



SPECIAL MEETING OF THE MILPITAS CITY COUNCIL AND HOUSING AUTHORITY

MINUTES
TUESDAY, JUNE 11, 2024

The City Council of the City of Milpitas convened on the Special City Council meeting day in a Joint Meeting of the Milpitas City Council and Housing Authority on June 11, 2024, in the City Council Chamber, 455 E. Calaveras Blvd, Milpitas, CA, and via teleconference/Zoom webinar.

CALL MEETING TO ORDER by Mayor and ROLL CALL by City Clerk

Mayor Montano called the Special City Council meeting to order at 5:33 PM. Roll Call was taken by City Clerk Guzzetta.

PRESENT: Mayor Montano, Vice Mayor Chua, Councilmember Barbadillo, Councilmember Lien, Councilmember Phan

ABSENT: None.

PLEDGE OF ALLEGIANCE

Vice Mayor Chua led the pledge of allegiance.

PRESENTATIONS

Mayor Montano and the City Council presented certificates in recognition of Community Heroes.

The City Council recessed to a Community Heroes recognition reception at 5:56 PM

The City Council reconvened at 6:31 PM

PUBLIC FORUM

There were the following public speakers:

1. Voltaire Montemayor

ANNOUNCEMENT OF CONFLICT OF INTEREST AND CAMPAIGN CONTRIBUTIONS

City Attorney Matalipassi asked the Mayor and City Councilmembers if they had any personal conflicts of interest. By roll call, there were no conflicts of interest. City Attorney Matalipassi asked the Mayor and City Councilmembers if they had any reportable campaign contributions. By roll call, there were no reportable campaign contributions.

READING OF THE CITY COUNCIL CODE OF CONDUCT

Vice Mayor Chua read the City Council Code of Conduct.

APPROVAL OF AGENDA

After discussion, motion: to approve the agenda.

Motion/Second: Vice Mayor Chua / Councilmember Lien

Motion carried by the following:

AYES: Mayor Montano, Vice Mayor Chua, Councilmember Barbadillo, Councilmember Lien,
Councilmember Phan
NOES: None

CONSENT CALENDAR

There were no public speakers.

After discussion, motion: to approve the Consent Calendar.

Motion/Second: Councilmember Lien / Councilmember Barbadillo

Motion carried by the following:

AYES: Mayor Montano, Vice Mayor Chua, Councilmember Barbadillo, Councilmember Lien,
Councilmember Phan

NOES: None

1. **Approve Accounts Receivable Write-offs for the Fiscal Year Ending June 30, 2024 (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Approved the Accounts Receivable write-offs for the Fiscal Year ending June 30, 2024.

2. **Approve a Milpitas Housing Authority Agreement with Bay Area Builders, Inc. dba BAB Commercial for Property Management Services (Staff Contact: Alex Andrade, Economic Development Director, 408-586-3046)**

Approved a Milpitas Housing Authority Agreement with Bay Area Builders, Inc. DBA BAB Commercial for property management services in an amount not to exceed \$50,000 and authorize the City Manager to act as Executive Director in the execution of the agreement.

AGENDA ITEMS

3. **Review the List of Agenda Item Requests From Individual Councilmembers and Provide Direction to Staff Through the Council-Approved Prioritization Process (Staff Contact: Matt Cano, Assistant City Manager, 408-586-3012)**

(1) Reviewed the list of agenda item requests from individual Councilmembers and provide direction to staff, through the prioritization process, on which Group 1 items should be advanced; and (2) Provided additional input to staff, if any, on Group 1 items that received Council direction to advance and all Group 2 items.

The following prioritization items were selected to move forward:
CC 7 Community Advisory Commission: Change focus to housing
CC 8 Explore increasing stipend for planning commission
CC 10 Escuela Parkway Traffic Safety Review

City Manager Thomas introduced the item. Assistant City Manager Cano presented the report.

There were the following public speakers:

1. Voltaire Montemayor

Vice Mayor Chua withdrew three items from consideration (CC03 - Tobacco Ordinance Review, CC11 - Ordinance on Catalytic Converters, and CC12 - ADU Sales Law). She also added clarification that CC05 for the Arts Month should also include employees, and that if CC07 is selected for prioritization,

the name of the commission be the Community Advisory and Housing Commission.

The City Council reviewed the list of agenda item requests from individual Councilmembers, and individually voted electronically for two items in group one to advance as a priority.

City Clerk Guzzetta read the results of the vote with the following items receiving a majority of votes and moving forward:

CC 7 Community Advisory Commission: Change focus to housing
CC 10 Escuela Parkway Traffic Safety Review

Vice Mayor Chua expressed concern about having to wait 3-4 months for another round of prioritization to consider the other items that received some votes, but didn't reach the 3-vote threshold.

The council and staff discussed options, with Assistant City Manager Cano suggesting that for the next round, they could just vote on the remaining items that received at least 1 or 2 votes, rather than the full list of 10 Group 1 items. After discussion, it was decided to have a second round of voting, but only on the remaining items that had received at least 1 or 2 votes in the first round.

The City Council individually voted electronically for one additional item from those items in group one that received at least 1 or 2 votes to advance as a priority.

City Clerk Guzzetta read the results of the vote with the following item receiving a majority of votes and moving forward:

CC 8 Explore increasing stipend for planning commission

PUBLIC HEARINGS

4. Adopt a Resolution Approving a Site Development Permit, Conditional Use Permit, Vesting Tentative Map, Density Bonus Permit, Tree Removal Permit, and Environmental Assessment to Allow the Development of 43 Townhome Condominiums with 13 Accessory Dwelling Units and Associated Site Improvements at 1905 Tarob Court (Staff Contact: Jay Lee, Planning Director, 408-586-3077)

City Manager Thomas introduced the item. Principal Planner Van Hua presented the report, joined by Planning Director Lee and representatives from Toll Brothers.

Mayor Montano opened the public hearing.

There were the following public speakers:

1. Voltaire Montemayor
2. Loreto Quevedo Dimaandal

Mayor Montano closed the public hearing.

Toll Brothers representative Nick Kosla spoke about the history of Toll Brothers with the City and the project being considered.

After discussion, motion: to adopt **Resolution No. 9341** to approve Site Development Permit No. SD23-0011, Conditional Use Permit No. UP23-0007, Vesting Tentative Map No. MT23-0001, Density Bonus Permit No. DB23-0002, Tree Removal Permit No. TR23-0015, and Environmental Assessment No.

EA23-0002 to allow the development of 43 townhome condominiums with 13 accessory dwelling units and associated site improvements at 1905 Tarob Court subject to the Conditions of Approval. .

Motion/Second: Councilmember Phan / Councilmember Lien

Motion carried by the following:

AYES: Mayor Montano, Vice Mayor Chua, Councilmember Barbadillo, Councilmember Lien,
Councilmember Phan

NOES: None

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

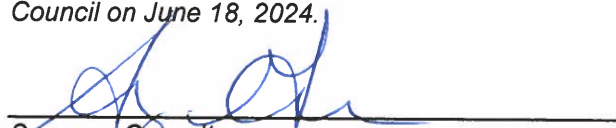
Vice Mayor Chua suggested the creation of a "Housing Corner" on the City's website providing links to housing-related resources and suggested the matter be referred to the Community Advisory and Housing Commission.

Mayor Montano emphasized the importance of prioritizing the development of housing for very low-income individuals.

ADJOURNMENT

Mayor Montano adjourned the meeting at 8:09 PM.

The foregoing minutes were approved by the Milpitas City Council on June 18, 2024.



Suzanne Guzzetta
Milpitas City Clerk