



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, April 27, 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 7:00 PM.

PLEDGE OF ALLEGIANCE

Commissioner Medina-Ashby led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

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

ABSENT: Awasthi

STAFF: Ned Thomas, Michael Fossati, Martin de los Angeles, Albert Zamora, Steve Chan, Michael Mutalipassi, 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 April 27, 2022.

Motion/Second Mohsin/Medina-Ashby

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

APPROVAL OF MEETING MINUTES

By motion, approve the meeting minutes for March 23, 2022.

Motion/Second Medina-Ashby/Albana

Motion carried by a vote of AYES: 4 ABSTAIN: 2 (Mohsin, Galang)

ANNOUNCEMENTS

Vice Chair Ciardella shared that the Milpitas Rotary Club is hosting a golf tournament and dinner on May 7th – for more information contact the Rotary Club.

Chair Chuan welcomed everyone back to the City Hall Chambers after two-years.

Planning Director Thomas introduced new City Attorney Michael Mutalipassi who started yesterday. He also shared that beginning in June the Planning department will start issuing a quarterly newsletter with updates of activities in the department; to subscribe for newsletter visit the Planning website. Lastly, Planning Director Thomas wished Recording Secretary, Liz Medina a Happy Administrative Professional's Day.

PUBLIC FORUM

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

PUBLIC HEARING

CITY VENTURES TOWNHOMES – 1752-1810 HOURET COURT – P-SD21-0012, P-UP21-0006, P-MT21-0002, P-DB21-0001, P-TR21-0035, AND P-EA21-0004: A Site Development Permit, Conditional Use Permit, Vesting Tentative Map, Density Bonus Permit, Tree Removal Permit, and Environmental Assessment to allow demolition of two industrial buildings, removal and replacement of 17 ordinance-size trees, and development of 56 townhome condominiums and 24 accessory dwelling units. The residential development will be comprised of eight multi-family residential buildings up to 48 feet in height (four stories), with 84 vehicle parking spaces and associated site improvements on a 1.92 acre site located in the MXD-3 Very High Density Mixed Use Zoning District at 1752-1810 Houret Court. The project is located within the Transit Area Specific Plan (TASP) area and submitted in accordance with California Senate Bill 330 (Housing Crisis Act of 2019). Project Planner: Michael Fossati, 408-586-3274, mfossati@ci.milpitas.ca.gov

Project Planner Michael Fossati, City staff (*Albert Zamora/Deputy Fire Chief and Steve Chan/Traffic and Transportation Manager*), and applicant's team [*Samantha Hauser/City Ventures Project Manager, Kim Hankins/WHA Architect, Vince Rivero/ VER Consultants Planner, and Chris Fortunato/C2 Collaborative Landscape Architect*] addressed commissioners' clarifying questions regarding the ADUs attached to the townhome, the material/safety/height of the balcony on fourth floor, dog park cleanliness management, landscaping/size of plants/tree species, solar panels, walkways/bicycle lanes on project site, plans of a roadway from Montague to McCandless, guests/overflow parking, TASP EIR, which schools residents would be assigned, discussions with MUSD, price points for units (affordable vs. market rate), and locations of other City Ventures projects.

Chair Chuan invited members of the public to address the commission and the following community members made comments: JP Lanois (via zoom), Surya Dhamija, Parshva Timbadia, Nemil Timbadia, and Kinara Pardya.

Motion to close the Public Forum.

Motion/Second Mohsin/Albana

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

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution No. 22-005, recommending that the City Council approve Site Development Permit No. SD21-0012, Conditional Use Permit No. UP21-0006, Vesting Tentative Map MT21-0002, Density Bonus Permit No. DB21-0001, Tree Removal Permit No. TR21-0035 and Environmental Assessment No. EA21-0004, subject to the Conditions of Approval.

Motion/Second Mohsin/Medina-Ashby

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

NEW BUSINESS

NO ITEMS.

ADJOURNMENT

Chair Chuan adjourned the meeting at 8:48 pm

Motion/Second Medina-Ashby/Albana

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina

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