



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, September 27, 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 7:00pm.

PLEDGE OF ALLEGIANCE

Commissioner Mohsin led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

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

ABSENT: Medina-Ashby

STAFF: Jay Lee, Christopher Creech, Michael Fossati, Ned Thomas, and Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

Assistant City Attorney Christopher Creech 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 September 27, 2023.

Motion/Second Galang/Ciardella

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

ANNOUNCEMENTS

On behalf of Mayor Carmen Montana, Acting City Manager Ned Thomas shared a few kind words about Commissioner Zeya Mohsin's years of distinguished service and how the City of Milpitas will always appreciate all she has contributed to the community.

Commissioner Awasthi presented Commissioner Mohsin with a plaque and also shared words of appreciation.

Commissioner Mohsin expressed her gratitude for the community and City staff over the many years she has been a resident of Milpitas.

Interim Planning Director Jay Lee shared that Planning staff will present the Comprehensive Zoning Ordinance Update Phase 1 to the City Council at the October 2nd meeting.

PUBLIC FORUM

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

PUBLIC HEARING

TIME EXTENSION FOR TRIBUTE HOTEL – 1851 MCCARTHY BLVD. – P-TE23-0001: A 24-month Time Extension for Site Development Permit No. SD19-0012, Conditional Use Permit No. UP19-0012, and Tree Removal Permit No. TR19-0030 to demolish an existing two-story, 48,500-square foot office building, remove 36 protected trees, and develop a 130,665-square foot, podium-style hotel building, up to 75 feet (six stories) in height, with associated site improvements, on a 2.71-acre site located at 1851 McCarthy Boulevard (APN 083-31-049). The Milpitas Planning Commission adopted a Mitigated Negative Declaration supported by an Initial Study for this project on September 8, 2021, in accordance with the California Environmental Quality Act (CEQA).

Project Planner Michael Fossati and the applicant team, Trang TuNguyen and Ricky Albaza addressed commissioners' clarifying questions related to applying for another extension in September 2025, the reason for the extension request, and if the 24-month extension is enough time to complete project.

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 receive the project presentation, open and close the public hearing, and adopt Resolution 23-015 extending Site Development Permit No. SD19-0012, Conditional Use Permit No. UP19-0012, and Tree Removal Permit No. TR19-0030, subject to the findings and Conditions of Approval.

Motion/Second Albana/Ciardella

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

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Chuan adjourned the meeting at 7:36 pm

Motion/Second Mohsin/Awasthi

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina