



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, March 22, 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 7:00 PM.

PLEDGE OF ALLEGIANCE

Chair Chuan led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

PRESENT: Chair Chuan, Vice Chair Ciardella, Commissioners Albana, Awasthi, Galang, Medina-Ashby (arrived at 7:21pm), and Mohsin (exited meeting at 8:30pm)

ABSENT: none

STAFF: Ned Thomas, Michael Mutalipassi, Michael Silveira, Avery Stark, Alex Andrade, Arthur Belton, 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 March 22, 2023.

Motion/Second Ciardella/Albana

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

APPROVAL OF MEETING MINUTES

By motion, approve the meeting minutes for January 11, 2023.

Motion/Second Galang/Ciardella

Motion carried by a vote of AYES: 5 NOES: 0 ABSTAIN: 1 Mohsin

By motion, approve the meeting minutes for January 25, 2023.

Motion/Second Mohsin/Ciardella

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

By motion, approve the meeting minutes for February 8, 2023.

Motion/Second Mohsin/Awasthi

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

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

Motion/Second Albana/Mohsin

Motion carried by a vote of AYES: 5 NOES: 0 ABSTAIN: 1 Awasthi

ANNOUNCEMENTS

Commissioner Albana reminded commissioners to file their Form 700. Vice Chair Ciardella shared that the Milpitas Chamber of Commerce will have a crab feed on April 14th and tickets can be purchased through the website.

PUBLIC FORUM

Chair Chuan invited members of the public to address the commission and there was one speaker: Rob Means

PUBLIC HEARING

XI-1 CAPITAL IMPROVEMENT PROGRAM (CIP) GENERAL PLAN CONFORMITY FINDING: A City-initiated request to consider a General Plan conformity finding for the proposed 2024-2028 CIP Annual Report in accordance to California Government Code Section 65401. This project is exempt from further CEQA review pursuant to Section 15061(b)(3) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Staff: Michael Silveira, Capital Improvement Program Manager, 408-586-3303, msilveira@milpitas.gov

Capital Improvement Program Manager Michael Silveira addressed commissioners' clarifying questions regarding the on-call park services program, request for "dog on leash", "clean up after dog" signs and waste bags be included in the rehabilitation budget next year, street lights/painted stripes on streets, sustainable materials, EV charging stations, lighted street names, the number of street security cameras included in the budget for CIP 3457, why is Santa Clara Valley Water Reservoir pump station included in our CIP budget, the features of MyMilpitas app, and the process of how to request projects be included in the CIP budget.

Chair Chuan invited members of the public to address the commission and there was one speaker: Barbara Navarro.

Motion to close the Public Forum.

Motion/Second Mohsin/Awasthi

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

Recommendation: Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 23-007 finding that the 2024-2028 Capital Improvement Program is in conformance with the City of Milpitas General Plan.

Motion/Second Albana/Mohsin

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

IX-2 ESCAPE CAMPERVAN – NEW RV RENTAL – 893 AMES AVE – P-UP22-0006 and MS23-0038: A request for a Conditional Use Permit and Minor Site Development Permit to allow the storage and rental of passenger camper vans and associated repair activities inside an existing 12,800-square foot industrial building, with onsite improvements including the installation of a new security fence and re-striping of the parking lot, on a 2.30-acre lot in the M2 Heavy Industrial Zoning District located at 893 Ames Ave. Project Planner: Avery Stark, Acting Senior Planner, astark@milpitas.gov

Project Planner Avery Stark and the applicant, Katie Key, President of Escape Campervans addressed commissioners' questions regarding exhaust fumes in building when staging vehicles, if there will changes to the exterior of the building, natural vegetation on project site to add landscaping, M1 and M2 zoning, location of campsites in California, glamping, storage of vehicles and equipment, on-site parking of vehicles/street parking, fire extinguisher in vehicles, other Escape Campervans locations, a minimum of 3-day rental to a maximum of months, average cost to rent, personal customization of vans, and safety monitoring equipment in the building.

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

Motion to close the Public Forum.

Motion/Second Galang/Medina-Ashby

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

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 23-008 approving Conditional Use Permit No. UP22-0006 and Minor Site Development Permit No. MS23-0038, subject to the attached Conditions of Approval.

Motion/Second Galang/Albana

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

NEW BUSINESS

Zoning Ordinance Update Advisory Committee (ZAC): The Planning Commission will select two commissioners to serve on the Zoning Ordinance Update Advisory Committee (ZAC). The ZAC will be a temporary ad hoc committee composed of up to 10 members from various City commissions. The ZAC will convene at key points during the update process to review working material and provide insight and feedback.

Recommendation: Review the responsibilities of the ZAC, consider nominations, and select two Planning Commissioners to serve on the ZAC.

Vice Chair Ciardella nominated Commissioner Albana, Chair Chuan seconded the nomination of Commissioner Albana to be a member of the Zoning Advisory Group (ZAG).

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

Commissioner Albana nominated Commissioner Medina-Ashby; Commissioner Medina Ashby kindly declined the nomination.

Commissioner Galang nominated Commissioner Awasthi; Commissioner Medina-Ashby seconded the nomination of Commissioner Awasthi to be a member of the Zoning Advisory Group (ZAG).

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

Commissioner Albana nominated Chair Chuan as a ZAG alternate; Vice Chair Ciardella seconded the nomination of Chair Chuan to be an alternate member of the Zoning Advisory Group (ZAG).

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

ADJOURNMENT

Chair Chuan adjourned the meeting at 9:03 pm

Motion/Second Galang/Medina-Ashby

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina