



# CITY OF MILPITAS

## Planning Commission

### MEETING MINUTES

7:00 PM

Wednesday, March 9, 2022  
via Teleconference (Virtual Meeting)

|                                         |                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CALL TO ORDER</b>                    | Chair Chuan called the meeting to order at 7:01 PM.                                                                                                                                                                                                                                                                                                                                         |
| <b>PLEDGE OF ALLEGIANCE</b>             | Commissioner Galang led the pledge of allegiance.                                                                                                                                                                                                                                                                                                                                           |
| <b>ROLL CALL</b>                        | Recording Secretary Elizabeth Medina called the roll.<br><br><b>PRESENT:</b> Chair Chuan, Vice Chair Ciardella, Commissioner Albana, Galang, Awasthi, and Medina-Ashby.<br><br><b>ABSENT:</b> Commissioner Mohsin<br><br><b>STAFF:</b> Ned Thomas, Michael Fossati, Martin de los Angeles, Elizabeth Medina                                                                                 |
| <b>CONFLICT OF INTEREST DECLARATION</b> | 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.                                                                                                                                                                                                 |
| <b>APPROVAL OF THE MEETING AGENDA</b>   | By motion, approve the amended meeting agenda for March 9, 2022; moving New Business item before Public Hearing item.<br><br>Motion/Second Galang/Ciardella<br>Motion carried by a vote of AYES: 6 NOES: 0                                                                                                                                                                                  |
| <b>APPROVAL OF MEETING MINUTES</b>      | By motion, approve the meeting minutes for January 26, 2022.<br><br>Motion/Second Medina-Ashby/Awasthi<br>Motion carried by a vote of AYES: 6 NOES: 0<br><br>By motion, approve the meeting minutes for February 9, 2022.<br><br>Motion/Second Albana/Medina-Ashby<br>Motion carried by a vote of AYES: 5 ABSTAIN: 1 (Galang)                                                               |
| <b>ANNOUNCEMENTS</b>                    | Commissioner Galang shared he will not be present for the March 23 <sup>rd</sup> Planning Commission meeting, he will be out of the country.<br><br>Commissioner Albana thanked the City for sponsoring her attendance to the annual CA League of Cities Planning Commissioner Academy, where she hopes to learn more on how she can better serve our community as a Planning Commissioner. |

Planning Director Ned Thomas shared information about the CA CA League of Cities Planning Commissioner Academy being held in mid-March. He also shared that Planning Commission meetings will be held in the City Chambers starting next month.

Chair Chuan mentioned that Form 700 will be due at the end of the month and all commissioners should be receiving an email in regards to this from the City Clerk's office.

## **PUBLIC FORUM**

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

## **NEW BUSINESS**

### **Motion to Reconfirm Findings and Determinations Under Resolution No. 21-023 and Assembly Bill 361 for the Continuation of Virtual Meetings.**

Staff: Martin de los Angeles, Asst. City Attorney – (408) 586-3040

**Recommendation:** Staff recommends that the Planning Commission approve a motion to reconfirm findings and determinations made under Resolution No. 21-023, pursuant to Assembly Bill 361, for the continuation of virtual meetings.

Motion/Second Ciardella/Albana

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

## **PUBLIC HEARING**

**TIME EXTENSION FOR THE MILL AT MAIN DEVELOPMENT – 1380-1400 S MAIN ST – TE20-0005:** A Time Extension for Site Development Permit No. SD17-0013 and Conditional Use Permit No. UP17-0018 to allow the demolition of two existing commercial buildings and development of a multi-family residential building, up to 85 feet (seven stories) in height, with up to 220 residential units, a two-level parking garage with up to 323 parking spaces, and 0.96 acres of public and private open space on a 2.14-acre parcel located at 1380-1400 South Main (APN 086-36-006,007). This project is located within the Transit Area Specific Plan (Milpitas Metro Plan) planning area. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15168(c) (Program EIR) and; as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Michael Fossati, (408) 586-3274, [mfossati@ci.milpitas.ca.gov](mailto:mfossati@ci.milpitas.ca.gov)

Project Planner Michael Fossati, City staff (*Sharon Goei/ Building and Housing Director • Building Safety and Housing*), and applicant [*Tracy Nakamora and Vince Cantore/The Core Companies*] addressed commissioners' clarifying questions regarding the reason for the time-extension request.

Chair Chuan invited members of the public to address the commission and there were none. Project Planner Michael Fossati shared he received two public comments via phone from residents Nhan Vu and Kashmir Kaur, as well as one email comment from Sandy Nguyen.

Motion to close the Public Forum.

Motion/Second Ciardella/Galang

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

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 22-002 approving Time Extension No. TE20-0005, subject to the attached Conditions of Approval.

Motion/Second Albana/Galang

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

## **ADJOURNMENT**

Chair Chuan adjourned the meeting at 7:37 pm

Motion/Second Ciardella/Medina-Ashby

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

Meeting Minutes submitted by  
Planning Commission Secretary Elizabeth Medina