



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, October 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 7:00pm.

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, Commissioners Albana, Awasthi, Galang, and Medina-Ashby

ABSENT: None

STAFF: Michael Fossati, Christopher Creech, Randy Baez, Arthur Belton, 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 October 25, 2023.

Motion/Second Medina-Ashby/Albana

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

APPROVAL OF THE MEETING MINUTES

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

Motion/Second Albana/Ciardella

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

ANNOUNCEMENTS

Vice Chair Ciardella reminded everyone about the Pumpkin in the Park event hosted by the City at Cardoza Park on Saturday, October 28th.

Senior Planner Michael Fossati shared that the new Planning Commissioner, Parveen Gupta, will join the dais at the first November meeting on the 8th.

PUBLIC FORUM

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

PUBLIC HEARING

NEW HILLSIDE RESIDENCE - 1321 TERRA VISTA COURT (LOT 4) – P-SD-22-0013 and P-PA23-0001: A request for an Amendment to the development

standards for single-family homes within Planned Unit Development No. 68 (Countryside Estates) to deviate from the approved designs for single-family homes and a Site Development Permit to construct a 4,929 square-foot, two-story, single-family residence with an attached three-car garage on a 1.1-acre vacant site located in the R1-H Single-family Residential-Hillside Zoning District with a Site and Architectural (-S) Overlay at 1321 Terra Vista Court (Countryside Estates, Lot 4). The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines Sections 15303(a) (New Construction or Conversion of Small Structures) and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

(39:49) Project Planner Randy Baez, the applicant team member, Eugene Sakai, Studio S Squared Architecture, Inc. addressed commissioners' clarifying questions related to materials used for landscaping (synthetic turf), the review process of landscaping by the Fire Prevention department, Crestline viewpoint locations and their distances from each other.

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

Motion to close the Public Forum.

Motion/Second Awasthi/Medina-Ashby

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

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 23-015 approving and recommending City Council approval of Site Development Permit SD22-0013 and Planned Unit Development Amendment PA23-0001, subject to the attached Conditions of Approval.

Motion/Second Awasthi/Galang

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

NEW BUSINESS

Planning Commission FY2023-24 Work Plan – The City Council reviews and approves an annual Work Plan for each City Commission. The Planning Commission received the Planning Commission Work Plan for FY2023-24.

ADJOURNMENT

Chair Chuan adjourned the meeting at 7:50 pm

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina