



# CITY OF MILPITAS

## Planning Commission

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### MEETING MINUTES

7:00 PM

Wednesday, October 27, 2021  
via Teleconference (Virtual Meeting)

#### CALL TO ORDER

Vice Chair Chuan called the meeting to order at 7:01 PM. Recording Secretary Elizabeth Medina called the roll.

#### PLEDGE OF ALLEGIANCE

Vice Chair Chuan led the pledge of allegiance.

#### ROLL CALL

**PRESENT:** Vice Chair Chuan, Commissioner Albana, Alcorn, Belong, Ciardella, Galang

**ABSENT:** Chair Tao

**STAFF:** Ned Thomas, Lillian VanHua, Martin de los Angeles, Bill Tott, Steve Chan, Albert Zamora, Jaime Garcia, Elizabeth Medina

#### CONFLICT OF INTEREST DECLARATION

City Attorney Martin de los Angeles 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

Vice Chair Chuan noted he found a typo in the agenda - change SB300 to SB330 in body of project description.

By motion, approve the meeting agenda as amended for October 27, 2021.

Motion/Second Ciardella/Galang

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

#### APPROVAL OF MEETING MINUTES

By motion, approve the meeting minutes of September 8, 2021.

Motion/Second Belong/Alcorn

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

#### ANNOUNCEMENTS

Commissioner Belong shared that due to relocation, he will be resigning from his seat as Planning Commissioner effective end of the meeting.

Planning Director Thomas shared that this is the time of year for commission appointments/re-appointments by the Council; Chair Tao, Commissioner Alcorn and Commissioner Galang's appointments will expire end of year, and a seat vacancy opens up with Commissioner Belong's resignation. Planning Director Thomas also shared information on recent meetings: 10/25 – Metro Specific Open House Community virtual meeting and 10/26 – Gateway/Main Street Kickoff meeting.

## PUBLIC FORUM

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

## CONSENT CALENDAR

### **Adopt a Resolution Making Findings and Determinations Under Assembly Bill 361 for the Continuation of Virtual Meetings.**

Staff: Martin de los Angeles, City Attorney, (408) 586-3040

**Recommendation:** Adopt Resolution 21-023 making findings and determinations under Assembly Bill 361 for the continuation of virtual meetings.

Motion/Second Alcorn/Albana

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

## PUBLIC HEARING

**32 TOWNHOME DEVELOPMENT – 2001 TAROB COURT – SD21-0004, UP21-0005, MT21-0001, P-EA21-0002:** Site Development Permit, Conditional Use Permit, Vesting Tentative Map, and Environmental Assessment to allow development of a 32-unit townhome condominium subdivision comprised of multi-family residential buildings up to 50 feet in height (three to four stories), with tandem resident garages accessed from a central drive aisle, and associated site improvements on a 1.22-gross acre site located in the R3 Multi-Family High Density Residential Zoning District at 2001 Tarob Court. The project is located within the Transit Area Specific Plan (TASP) area and submitted in accordance with California Senate Bill 3300 (Housing Crisis Act of 2019). The project is consistent with the scope of activities approved under the Transit Area Specific Plan Environmental Impact Report (SCH#2006032091) and exempt from further environmental review pursuant to CEQA Guidelines Section 15168 (Program EIR), Section 15182 (Residential Projects Pursuant to a Specific Plan), and Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning). Project Planner: Lillian VanHua, (408) 586-3073, [lvanhua@ci.milpitas.ca.gov](mailto:lvanhua@ci.milpitas.ca.gov)

Project Planner Lillian VanHua, City staff [*Bill Tott/Building Official, Steve Chan/Transportation and Traffic Manager, Albert Zamora/Deputy Fire Chief, and Jaime Garcia/Assistant Fire Marshal*] and applicant's team [*Leah Beniston/True Life Companies and Attorney Arielle Harris/Miller Starr Regalia*] addressed commissioners' clarifying questions in regard to garages having plugs for electric vehicles, if the project falls under California solar mandate, tandem parking, layout of units, emergency access/exits, fire sprinklers, fire safety with common walls of units, and explanation of waivers associated with project.

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

Motion to close the Public Forum.

Motion/Second Alcorn/Albana

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

**Recommendation:** Staff recommends that the Planning Commission open and close the public hearing, consider the consistency memoranda to a previously approved Addendum to the Transit Area Specific Plan EIR and the exemptions in accordance to CEQA. Staff further recommends that the Planning Commission adopt Resolution 21-022, recommending that the City Council approve Site Development Permit No. SD21-0004, Conditional Use Permit No. UP21-0005,

Vesting Tentative Map MT21-0001, and Environmental Assessment No. EA19-0007 to allow development of a 32-unit townhome condominium subdivision, comprised of two multi-family buildings up to 50 feet (three to four stories) in height, with tandem garages accessed from a central drive aisle, and associated site improvements, subject to the Conditions of Approval.

Motion/Second Albana/Alcorn

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

## **NEW BUSINESS**

Planning Commission received the Planning Commission Work Plan for FY2021-22 from Planning Director Ned Thomas.

## **ADJOURNMENT**

Vice Chair Chuan adjourned the meeting at 8:21 pm

Motion/Second Belong/Galang

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

Meeting Minutes submitted by  
Planning Commission Secretary Elizabeth Medina