

**CITY OF MILPITAS  
APPROVED**

**PLANNING COMMISSION SUBCOMMITTEE MINUTES**

**August 8, 2007**

**I.  
ROLL CALL**

Present: Azevedo and Sandhu  
Absent: None  
Staff: Bejines, Gilli, Hom and Reliford

**1. "S" ZONE NO.  
SZ2007-7**

Judie Gilli, Project Planner, presented a request for construction of six water tanks, one propane tank and parking lot striping located at 485 Vista Way. Ms. Gilli recommended approval with conditions.

**Motion** to approve "S" Zone No. SZ2007-7.

M/S: Azevedo/Sandhu

AYES: 2

NOES: 0

**2. "S" ZONE  
APPROVAL AMENDMENT NO.  
SA2007-37**

Judie Gilli, Project Planner, presented a request for an above grade storage tank located at 1140 Technology Way. Ms. Gilli recommended approval with conditions.

**Motion** to approve "S" Zone Approval Amendment No. SA2007-37.

M/S: Sandhu/Azevedo

AYES: 2

NOES: 0

**3. "S" ZONE  
APPROVAL AMENDMENT NO.  
SA2007-26**

Cindy Hom, Project Planner, presented a request to install three new light standards along the northern property line, next to the St. John's Sanctuary building located on 279 S. Main Street. Ms. Hom recommended approval with conditions.

**Motion** to approve "S" Zone Approval Amendment No. SA2007-26.

M/S: Azevedo/Sandhu

AYES: 2

NOES: 0

**4. "S" ZONE  
APPROVAL AMENDMENT NO.  
SA2007-28**

Cindy Hom, Project Planner, presented a request to install a new non-illuminated wall sign measuring 1'-1" x 18' on the southwest elevation located at 380 Fairview Way. Ms. Hom recommended approval with conditions.

**Motion** to approve "S" Zone Approval Amendment No. SA2007-28.

M/S: Sandhu/Azevedo

AYES: 2

NOES: 0

**II. ADJOURNMENT**

The meeting was adjourned at 6:45 p.m.

**CITY OF MILPITAS  
APPROVED**

**PLANNING COMMISSION MINUTES**

**August 8, 2007**

- I. PLEDGE OF ALLEGIANCE** Chair Williams called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.
- II. ROLL CALL** Present: Ali-Santosa, Azevedo, Ciardella, Mandal, Sandhu, Tabladillo and Williams  
Absent: None  
Staff: Ah Sing, Bejines, Hom, Kunsman, Pio Roda and Reliford
- III. PUBLIC FORUM** Chair Williams invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendaize the matter for a future meeting.  
There were no speakers from the audience.
- IV. APPROVAL OF MINUTES** Chair Williams called for approval of the minutes of the Planning Commission meeting of July 11, 2007.  
July 11, 2007  
There were no changes by staff.  
**Motion** to approve the minutes of July 11, 2007.  
M/S: Tabladillo/Mandal  
AYES: 6  
NOES: 0  
ABSTENTION: 1 (Williams – abstaining on Item No. 2 only.)
- V. ANNOUNCEMENTS** Felix Reliford, Interim Planning Director, introduced Sheldon Ah Sing, new Senior Planner.  
Chair Williams announced that he visited the Indian cultural center and it is a really beautiful facility and he encouraged the community to visit.  
Commissioner Ali-Santosa disclosed that he received a letter from the Ocean Supermarket regarding the Farmers Market. Chair Williams pointed out that the whole Commission received the letter.
- VI. CONFLICT OF INTEREST** Assistant City Attorney Richard Pio Roda asked if the Commission has any personal or financial conflict of interest on tonight's agenda.  
There were no Commissioners who identified a conflict of interest.

APPROVED  
August 8, 2007

**VII.  
APPROVAL OF  
AGENDA**

Chair Williams called for approval of the agenda.

Staff had no changes to the agenda.

**Motion** to approve the agenda as submitted.

M/S: Azevedo/Mandal

AYES: 7

NOES: 0

**VIII.  
CONSENT CALENDAR**

Chair Williams asked whether staff, the Commission, or anyone in the audience wished to remove or add any items to the consent calendar.

Vice Chair Mandal requested that Item No. 2 ("S" Zone Approval Amendment No. SA2007-30) be added to the consent calendar. Commissioner Ciardella said he had some concerns regarding the trees.

Assistant City Attorney Pio Roda suggested that the item not be added to the consent calendar.

**IX.  
PUBLIC HEARING**

**1. USE PERMIT NO  
UP2007-16**

Tiffany Kunsman, Project Planner, presented a request to locate a safety training and consulting group (Critical Moments) within a 2,220 square foot tenant space located at 250 S. Hillview Drive. Ms. Kunsman recommended approval with conditions.

Commissioner Ciardella asked about the classroom layout in relation to parking? Ms. Kunsman said that the parking ratio for vocational school doesn't actually count the seating because it just goes by the square footage of the actual classroom.

Chair Williams introduced the applicant. Ms. Kunsman said the applicant is not at the meeting due to a family emergency however she read the mission statement.

Chair Williams opened the public hearing. There were no speakers in the audience.

**Motion** to close the public hearing.

M/S: Azevedo/Mandal

AYES: 7

NOES: 0

Commissioner Ciardella asked if the applicant will have fire extinguisher training and Ms. Kunsman said yes.

Commissioner Ciardella asked that the Fire Marshall be aware of it.

**Motion** to approve Use Permit No. UP2007-16 with special conditions.

M/S: Mandal/Ciardella

AYES: 7

NOES: 0

**X.  
NEW BUSINESS**

**2. “S” ZONE  
APPROVAL NO.  
AMENDMENT  
SA2007-30**

Cindy Hom, Project Planner, presented a request to remove six (6) onsite trees which includes one (1) protected Evergreen Ash tree and install seven (7) replacement trees located at 182 Topaz Street. Ms. Hom recommended approval with conditions.

Commissioner Ciardella asked if the applicant could use 24-inch box trees instead of the 15-galloon trees? Ms. Hom said for protected trees, the standard is 24-inch boxes, however for any trees that are not protected, there is no set standard so staff has accepted 15-galloon as replacement trees. The plans were routed to Public Works city arborist and the recommendation was that 15-galloon trees promote better growth.

Chair Williams introduced the applicant.

**Dave Yocke, HMH Engineers, 1570 Oakland Road, San Jose**, said the main reason for the application is to get fire access and EVA access for the Fire Department.

Commissioner Ciardella recommended that the applicant use 24-inch box trees because it will give it better growth and life.

**Vincent Traverro, HMH Engineers, 1570 Oakland Rd., San Jose**, he worked alongside with the City arborist along with their own arborist and landscape architect, and it was their professional opinion that the larger trees might encounter more problems than the 15-galloon trees.

Further discussion ensued between Commissioner Ciardella and Mr. Traverro regarding the 24-inch box trees.

**Michael Blue, Vice President of Blue’s Roofing, 182 Topaz, Milpitas**, said they received a special Use Permit in April to occupy the building and part of that was to work with the Fire Department for EVA access. The Fire Department asked if the applicant would pursue putting a driveway around and the applicant said yes. There is a 45-inch tree in the back that has to come out and the four trees in the front are dead and they are going to replace them. The trees are trimmed low because they are at the side of the sidewalk on a very narrow area leading up to the stairs to the entrance of the building.

Commissioner Ciardella asked how low would they keep the trees trimmed? Mr. Blue said about 10-15 feet high otherwise they will destroy the entrance to the front building.

**Motion** to approve “S” Zone Approval Amendment No. SA2007-30 with special conditions.

M/S: Mandal/Ciardella

AYES: 7

NOES: 0

**XI.  
ADJOURNMENT**

The meeting was adjourned at 7:42 p.m. to the next regular meeting of August 22, 2007.

Respectfully Submitted,

Felix Reliford  
Principal Planner

**The foregoing minutes were approved by the Milpitas Planning Commission as submitted on August 22, 2007.**

---

**Veronica Bejines  
Recording Secretary**

APPROVED  
August 8, 2007