



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, May 26, 2021

via Teleconference (Virtual Meeting)

CALL TO ORDER	Chair Tao called the meeting to order at 7:02 PM. Recording Secretary Elizabeth Medina called the roll.
PLEDGE OF ALLEGIANCE	Vice Chair Chuan 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, Adrienne Smith, 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 May 26, 2021. Motion/Second Vice Chair Chuan/Commissioner Belong Motion carried by a vote of AYES: 7 NOES: 0
APPROVAL OF MINUTES	By motion, approve the special meeting minutes for April 28, 2021. Motion/Second Commissioner Belong/Commissioner Albana Motion carried by a vote of AYES: 6 NOES: 0 ABSTAIN: 1 (Galang) By motion, approve the regular meeting minutes for April 28, 2021. Motion/Second Commissioner Alcorn/Commissioner Ciardella Motion carried by a vote of AYES: 7 NOES: 0
ANNOUNCEMENTS	Chair Tao followed up with commissioners on required training for Sexual Harassment Prevention.
PUBLIC FORUM	Chair Tao invited members of the public to address the commission and there were none.
PUBLIC HEARING	IX-1 Zoning Text Amendment – Accessory Dwelling Units – P-ZA21-0003: A City-initiated Zoning Ordinance Text Amendment to regulate accessory dwelling units (ADUs) within the City of Milpitas. The proposed amendments modify regulations related to ADUs to comply with Government Code Sections 65852.2 and 65852.22. The proposed amendment is exempt

from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15282(h) (ordinance regarding second units in a single-family or multifamily residential zone). Project Planner: Rozalynne Thompson, (408) 586-3278, rthompson@ci.milpitas.ca.gov

**Continued from April 14th Planning Commission meeting.*

Recommendation: Staff recommends to move the item to a date certain, being June 23, 2021.

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

IX-2 HILLSIDE HOME – 517 Vista Rdg – P-SA21-0001: A request to amend Site Development Permit No. P-SA21-0001 to reduce the scope of previously approved plans from a two-story, 4,381-square foot home to a one-story, 3,000-square foot home. This Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures) and; as a separate and independent basis, the Project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Adrienne Smith, (408) 586-3287, asmith@ci.milpitas.ca.gov

Project Planner Adrienne Smith, City staff [Jaime Garcia/Assistant Fire Marshal, Traffic and Transpiration Manager/Steve Chan], and applicant's team [Ashish and Varsha Gandhi] addressed commissioners' clarifying questions in regard to location of San Andreas fault to property area, setbacks for fire prevention, reason for reduction of previous approved permits, home association approval requirements, water supply via City of Milpitas, landscape maintenance/weed abatement in area for fire prevention, and emergency evacuation plans in the area.

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

Motion to close the Public Forum.

Motion/Second Commissioner Belong/Commissioner Ciardella
Motion carried by a vote of AYES: 7 NOES: 0

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 21-016, recommending approval of Site Development Permit Amendment No. SA21-0001 to the City Council, subject to the attached Conditions of Approval.

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

NEW BUSINESS

NO ITEMS.

ADJOURNMENT

Chair Tao adjourned the meeting at 7:48 pm

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina