



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, May 10, 2023

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

Commissioner Albana led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

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

ABSENT: Galang

STAFF: Ned Thomas, Michael Mutalipassi, Avery Stark, Holly Pearson, Randy Baez, Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION 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 May 10, 2023.

Motion/Second Awasthi/Ciardella

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

APPROVAL OF MEETING MINUTES

By motion, approve the meeting minutes for April 26, 2023.

Motion/Second Awasthi/Mohsin

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

ANNOUNCEMENTS

Planning Director Thomas shared that last Tuesday, City Council held a study session on the update of the Milpitas Gateway/Main Street Specific Plan (formerly named the Midtown Specific Plan) where the Council was able to share feedback and direction. Planning Director also wished everyone a Happy Mother's Day.

PUBLIC FORUM

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

PUBLIC HEARING

XI-1 GENERAL PLAN AMENDMENT (GP23-0002) and ZONING MAP AMENDMENT (ZA23-0001) – South Main Street between Great Mall Parkway and Montague Expressway: A City-initiated amendment to the General Plan Land Use Map to change the General Plan land use designations for 168 parcels

along South Abel Street, South Main Street, and Costa Street, generally located south of Great Mall Parkway and north of Montague Expressway, for consistency with the new boundaries of the adopted Milpitas Metro Specific Plan and proposed boundaries of the draft Milpitas Gateway-Main Street Specific Plan; and a City-initiated Zoning Map Amendment to change the zoning classifications for two parcels for consistency with the new General Plan land use designations. Project Manager: Holly Pearson, Senior Special Projects Associate, hpearson@milpitas.gov

Senior Special Projects Associate, Holly Pearson addressed commissioners' clarifying questions regarding the reason for the rezoning for the particular, if the change will affect current tenants/businesses, and how it will not impact current uses.

Chair Chuan invited members of the public to address the commission and there were (2) speakers: Alberto Lustre and Armando Gomez.

Motion to close the Public Forum.

Motion/Second Mohsin/Ciardella

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

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 23-006 recommending that the City Council approve General Plan Amendment GP23-0002 and Zoning Amendment ZA23-0001, to change the General Plan land use designations for 168 parcels and the zoning classifications for two parcels for consistency with the new boundaries of the adopted Milpitas Metro Specific Plan and the proposed boundaries of the draft Milpitas Gateway-Main Street Specific Plan.

Motion/Second Chuan/Ciardella

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

IX-2 NEW SRINGERI EDUCATION AND VEDIC ACADEMY (SEVA) (ASSEMBLY USE) – 1633 S MAIN ST - Conditional Use Permit No. UP22-0007:

A request for a Conditional Use Permit to operate an assembly use and group instruction for up to 50 people, with concurrent classes and activities for all ages, within a 21,230-square foot tenant space within an existing, two-story commercial building on an 11.1-acre site (South Bay Tech Center) in the C2 General Commercial Zoning District located at 1633-1635 South Main Street. Project Planner: Randy Baez, Associate Planner, rbaez@milpitas.gov

Project Planner Randy Baez and the applicant team, Nagaraj Bhat and Steve Bugge (architect) addressed commissioners' clarifying questions related to the hours of operation for prayer service, non-perishable food offerings for those in need, designated food storage area, if a membership is required to receive food distribution, if the hours of operation have any impact on conditional use permit, and the limit of fifty people for assembly, parking allocation per leased tenant space, and official address being used for SEVA.

Chair Chuan invited members of the public to address the commission and there were (2) community members: Sasidhar J. and Haranath Gwana

Motion to close the Public Forum.

Motion/Second Mohsin/Medina-Ashby
Motion carried by a vote of AYES: 6 NOES: 0

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 23-010, approving Conditional Use Permit UP22-0007, subject to the attached Conditions of Approval.

Motion/Second Albana/Awasthi
Motion carried by a vote of AYES: 6 NOES: 0

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Chuan adjourned the meeting at 7:56 pm

Motion/Second Mohsin/Ciardella
Motion carried by a vote of AYES: 6 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina