



CITY OF MILPITAS
PLANNING COMMISSION APPLICATION

City Clerk's Office

FEB 04 2020

RECEIVED

Thank you for your interest in serving on the City of Milpitas Planning Commission. The Planning Commission advises the City Council on matters related to land use, development, and planning permit decisions.

This Application is intended to provide basic information about your background and experience in relation to the work of the Planning Commission. City staff and members of the City Council will review this information and make recommendations to the Mayor for possible appointment to the Planning Commission.

PLEASE PROVIDE COMPLETE INFORMATION (in black ink)

Mr. Mrs./Ms.

Milpitas Resident? Yes

Registered voter? Yes

Personal Information:

Steve

Belong

Name: First Middle Last

366 North Park Victoria Dr.

Address: Number Street (apt. # if needed) Milpitas, CA 95035

408-427-7160

stere.belong@dc16sj.org

Phone Number(s)

E-mail Address

Union Representative

IUPAT DC16

Occupation

Present Employer

2149 Oakland Rd. S.J. 95131

408-427-7160

Business Address

Business Phone

Education:

College, Professional, Vocational, or other schools attended

Major Subject

Certificate or Degree?

Table with 3 columns: School, Major Subject, Certificate or Degree. Rows include Calaveras Hills H.S. (Gen. Ed., Diploma) and DC16 JATC San Leandro (Flooring Construction, State Certificate).

Experience:

Briefly describe any personal experience or work in the community that you believe would be an asset to your service on the Planning Commission (additional information may be attached):

15 years in the construction industry. 11 years as an installer and also as a job runner & foreman. The last 4 years being a Union Rep. for 1300 members in four counties.

I hereby certify that all statements contained in this application are true and that I am a registered voter and a resident of the City of Milpitas. If appointed, I have enough time to devote to this responsibility and will attend the required meetings.

Signature

1-30-2020

Date

Note: All Commission Applications are Public Record. Applications will be kept on file by the City Clerk for one year.

Please Mail or drop off your completed application and supplemental questionnaire to: City Clerk, 455 E. Calaveras Blvd., Milpitas, CA 95035 Phone: (408) 586-3001 - Fax: (408) 586-3030 - E-mail (mlavelle@ci.milpitas.ca.gov)



## PLANNING COMMISSION APPLICATION SUPPLEMENTAL QUESTIONNAIRE

City Clerk's Office

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(Please type or print responses below or use a separate sheet of paper).

1. Why are you interested in serving on the Planning Commission?

With 15 years of construction experience I hope to utilize that experience in making Milpitas a safer & efficient community.

2. What do you think are important skills or attributes for a Planning Commissioner, and why?

To have knowledge and experience in building & developing. To have seen what works & does not work other locations would bring value to our community.

3. How will your personal or work experience contribute to your role as a Planning Commissioner?

I've seen a lot of successful projects as well as projects that have failed. I think the input from someone who has been on projects all over the country and had first hand experience working on them brings value to the committee about industry standards.

4. From your viewpoint, what are the most pressing land use or development issues in Milpitas?

Being able to develop without causing more traffic constraints. Also to redevelop areas that are not being used up to their potential.

5. How would you typically prepare for a Planning Commission meeting?

Review & familiarize myself with plans & notes

6. What do you see as the different roles of City staff, the Planning Commission, and City Council?

City Staff gets the plans & blue prints

Planning Commission reviews & gives recommendations

City Council reviews & makes final decision.

registered voter ✓

**COMMISSION APPLYING FOR:** Planning Commission  
**Title** Mr.  
**Name** Russel C Bargstadt  
**Address Type** Residence  
**Address** 1307 Stardust Way  
**City** Milpitas  
**Postal/Zip Code** 95035  
**Mobile Number** (408) 910-9655  
**E-Mail Address** russel.c.bargstadt@raytheon.com

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 MAR 11 2019  
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**Present Employer** Raytheon  
**Other Phone** (408) 522-3484  
**City** Sunnyvale  
**Postal / Zip code** 94086

**Occupation** Director of Operations  
**College, Professional, Vocational, or other schools attended** DeVry Institute  
**Major Subject** Electronics  
**Degree** Bachelor of Science

List community organizations to which you belong or have belonged (additional information may be attached).

**Name of Organization** Pines HOA  
**Name of Organization** PTA (Zanker Elem)

If application is for Veterans Commission, indicate branch and service in any U.S. military organization (retired or active duty).

Briefly describe the personal qualifications you possess which you believe would be an asset (additional information may be attached):

Long term Milpitas resident (1991). Served on Pine HOA in many capacities including President, VP and board member from 1992 until 2014. Thorough understanding of project management, budgets, requirement definition, contracts and negotiation. My job includes interfacing and working with contractors, trades, and real estate brokers so I have a familiarity those processes and areas of expertise. I am pro responsible growth and believe we must encourage and support economic growth with in the city. Common sense and thoughtfulness will be my trademark. I have no conflicts of interest with the position

**Date** Mar 08, 2019

I have sufficient time to devote to this responsibility and will attend the required meetings if I am appointed to fill a future vacancy. I hereby certify that all statements contained in this application are true.



City Clerk's Office  
MAR 13 2019  
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NOTE: ALL COMMISSION APPLICATIONS ARE PUBLIC RECORD

Fax (586-3030), e-mail ([mlavelle@ci.milpitas.ca.gov](mailto:mlavelle@ci.milpitas.ca.gov)), mail or drop off your completed application and supplemental questionnaire to:  
City Clerk, 455 E. Calaveras Blvd., Milpitas, CA 95035

## **PLANNING COMMISSION** **SUPPLEMENTAL QUESTIONNAIRE**

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***(Please type or print responses on a separate paper[s] to the following questions)***

1. Why are you interested in serving on the Planning Commission?

In the past I have been very active in my microcosm community (Starlite Pines), representing our views/needs to the Planning Commission and City Council and in the school district as my kids moved through it. My work and kids extra-curricular activities made it impossible to commit for a few years but circumstances have changed and I am able to re-engage. Community service is a responsibility to me and I am seeking opportunity to serve my community in an area I have interest in and believe I can provide value to

2. Describe your understanding of how the City's General Plan, Zoning Ordinance, and Planning procedures affect the development of the community.

The General Plan is just that, it is a frame work created to provide long term guidance and facilitate cohesive consistent decisions to meet a vision of the future. Zoning Ordinances control the type of activity and population density of specific areas, this impacts quality of life. Planning ensures compliance to zoning, fairness to petitioners and fit to the plan and community. Planning should weigh community impact, preferences and best interest against development desires. All three should work together to provide guidance to the City Council for the benefit of the community at large and the future

3. In what way will your personal or work experience contribute to your role as a Planning Commissioner?

My job requires interface with contractors, space planning for the company, oversite of construction projects as required, working with architects, contractors, and the trades (construction, electricians, plumbers, HVAC etc), EHSS requirements and basic awareness of codes. I am well versed in proposal analysis and contract negotiations. I have excellent people and collaborative skills and a desire to see my community thrive. I am objective and analytical with solid common sense. I listen.

4. What do you feel are the most pressing planning problems or issues in Milpitas? How do you think they should be best resolved?

Sane and reasonable growth vs traffic/infrastructure capacity. We have to balance desire to build high density near public transportation with the reality that not everyone who has access uses it. The growth will and should happen, we should levy requirements on Builders to help offset the cost of the infrastructure improvements and need to think creatively about solutions. One thought that comes to mind, could we use round-a-bouts instead of stop signals in intersections like Abel and Great Mall Drive or Calaveras and Abbott or Park Victoria and Landess or near any of the schools to alleviate drop off pressure

Affordable housing – we should preferentially target people that provide services to our community, i.e. teachers, fire/police, retail/hospitality workers, and etc who cannot afford to live in the community they serve, with creative and mutually beneficial alternatives

5. Do you have a long-term vision of how you think the City should develop?

I think we need to have our eyes open to the need for infrastructure improvement as population and inevitably traffic increases. We must also be open to and encourage business growth to increase our tax base so we can afford the population growth. Milpitas has some great advantages in terms of cost and location we should be exploiting that

6. A major planning problem facing the entire Bay Area is the shortage of affordable housing. Do you have any thoughts on how the City should address this issue?

We need to ensure we are getting any available and applicable County, State and Federal money that may be able to be used to help

We should seek community involvement to insure that all good and diverse ideas are being explored. I would be willing to create and chair a planning commission subcommittee to facilitate this or participate if something similar already exists

A program of below market housing with City right of first refusal to buy back at a controlled price increase relative to the market should owner choose to sell. This would keep a growing inventory of affordable housing, remove the risk of people buying and flipping in a few years and potentially reduce the pressure to continually have to find new alternatives. It would require the City to manage and monitor that inventory. We successfully did this on a small scale at a company I previously worked at in the late 80's. It allowed new college grads the ability to buy, build some equity and trade up with minimal effort on the part of the company

Another alternative would be to require that rental projects that have mixed use, retail under living space, maintain units that are specifically for the people that will be employed in the project when complete (retail, service employees) Giving occupancy and rent preference to those residents

7. What do you see as the different roles of City staff, the Planning Commission, and the City Council?

Staff are the experts, front line contact for petitioners and advisors to the commission and council

Commission reviews plans for relevance and fit in the community and the general plan, works with petitioners, staff and the community to create an acceptable project plan if possible and makes recommendation of approval or denial to council

Council has final word and approves or denies



**CITY OF MILPITAS  
PLANNING COMMISSION APPLICATION**

City Clerk's Office  
JAN 13 2020  
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Thank you for your interest in serving on the City of Milpitas Planning Commission. The Planning Commission advises the City Council on matters related to land use, development, and planning permit decisions. Milpitas Municipal Code requires a Planning Commissioner to be a resident of the City of Milpitas and a registered voter. Planning Commissioners typically serve three-year terms and may serve up to three consecutive terms.

This Application is intended to provide basic information about your background and experience in relation to the work of the Planning Commission. City staff and members of the City Council will review this information and make recommendations to the Mayor for possible appointment to the Planning Commission. In addition to this Application form, applicants are required to complete the attached Supplemental Questionnaire.

PLEASE PROVIDE COMPLETE INFORMATION (in black ink)

Mr.     Mrs./Ms.                      Milpitas Resident? Yes                      Registered voter? Yes

**Personal Information:**

Name:                                      First                                      Middle                                      Last

Demetress                                      Morris

Address:                                      Number                                      Street (apt. # if needed)

2151 Mesa Verde Drive                                      Milpitas, CA. 95035

Phone Number(s)                                      E-mail Address

(408) 935-8074                                      Demetress1@aol.com

Occupation                                      Present Employer

Financial Advisor                                      WFG

Business Address                                      Business Phone  
675 N. 1st St Suite 100, San Jose, CA 95112                                      (402) 216-0181

**Education:**

College, Professional, Vocational, or other schools attended                                      Major Subject                                      Certificate or Degree?

|                         |                     |                     |
|-------------------------|---------------------|---------------------|
| Grand Canyon University | Applied Management  | Bachelor of Science |
| Grand Canyon University | Business Leadership | Master of Science   |

**Experience:**

Briefly describe any personal experience or work in the community that you believe would be an asset to your service on the Planning Commission (additional information may be attached):

I have served on the planning commission for several years now and most recent this year as Vice-Chair. My service within the community has extended to Chair of School Site Council (SSC) to board member of other organizations dealing with diversity. I continue to be the head of Flame Keepers working with students and families of color. Additionally, I have served on the Community Board

Advisory Council (CBAC), Parent Teacher Association (PTA) as Treasury, Employment Screen Board MHS, WASCO Accreditation, ESL steering committee, Parents of Milpitas (POM) special education, and with the Milpitas Foundation for Education (MFFE).

I hereby certify that all statements contained in this application are true and that I am a registered voter and a resident of the City of Milpitas. If appointed, I have enough time to devote to this responsibility and will attend the required meetings.

Demetress Morris                                      December 7, 2019  
Signature                                      Date

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Please Mail or drop off your completed application and supplemental questionnaire to:

City Clerk, 455 E. Calaveras Blvd., Milpitas, CA 95035

Phone: (408) 586-3001 – Fax: (408) 586-3030 – E-mail ([mlavelle@ci.milpitas.ca.gov](mailto:mlavelle@ci.milpitas.ca.gov))



## **PLANNING COMMISSION APPLICATION SUPPLEMENTAL QUESTIONNAIRE**

*(Please type or print responses below or use a separate sheet of paper).*

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### **1. Why are you interested in serving on the Planning Commission?**

I desire to have a voice in the decision-making process that helps shape our community. Especially, with all the upcoming changes to Milpitas as it pertains to development and the transit area of our city. I enjoy serving my community in a compacity that is both tangible and recognizable by other community members. Furthermore, over the years as a Planning Commission, I have acquired the needed expertise to be effective in the position that also provides me an opportunity for learning.

### **2. What do you think are important skills or attributes for a Planning Commissioner, and why?**

The most important skill for a Planning Commissioner is the capability to listen with the intent of understanding what one is seeking to be conveyed to Him/her. It is essential to have a working knowledge and/or understanding of community issues as they correlate to city ordinances. One of the attributes that best serve a commissioner is the ability to be fair & unprejudiced as well as prepared to address the motions that come before the city. The reason why is it allows one to communicate more effectively and from an analytical perspective.

### **3. How will your personal or work experience contribute to your role as a Planning Commissioner?**

My personal and work experience will contribute to my role as a Planning Commissioner by allowing me to apply leadership skills with financial savvy. With these skills, I can build unanimity through compromise and a commence sense approach that helps others appreciate that comments or actions are not to be taken personal but part of the procedure that results in positive change.

### **4. From your viewpoint, what are the most pressing land use or development issues in Milpitas?**

I believe the most pressing issues and development concerns are dealing with land use and zoning. Milpitas only has so much land at its deposal, so we have to be sure that we are making good decision concerning various parcels for future use.

**5. How would you typically prepare for a Planning Commission meeting?**

I would typically prepare for a Planning Commission meeting by reviewing the staff report, doing some research on the developer and the parcel, speaking or meeting with the appropriate stakeholders, and outlining questions for review by staff or applicant.

**6. What do you see as the different roles of City staff, the Planning Commission, and City Council?**

A Planning Commissioner is appointed government board charged by city council mandated by the state with oversight of boundaries of the various zoning districts and appropriate regulations to be enforced within city limits. The city council is responsible for approving and/or setting policy and staff ensures that the information is available, executable, and understood by all.



**COMMISSION APPLYING FOR:** Planning Commission  
**Title** Ms.  
**Name** Ha Phan  
**Address Type** Residence  
**Address** 940 Coventry Way  
**City** Milpitas  
**Postal/Zip Code** 95035  
**Mobile Number** (408) 666-6415  
**E-Mail Address** cbay12@yahoo.com

City Clerk's Office

JAN 21 2020

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**College, Professional, Vocational, or other schools attended** Univ of Phoenix SJ

**Major Subject** Business

**Degree** MBA

**List community organizations to which you belong or have belonged (additional information may be attached).**

**Name of Organization** Milpitas Executive Lions International Club

**Member** 2nd Vice President

**Name of Organization** Boys scouts of America

**Member** BSA Leader

**Name of Organization** Milpitas Police Department

**Member** Volunteer

**If application is for Veterans Commission, indicate branch and service in any U.S. military organization (retired or active duty).**

**Date** Jan 21, 2020

I have sufficient time to devote to this responsibility and will attend the required meetings if I am appointed to fill a future vacancy. I hereby certify that all statements contained in this application are true.

*Ha Phan*

Appointments to Commissions or Committees are made by the Mayor with the concurrence of the City Council. Applications not acted upon will expire after one year from the date submitted unless renewed by the applicant. Once submitted, your application will be submitted to the City Clerk.

NOTE: ALL COMMISSION APPLICATIONS ARE PUBLIC RECORD

## Mary Lavelle

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**From:** Phan Hà <cbay12@yahoo.com>  
**Sent:** Tuesday, January 21, 2020 6:27 AM  
**To:** Mary Lavelle  
**Subject:** Re: CITY OF MILPITAS COMMISSION APPLICATION - Receipt

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

**HA T. PHAN**  
940 COVENTRY WAY  
Milpitas, CA 95035  
Phone 408-668-8415  
cbay12@yahoo.com

**Objective**  
A position in the financial industry, with an emphasis on accounting and auditing

**Ability Summary**  
Experience in analyzing financial information and preparing financial reports to determine and maintain record of assets, liabilities, profit and loss, tax liability, and other financial activities within an organization.

**Employment History**  
**Accountant**  
06/2006 - 02/2016      Bandai Namco Games America Inc      1740 Technology Dr # 600, San Jose, CA  
Managed full cycle of Accounts Payables including monthly close, annual 1099 report, property tax filing and Fixed Assets, Sales/Use tax Efile.

**Education and Training**

| Completion Date | Issuing Institution   | Location     | Qualification   | Course of Study |
|-----------------|-----------------------|--------------|-----------------|-----------------|
| 06/2004         | University of Phoenix | San Jose, CA | Master's Degree | MBA             |

**Occupational Licenses & Certificates**

| Certification Title | Issuing Organization | Completion Date | Expiration Date |
|---------------------|----------------------|-----------------|-----------------|
| Tax preparer        | CTEC                 | 07/2015         | 10/2018         |

**Honors & Activities**  
Honors awards on company team work, leaderships skills, and Milpitas citizenship

**Additional Information**  
Available to start work immediately after college graduation in early June

**References Available on Request**

<https://www.caljobs.ca.gov/folders/ind/indResume.action?view=resume>

Resume attached

On Jan 21, 2020, at 6:16 AM, Phan Hà <cbay12@yahoo.com> wrote:

✓ registered voter

COMMISSION APPLYING FOR: Planning Commission

Title Ms.

Name Kyle Roach

Address Type Residence

Address 49 Terfidia Ln

City Milpitas

Postal/Zip Code 95035

Mobile Number (408) 580-4288

E-Mail Address kroach24@outlook.com

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Present Employer A^3 by Airbus

Occupation HR Specialist

College, Professional, Vocational, or other schools attended Heald Business School

Major Subject Business Administration

Degree AAS

List community organizations to which you belong or have belonged (additional information may be attached).

If application is for Veterans Commission, indicate branch and service in any U.S. military organization (retired or active duty).

Briefly describe the personal qualifications you possess which you believe would be an asset (additional information may be attached):

I bring a sense of open mindedness, logic, and Common Sense. My work within the HR field allows me to work with people on a variety of levels from all different walks of life, socio-economic backgrounds, and standing within the communities.

Two years ago I started my business called the Straight Talk Diva where I help women transition from a place of being not sure of their selves to a place of confidence, self-assured, empowered. I also am a human Capital Management Consultant where I can go into a business and assist them with their cultural needs and to provide a strategy of how to implement workplace morale , how to get employees to understand how to bring their outside passions to their inside production.

Date Oct 21, 2019

I have sufficient time to devote to this responsibility and will attend the required meetings if I am appointed to fill a future vacancy. I hereby certify that all statements contained in this application are true.

*Kyle Roach*

Appointments to Commissions or Committees are made by the Mayor with the concurrence of the City Council. Applications not acted upon will expire after one year from the date submitted unless renewed by the applicant. Once submitted, your application will be submitted to the City Clerk.

NOTE: ALL COMMISSION APPLICATIONS ARE PUBLIC RECORD

MAR 13 2019



# CITY OF MILPITAS PLANNING COMMISSION APPLICATION

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**NOTE:** Milpitas Municipal Code, Title I Chapter 500, requires "at all times during the term of office, a Planning Commissioner shall be a registered voter of the City of Milpitas and a resident of the City of Milpitas." Also, all applicants are required to complete a **SUPPLEMENTAL QUESTIONNAIRE** in addition to this application form.

PLEASE PROVIDE COMPLETE INFORMATION (in black ink)

Mr.

Are you a registered City of Milpitas voter? YES

Mrs./Ms.

How long have you lived in Milpitas? 30 yrs

Name: THOMAS First JOHN Middle VALORE Last

Address: 670 Number CARDIFF PLACE Street (apt. # if needed) Milpitas, CA 95035

Telephone Number(s) 408-946-0703 408-892-3991 Cell tventerprise@comcast.net e-mail address

Present Employer RETIRED Business Telephone

Business Address Business Telephone FINANCIAL ADVISOR Occupation

Education:

| College, Professional, Vocational, or other schools attended | Major Subject | Date  | Degree |
|--|---------------|-------|--------|
| USC  | Sys Mgmt      | 02/71 | MS     |
| NYU  | AERO ENG      | 02/64 | BS     |

List community organizations to which you belong or have belonged (additional information may be attached).

| Date | Name of Organization          | Officer / Member |
|------|-------------------------------|------------------|
|      | Milpitas Chamber of Commerce  | CFO 17yrs        |
|      | MUSD Bond Oversight Committee | Member           |

Briefly describe the personal qualifications you possess which you believe would be an asset (additional information may be attached):

Over the past six or seven years I have attended virtually all City Council and School Board meetings in an effort to stay informed regarding the direction of the City

I have sufficient time to devote to this responsibility and will attend the required meetings if I am appointed to fill a future vacancy. I hereby certify that all statements contained in this application are true and that I am a registered voter and a resident of the City of Milpitas.

Thomas Valore  
Signature

03/13/2019  
Date

Appointments to Commissions or Committees are made by the Mayor with the concurrence of the City Council. **Applications not acted upon will expire after one year** from the date submitted unless renewed by the applicant.

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# **PLANNING COMMISSION**

## **SUPPLEMENTAL QUESTIONNAIRE**

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**(Please type or print responses on a separate paper[s] to the following questions)**

1. Why are you interested in serving on the Planning Commission?

Such a position would afford me the opportunity to give back, in a significant manner, to my community which has served me well these past many years.

2. Describe your understanding of how the City's General Plan, Zoning Ordinance, and Planning procedures affect the development of the community.

The cities growth is guided by a hierarchy of plans the top most of which is the General Plan, currently in the process of being updated. Below the General are the specific plans which provide a greater degree of specificity for given areas of the city. Zoning ordinances should reflect the proscriptions of the plans or be changed accordingly so as not to be an impediment to developments in consonance with the plans. Planning entities such as the Planning Commission and the City planning staff should be guided by such document as they proceed through the decision-making process and in framing their recommendations to the City Council.

3. In what way will your personal or work experience contribute to your role as a Planning Commissioner?

I spent twenty years in the Air Force principally in System Acquisition Management. My last assignment was a Program Manager where I started and managed what became a roughly 1 billion-dollar acquisition known as TRIGS. Subsequently, I worked as a senior manager in the Aerospace Industry. And concluded my work career as a Certified Financial Planner for twenty years. Thus, I am comfortable with the decision-making process and not intimidated by either high powered people or large dollar projects. Just as important I recognize the importance of boundaries in keeping containment.

4. What do you feel are the most pressing planning problems or issues in Milpitas? How do you think they should be best resolved?

The traffic congestion in Milpitas has become progressively worse in recent years and related to this is parking. An alternative route must be constructed connecting I880 and I680 to eliminate the press of traffic clogging our major thorough fares every week day. Obviously, State and more likely Federal aid/support will be required to accomplish such an under taking.

The construction of some strategically located parking structures within the city may be the only answer to the parking problem doing a better job of assuring that new developments will no further add to the problem.

5. Do you have a long-term vision of how you think the City should develop?

Smart development must be an imperative in that land is scarce and at a premium and the impacts of new developments are in all likelihood complex and potentially far reaching and thus the decision-making process must recognize this situation. Growth for the sake of growth or mere income growth is not in the long-term interest of the City or its residents. Improvement/enhancement should be what guides future development. Beautification may be another way to state it. Destination centers which provide cultural activities as well as high quality restaurants would serve to keep residents within the city for entertainment.

6. A major planning problem facing the entire Bay Area is the shortage of affordable housing. Do you have any thoughts on how the City should address this issue?

This unquestionably is a major problem for which there is no easy answer and will require a complex response to achieve any amelioration. I believe we will need to work on a regional basis in attacking the issue since it is a regional issue. I also believe it will take major investments by the city, and hopefully with added county and state support, to increase the affordable housing stock

7. What do you see as the different roles of City staff, the Planning Commission, and the City Council?

City staff needs to provide appropriate research to enable the Planning Commission to make an informed decision regarding developments proposed by developers. The decisions of the Planning Commission then become recommendations to the City Council which is responsible for making the final decision to approve or not any development of consequence.