



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, January 25, 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

Commissioner Awasthi led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

PRESENT: Chair Chuan, Vice Chair Ciardella, Commissioners Albana, Galang, Awasthi, and Mohsin

ABSENT: Medina-Ashby

STAFF: Jay Lee, Michael Mutalipassi, Kristina Phung, 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 January 25, 2023.

Motion/Second Mohsin/Albana

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

ANNOUNCEMENTS

Principal Planner Jay Lee shared that the City will be hosting the second community workshop for the Main Street-Gateway Specific Plan on February 13th from 6pm-8pm.

PUBLIC FORUM

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

PUBLIC HEARING

VIII-1 NEW SINGLE-FAMILY HILLSIDE RESIDENCE - 531 VISTA RIDGE DR – P-SD22-0001: A Site Development Permit to allow development of a 3,347-square foot, single-family residence, up to two stories in height, with a 1,012-square foot attached garage on a vacant 4.29-acre hillside lot located in the R1-H Single-Family Residential Hillside Zoning District at 531 Vista Ridge Drive. The project includes an attached accessory dwelling unit (ADU), in-ground pool and spa, deer fencing up to eight-feet in height, landscaping and associated site improvements. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) (New Construction of Small Structures) and Section 15183

(Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Kristina Phung (408) 586-3278, kphung@milpitas.gov

Project Planner Kristina Phung, Milan Brahmbhatt (property owner), and Bridgett Shank (architect) addressed commissioners' clarifying questions regarding the need for the story poles for hillside parcels east of the crestline, on street parking, location of closest fire hydrant, building height standard for homes east of the crestline vs. west of the crestline, ADU design on the parcel, window design and privacy, quality sustainable material will being used to build, and assistance identifying east of the crestline on the map.

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

Motion to close the Public Forum.

Motion/Second Mohsin/Awasthi

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

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 23-002, recommending approval of Site Development Permit No. SD22-0001 to the City Council, subject to the attached Conditions of Approval.

Motion/Second Albana/Medina-Ashby

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

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Chuan adjourned the meeting at 8:00 pm

Motion/Second Mohsin/Galang

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina