



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, March 27, 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 7:00pm.

PLEDGE OF ALLEGIANCE

Commissioner Galang led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

PRESENT: Chair Albana, Galang, Awasthi, Gupta, Caulkins, and Kong

ABSENT: Vice Chair Medina-Ashby

STAFF: Jay Lee, Christopher Creech, Avery Stark, Michael Silveira, 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 March 27, 2024.

Motion/Second Kong/Awasthi

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

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for March 13, 2024.

Motion/Second Gupta/Caulkins

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

ANNOUNCEMENTS

There were no announcements from Planning Commissioners or Planning Director.

Assistant City Attorney Creech reminded the Planning Commissioners that their Form 700 are due by April 1st and that the AB1234 training deadline is also coming up (required training every two years).

PUBLIC FORUM

Chair Albana invited members of the public to address the commission and there was one community member, Juan Quevedo.

Motion to close the Public Forum/Second Kong/Caulkins

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

PUBLIC HEARING

IX-1 TWO SEPARATE MULTI-FAMILY RESIDENTIAL APARTMENT BUILDINGS – 1300 S MAIN STREET – P-SD22-0015 AND P-DB23-0001: An application for Site Development and Density Bonus permits to develop two multi-family residential apartment buildings, up to 77 feet, 8 inches (six stories) in height, with 118 below-market-rate (100% affordable) dwelling units, 39 vehicular parking spaces, a community garden, and associated site improvements on a 0.966-acre parcel in the Multi-Family Very High Density Residential (R4) Zoning District at 1300 South Main Street. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section §15332 (Class 32: In-Fill Projects) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

(40:10) Project Planner Avery Stark and applicant team member, Gene Broussard – AMG & Associates addressed commissioners' clarifying questions related to unit types, parking requirements, distance from Milpitas BART station, maximum occupancy, vertical/horizontal recess design of the building, elevators, emergency exits, garbage disposal location, concerns of overflow parking into nearby residential neighborhoods, suggested redesign of layout on the first floor to accommodate more parking, concerns of walkability and safety in the area of the proposed project, designated areas for rideshare/loading zone, how the 39-parking spaces will be assigned, off-site parking agreements, top-deck open space for tenants, bike/scooter lanes, applicant's intention to hold the project for long duration of time or sell, concessions for applicant, shuttle to Great Mall for tenants, other projects with similar parking arrangements, school assignment of school-aged family members, surveillance on-site, possible shared-parking agreements with lots next to project site, and various parking concerns.

Chair Albana invited members of the public to address the commission and there were two community members:

- Rigo Gallardo
- Guy Haas

Motion to close the Public Forum.

Motion/Second Galang/Caulkins

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

Recommendation: Staff recommends that the Planning Commission open and close the public hearing and adopt Resolution 24-011, recommending approval of the above applications to the Milpitas City Council, subject to the Conditions of Approval. **With a recommendation that the applicant explore all available opportunities to increase parking for the site including agreements with other local nearby parking entities.*

Motion/Second Gupta/Albana

Motion carried by a vote of AYES: 5 NOES: 1

IX-2 CAPITAL IMPROVEMENT PROGRAM (CIP) GENERAL PLAN CONFORMITY FINDING: A City-initiated request to consider a General Plan conformity finding for the proposed 2025-2029 CIP Annual Report in accordance

with California Government Code Section 65401. This project is exempt from further CEQA review pursuant to Section 15061(b)(3) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment.

[\(2:12:44\)](#) Public Works Engineering Division Manager Michael Silveira addressed commissioners' clarifying questions related to project details by CIP number, how to access the CIP book, unfunded projects variance in previous years, status of the Calaveras Blvd. Widening project, MilpitaSMART funding, possible impact fee to continue to fund MilpitaSMART program, streets resurfacing budget increase, how extra funds are allotted once a project is complete, streams of revenue for CIP projects, City Council priorities, how amounts for CIP projects are reached for each project (internal cost estimates vs. quotes), Milpitas Main Street revitalization, park improvement project status, license plate reader/security cameras, Measure F, and what happens when project estimates fall short of what was projected.

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

Motion to close the Public Forum.

Motion/Second Galang/Kong

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

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 24-014 finding that the 2025-2029 Capital Improvement Program is in conformance with the City of Milpitas General Plan.

Motion/Second Galang/Awasthi

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

NEW BUSINESS

Commission Caulkins requested that staff reiterate what the state law is pertaining to parking regulations, and/or the City possibly creating parking structures around high density projects.

ADJOURNMENT

Chair Albana adjourned the meeting at 9:35 pm

Motion/Second Caulkins/Gupta

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina