



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, May 22, 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 Gupta led the pledge of allegiance.

ROLL CALL

Recording Secretary Avery Stark called the roll.

PRESENT: Chair Albana, Vice Chair Medina-Ashby, Galang, Awasthi, Gupta, Caulkins, and Kong.

ABSENT:

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 May 22, 2024.

Motion/Second Galang/Awasthi

Motion carried by a vote of AYES: 7 NOES: 0

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for March 27, 2024.

Motion/Second Kong/Medina-Ashby

Motion carried by a vote of AYES: 7 NOES: 0

By motion, approve the meeting minutes for April 24, 2024.

Motion/Second Caulkins/Gupta

Motion carried by a vote of AYES: 5 NOES: 0 ABSTAIN: 2 (Kong/Galang)

ANNOUNCEMENTS

Planning Director Lee shared that on May 30, the City will host an open house forum about HODs (Housing Opportunity Districts), allowing the community to learn more about the project and provide feedback. The regularly scheduled Planning Commission on June 12 will be canceled, and the next meeting will be on June 26.

PUBLIC FORUM

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

PUBLIC HEARING

IX-1 NEW MULTI-FAMILY HOUSING – 1905 TAROB COURT – P-SD23-0011, P-UP23-0007, P-MT23-0001, P-DB23-0002, P-TR23-0015, AND P-EA23-0002:

A Site Development Permit, Conditional Use Permit, Vesting Tentative Map, Density Bonus Permit, Tree Removal Permit, and Environmental Assessment to remove and replace 21 ordinance-sized trees and develop a multi-family residential project with 43 townhomes and 13 accessory dwelling units. The residential development will consist of eight multi-family residential buildings up to 39 feet in height (three stories), with 104 vehicle parking spaces and associated site improvements on a 2.3-acre site located in the High-Density Residential Zoning District with a Transit Oriented Development Overlay (R3-TOD) at 1905 Tarob Court. The Project is located within the Milpitas Metro Specific Plan (MMSP) and Former Transit Area Specific Plan (TASP) area and submitted under California Senate Bill 330 (Housing Crisis Act of 2019).

[\(36:43\)](#) Project Planner Michael Fossati and applicant team member, Nick Kosla, addressed commissioners' clarifying questions related to tree removal/replacement, the preservation of the healthy trees being removed, parking, guest/street parking, the offering of both condos and townhomes in the project, ADU attached to townhomes, GeoMax 1 project vs. GeoMax 2 project, ADA accessible designated units, BMR unit allocation/process to purchase, the waiver for street facing, construction material used for affordable vs market-rate units, the typical cost of affordable housing units, construction issues with other Toll Brothers projects in the surrounding area, approvals process of the building department regarding the quality of materials used for projects, number of units, traffic impact the project will have in area, ADU and main property deeded separately, a future ordinance for sales of ADUs, possible additional units, affordable housing allocation by the Housing department.

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

Motion to close the Public Forum.

Motion/Second Kong/Medina-Ashby

Motion carried by a vote of AYES: 7 NOES: 0

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution 23-021, recommending that the City Council 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, subject to the findings and attached Conditions of Approval.

Motion/Second Gupta/Caulkins

Motion carried by a vote of AYES: 7 NOES: 0

IX-1 GENERAL PLAN AMENDMENT (GP24-0002), ZONING TEXT AMENDMENT and ZONING MAP AMENDMENT ZA24-0002) – Citywide:

City-initiated amendments to the General Plan Land Use Element, General Plan Land Use Map, Zoning Ordinance, and Zoning Map to: 1) ensure overall consistency between the Milpitas 2040 General Plan, Milpitas Metro Specific Plan, Zoning

Ordinance, and Zoning Map; 2) create the new Business Park Research and Development Zone and Metro Area Zones; and 3) update the citywide Zoning Map for consistency with the General Plan and Metro Specific Plan.

[\(1:37:06\)](#) Project Planner Holly Pearson and the Lisa Wise Consultant team member, Jennifer Murrillo, addressed commissioners' clarifying questions related to limits related to warehousing/advanced manufacturing/R&D, rational for distinction of types of warehousing, warehouse storage limits, BPRD area retention for revenue generating and future economic development, flexibility for applicants proposing value-adding uses, status of existing uses that are non-conforming, development of hotels, legal non-conforming regulations, possible zoning change for uses that are not permitted in new zoning, concerns of Metro area no minimum parking requirement and limited bus routes/undevelopment micro-transit, new private high school in Metro area project entitlement/public comments, advanced manufacturing warehouse use verification, flexibility of space use in BPRD area (via CUP for larger warehouse >150,000 sf), total acreage of BPRD area in the City and how much of the area is vacant, impact of by right vs. conditional use for warehouse use that exceeds the threshold, and competitive impact of development of BPRD area.

Chair Albana invited members of the public to address the commission and there was one community member:

- Nick Lamson

Motion to close the Public Forum.

Motion/Second Galang/Kong

Motion carried by a vote of AYES: 7 NOES: 0

Recommendation: Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 24-017, recommending that the City Council approve General Plan Amendment GP24-0002 and Zoning Map/Zoning Text Amendment ZA24-0002. **To also include the minor correction made by consultant, Lisa Wise Consulting, of the removal of "small warehouse" in the BPRD text regulations.*

Motion/Second Caulkins/Albana

Motion carried by a vote of AYES: 7 NOES: 0

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Albana adjourned the meeting at 9:46 pm

Motion/Second Kong/Medina-Ashby

Motion carried by a vote of AYES: 7 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina