



# CITY OF MILPITAS

## Planning Commission

### MEETING MINUTES

7:00pm

Wednesday, April 24, 2024

CITY COUNCIL CHAMBERS

455 E CALAVERAS BLVD, MILPITAS, CA

and

via TELECONFERENCE (Zoom Webinar)

#### CALL TO ORDER

Chair Albana called the meeting to order at 7:01pm.

#### PLEDGE OF ALLEGIANCE

Commissioner Awasthi led the pledge of allegiance.

#### ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

**PRESENT:** Chair Albana, Vice Chair Medina-Ashby (7:21pm), Galang, Awasthi, Gupta, and Caulkins.

**ABSENT:** Kong, Galang

**STAFF:** Jay Lee, Christopher Creech, Avery Stark, 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 April 24, 2024.

Motion/Second Caulkins/Awasthi

Motion carried by a vote of AYES: 5 NOES: 0

#### ANNOUNCEMENTS

Planning Director Lee informed the commission that the regular scheduled meeting on May 8 is cancelled; next meeting will be on May 22.

Assistant City Attorney Creech reminded the commission that AB1234 training needs to be completed and Form 700 is due.

#### PUBLIC FORUM

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

#### PUBLIC HEARING

**VIII-1 Housing Opportunity Districts (HODs), Addendum to the Milpitas General Plan 2040 EIR, General Plan Text, and Zoning Text and Map Amendments:** Review and discuss the Final Housing Opportunity Districts (HODs) and Addendum to the Milpitas General Plan 2040 EIR (SCH#: 2020070348) and provide a recommendation for approval to the Milpitas City Council. The HODs project scope includes: 1) a General Plan amendment (GP24-0001), to update the Town Center (TWC) and Neighborhood Commercial Mixed-Use (NCMU) descriptions; and 2) a Zoning Map and Text amendment (ZA24-0001) to establish the Neighborhood Commercial Mixed-Use (NCMU-

1,2,3) districts and subdistricts, and update the existing Town Center (TC) districts to establish the subdistricts (TC-1,2,3). These changes aim to increase housing supply, implement General Plan policies, and revitalize commercial centers while incentivizing affordable housing.

(46:13) Project Planner Avery Stark, Planning Director Jay Lee, consultant Raimi+ Associates [Chris Sensenig and Antara Tandon] addressed commissioners' clarifying questions related to mixed-used environments in neighboring cities, definition of NCMU designation (Neighborhood Commercial Mixed-use), other possible areas for NCMU in Milpitas excluding the three identified in presentation, long-term expansion of NCMU throughout the City, the process of the City working with landowners to change areas identified as NCMU, outreach/stakeholder meetings completed leading up to this meeting, timetable of when projects would be built out after NCMU designation is approved, selection of retailers/businesses for commercial use, communication with VTA/AC Transit on future projects, possibility of losing retail/commercial site to affordable housing, and parking requirements.

Chair Albana invited members of the public to address the commission and five community members who spoke:

- Sanket Gandhi
- Manali Desai
- Bhasker Banjara
- Yaohua Li
- Chu-Chih Sheng

Motion to close the Public Forum.

Motion/Second Medina-Ashby/Awasthi

Motion carried by a vote of AYES: 5 NOES: 0

*Recommendation:* Staff recommends that the Planning Commission conduct a public hearing and adopt resolution No. 24-015, recommending that the City Council: 1) approve general plan text amendment No. GP24-0001 to change the description of the Town Center (TWC) and Neighborhood Commercial Mixed-Use (NCMU) descriptions; 2) approve a zoning map and text amendment (ZA24-0001) to establish the Neighborhood Commercial Mixed-Use (NCMU-1,2,3) districts and subdistricts, and update the existing Town Center (TC) districts to establish the subdistricts (TC1,2,3); and 3) adopt the housing opportunity district addendum to the Milpitas General Plan 2040 FEIR (sch #2020070348).

Motion/Second Caulkins/Gupta

Motion carried by a vote of AYES: 5 NOES: 0

## **NEW BUSINESS**

NO ITEMS

## **ADJOURNMENT**

Chair Albana adjourned the meeting at 8:25 pm

Motion/Second Caulkins/Awasthi

Motion carried by a vote of AYES: 5 NOES: 0

Meeting Minutes submitted by  
Planning Commission Secretary Elizabeth Medina