



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, April 28, 2021

via Teleconference (Virtual Meeting)

CALL TO ORDER

Chair Tao called the meeting to order at 7:01 PM. Recording Secretary Elizabeth Medina called the roll.

PLEDGE OF ALLEGIANCE

Commissioner Galang 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, 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. Chair Tao disclosed that has worked with the applicant on previous projects and will be recusing himself from Public Hearing Item *IX.-1 NEW PRESCHOOL AND DAYCARE FACILITY – 164 N ABEL ST – P-UP20-0008 and P-MS20-0175.*

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for April 28, 2021.

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

APPROVAL OF MINUTES

By motion, approve the meeting minutes for April 14, 2021.

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

ANNOUNCEMENTS

Planning Director Thomas shared that the City of Milpitas in partnership with Catalyze SV will be hosting the first of three “Community Conversations” on the topic of Revitalizing Main Street, on Thursday, April 29th. Planning Director Thomas also noted that next the Planning Commission meeting will be on May 12th where Economic Development Director, Alex Andrade will give a presentation on “Research and Recommendations for Hotel and Travel Industries” and a public hearing item on a Grocery Store located on E. Calaveras.

PUBLIC FORUM

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

PUBLIC HEARING

IX.-1 NEW PRESCHOOL AND DAYCARE FACILITY – 164 N ABEL ST – P-UP20-0008 and P-MS20-0175: A request to allow the operation of a preschool and daycare facility (Montessori School) for up to 200 children, ages 18 months through six years, and to allow exterior modifications to an existing 12,196-square foot commercial building, including minor façade, parking lot, landscape improvements, and a new outdoor playground, on a 1.398-acre site located in the MXD Mixed Use Zoning District at 164 North Abel Street. This site is also located within 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, 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: 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 [*Harpreet Grewal/ Learn and Play Montessori School Operator, Sullivan Santos/Architect-SSS Designs, Dan Morrar/Project Manager-InSite EFS*] addressed commissioners' clarifying questions in regard to location of walls between adult and children's restrooms, the primary use of the doors of the building (primary supervised entrance, emergency exits), flooring material of outdoor play area (pour in place), maximum number of students, emergency plan to vacate building, height of fence surrounding property, the neighboring building/businesses in the area, type of fence to be installed, screen installed on fencing in play area, number of staff members, and requirements for school enrollment.

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

Motion to close the Public Forum.

Motion/Second Commissioner Alcorn/Commissioner Albana

Motion carried by a vote of AYES: 6 NOES: 0 ABSTAIN: 1 (Tao)

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 21-011 approving Conditional Use Permit (UP20-0008) and Minor Site Development Permit (MS20-0175), subject to the attached Conditions of Approval.

Motion/Second Commissioner Albana/Commissioner Belong

Motion carried by a vote of AYES: 6 NOES: 0 ABSTAIN: 1 (Tao)

NEW BUSINESS

No items.

ADJOURNMENT

Chair Tao adjourned the meeting at 7:52 pm

Motion/Second Commissioner Ciardella/Albana Galang

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