0013: A Conditional Use Permit Amendment to allow a change in use from a previously approved Child Care Facility (UP19-001) to an Adult Day Care Facility; a Minor Site Development Permit to allow exterior modifications to an existing 19,733-square foot commercial building; and a Tree Removal Permit to allow removal and replacement of four ordinance-size trees on a 0.91-acre site located at 210 South Main Street in the Midtown Specific Plan area. This project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). 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 to use of residential unit on property, separate entrance/exits for rental unit, project proposed aligning with new Gateway Plan, staffing requirements to operate facility, hours of operation, elevators, fleet of vehicles to transport participants, CPR/First-Aid training of staff, average percentage of capacity during the day, job opportunities for Milpitas residents, participants are those with autism or development delays, referral programs of participants, closing of its Zanker San Jose location to move to Milpitas, roughly 60% of participants are reside in Milpitas, no family functions held but there are plans to use gym for annual Special Olympics event, current Zanker location enrollment of 115 participants, sprinkler system, panic/alarm technology for facility, tentative improvements, emergency medical kits in facility, and background checks for employees.

Chair Tao invited members of the public to address the commission. The following resident(s) commented: Diane Knudsen

Motion to close the Public Forum.

Motion/Second Vice Chair Chuan/Commissioner Alcorn
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. 21-015, approving Conditional Use Permit Amendment No. UA20-0027, Minor Site Development Permit No. MS21-0023, and Tree Removal Permit No. TR21-0013 subject to the attached Conditions of Approval.

Motion/Second Vice Chair Chuan/Commissioner Belong
Motion carried by a vote of AYES: 7 NOES: 0

NEW BUSINESS

None.

ADJOURNMENT

Chair Tao adjourned the meeting at 8:00 pm

Motion/Second Commissioner Belong/Commissioner Alcorn

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina