



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, April 26, 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 7:02 PM.

PLEDGE OF ALLEGIANCE

Vice Chair Ciardella 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, Arthur Belton, Steve Chan, 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 April 26, 2023.

Motion/Second Medina-Ashby/Albana

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

APPROVAL OF MEETING MINUTES

By motion, approve the meeting minutes for March 22, 2023.

Motion/Second Awasthi/Mohsin

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

ANNOUNCEMENTS

Vice Chair Ciardella thanked community members that attended the Chamber of Commerce crab feed.

Commissioner Medina-Ashby and Commissioner Awasthi shared their experience after attending the 2023 Planning Commissioners 3-Day Academy in Garden Grove back in March. They both learned a lot, were able to network and meet commissioners from other jurisdictions.

Planning Director Thomas reminded the Planning Commissioners of the Commissioners' Recognition Celebration event tomorrow, April 27th at 6:00pm in the Community Center.

PUBLIC FORUM

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

PUBLIC HEARING

XI-1 NEW HILLSIDE RESIDENCE - 1311 COUNTRYSIDE CT (LOT 6) - Site Development Permit No. SD21-0010 and PUD Amendment No. PA21-0003:

A request for an Amendment to the development standards for single-family homes within Planned Unit Development No. 68 (Countryside Estates) to deviate from the approved designs for single-family homes and a Site Development Permit to construct a new 5,234-square foot, one-story, single-family residence with an attached three-car garage, and a detached accessory structure on a 1.653-acre vacant site located in the R1-H Single-family Residential-Hillside Zoning District with a Site and Architectural (-S) Overlay at 1311 Countryside Court (Countryside Estates, Lot 2). Project Planner: Avery Stark, Acting Senior Planner, astark@milpitas.gov

Project Planner Avery Stark and City staff addressed commissioners' clarifying questions regarding the PUD being a gated community, the timeline of construction after approved, the development of the surrounding parcels, any plans of development in the designated open space, the size of main residence vs development standards, if the community is in the WUI (Wildland Urban Interface) area, if City staff had any concerns with the geotechnical report, and when are geotechnical reports are required for projects.

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

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. 23-009, recommending City Council approval of Site Development Permit SD21-0010 and Planned Unit Development Amendment PA21-0003, subject to the attached Conditions of Approval.

Motion/Second Albana/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

Recommendation: Staff recommends that the Planning Commission continue this item to the next regular meeting on May 10, 2023.

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Chuan adjourned the meeting at 7:45 pm

Motion/Second Albana/Ciardella

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina