



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, January 26, 2022
via Teleconference (Virtual Meeting)

CALL TO ORDER	Chair Chuan called the meeting to order at 7:00 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, Commissioner Albana, Galang, Awasthi, and Medina-Ashby. ABSENT: None. STAFF: Ned Thomas, Michael Fossati, Martin de los Angeles, Roberto Alonzo, Bill Tott, 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 January 26, 2022. 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 12, 2022. Motion/Second Galang/Albana Motion carried by a vote of AYES: 6 NOES: 0
ANNOUNCEMENTS	Vice Chair Ciardella wished the City of Milpitas a Happy Birthday. Planning Director Thomas reminded the commissioners of the annual 3-day Planning Commissioner Academy will be held in San Ramon in March, those interested should email Liz. He also shared that the 2001 Tarob Court project, that was previously presented to the Planning Commission, was approved by the Council.
PUBLIC FORUM	Chair Chuan invited members of the public to address the commission and there was none. Motion/Second Ciardella/Awasthi Motion carried by a vote of AYES: 6 NOES: 0

PUBLIC HEARING

SUNNYHILLS CFD SUBDIVISION – 1724 SUNNYHILLS COURT – P-TP21-0001 and P-SA21-0011: A Tentative Parcel Map to subdivide an existing 12.66-acre parcel into two parcels (approximately 2.1 acres and 10.55 acres, respectively) to facilitate annexation of the 2.1-acre parcel into Community Facilities District (CFD) 2005-1, No. 22; and a Site Development Permit Amendment to modify Condition of Approval No. 51 for Site Development Permit No. P-SD18-0004 relating to the timing for completion of the CFD annexation process. The project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Division) and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Michael Fossati, (408) 586-3274, mfossati@ci.milpitas.ca.gov

Project Planner Michael Fossati, City staff [*Roberto Alonzo/Principal Civil Engineer and Bill Tott/Building Official*] and applicant [*Meghan Kehriotis/Project Manager*] addressed commissioners' clarifying questions seeking details of what a CFD entails, how it came into existence, why this type of project is not a frequently heard by the commission, annexation of parcels, and maximum units per acre.

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

Motion to close the Public Forum.

Motion/Second Medina-Ashby/Awasthi

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

Recommendation: Staff recommends that the Planning Commission consider the exemptions from environmental review under the California Environmental Quality Act (CEQA) and adopt Resolution No. 22-001 approving Tentative Parcel Map Subdivision No. TP21-0001 and Site Development Permit Amendment No. SA21-0011, based on the above findings and subject to the Conditions of Approval.

Motion/Second Albana/Galang

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

NEW BUSINESS

NO ITEMS.

ADJOURNMENT

Chair Chuan adjourned the meeting at 7:35 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