



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, June 8, 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

Chair Chuan led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

PRESENT: Chair Chuan, Vice Chair Ciardella, Commissioners Awasthi, Galang, and Mohsin

ABSENT: Albana, Medina-Ashby

STAFF: Ned Thomas, Michael Mutalipassi, Michael Fossati, Lillian VanHua, Matthew Miller, 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 8, 2022.

Motion/Second Awasthi/Mohsin

Motion carried by a vote of AYES: 5 NOES: 0

APPROVAL OF MEETING MINUTES

By motion, approve the meeting minutes as corrected for May 25, 2022. **In Conflict of Interest Declaration section, change City Attorney name from Martin de los Angeles to Michael Mutalipassi.*

Motion/Second Mohsin/Ciardella

Motion carried by a vote of AYES: 5 NOES: 0

ANNOUNCEMENTS

Chair Chuan wished Vice Chair Larry Ciardella a Happy Birthday.

Planning Director Ned Thomas shared upcoming events: State of the City and Commissioner Recognition will be held on June 23 at 5:30pm at Veteran's Plaza and Gateway/Main Street Community Virtual Workshop will be on June 29 at 6:00pm. Planning Director also mentioned that we are waiting to hear back from City Clerk on mandatory commissioner training resources for Ethics and Harassment.

PUBLIC FORUM

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

NEW BUSINESS

SBC LIQUORS – 148 W. CALAVERAS BLVD. – COMPLIANCE REVIEW OF P-UA15-0007: A City-initiated review of a previously approved Conditional Use Permit Amendment (P-UA15-0007) to verify compliance with conditions of approval and consider modifications to the use permit to address concerns related to public health, safety, and welfare. This action is exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15321 (Enforcement Action). Project Planner: Michael Fossati, (408) 586-3274, mfossati@milpitas.gov

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

Commission received a presentation from both staff and business owner. After a thorough discussion related to customers and recent unhoused events in the area, commissioners provided feedback and direction to Planning Department. Commissioner asked that the staff informally follow up with SBC Liquors in a few months and that small business owner display signs that say “no drinking in vehicle or around liquor store”.

PUBLIC HEARING

Zoning Text Amendment – Building Heights – P-ZA22-0002: A City-initiated Zoning Ordinance Text Amendment to modify maximum building height regulations within certain commercial zoning districts in 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). Project Planner: Lillian VanHua, (408) 586-3073, lvanhua@milpitas.gov

Project Planner Lillian VanHua and City Planning Services Consultant, Holly Pearson (Michael Baker International), addressed commissioners’ clarifying questions about adding language to outdoor bathrooms for public use in high-density areas that this zoning text amendment will affect,

Chair Chuan invited members of the public to address the commission and the following community members made comments: John Doll, Bill Korbe, Frank Bush.

Motion to close the Public Forum.

Motion/Second Mohsin/Galang

Motion carried by a vote of AYES: 5 NOES: 0

Recommendation: Adopt Resolution No. 22-006 recommending that the City Council approve Zoning Text Amendment ZA22-0002 amending sections of Title XI, Chapter 10 of the Milpitas Municipal Code to modify and add regulations relating to maximum heights for non-residential buildings in the General Commercial (C2), Highway Services (HS), and Town Center (TC) zones. **With an amendment to include a recommendation to the Council that the approval include consideration of additional objective standards for taller buildings that are located next to the lower density residential neighborhood.*

Motion/Second Mohsin/Ciardella

Motion carried by a vote of AYES: 5 NOES: 0

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). Project Planner: Lillian VanHua, (408) 586-3073, lvanhua@milpitas.gov

Recommendation: Staff recommended to move the item to a date certain being June 22, 2022.

ADJOURNMENT

Chair Chuan adjourned the meeting at 8:40 pm

Motion/Second Mohsin/Awasthi

Motion carried by a vote of AYES: 5 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina