

APPROVED

MILPITAS PLANNING COMMISSION Milpitas City Hall, Council Chambers 455 E. Calaveras Blvd., Milpitas, CA

MEETING MINUTES Wednesday, August 14, 2013

- I. PLEDGE OF ALLEGIANCE** **Chair Mandal** called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.
- II. ROLL CALL/ SEATING OF ALTERNATE** **Commissioners**
Present: Chair Sudhir Mandal, Vice Chair Larry Ciardella, John Luk, Rajeev Madnawat and Gurdev Sandhu
Absent: Garry Barbadillo and Zeya Mohsin
Alternate
Member: Demetress Morris

Staff: Steve McHarris, Cindy Hom, Johnny Phan, and Mary Lavelle

Alternate Member Morris was seated for voting, due to two regular voting Commissioners' absence.
- III. PUBLIC FORUM** **Chair Mandal** invited members of the audience to address the Commission and there were none.
- IV. APPROVAL OF MEETING MINUTES** **Chair Mandal** called for approval of the July 24, 2013 meeting minutes of the Planning Commission

No changes to the meeting minutes as written were requested.

Motion to approve Planning Commission meeting minutes of July 24, 2013 as submitted
Motion/Second: Commissioner Sandhu/Vice Chair Ciardella
AYES: 6
NOES: 0
- V. ANNOUNCEMENTS** Planning Director Steve McHarris announced the next regular Commission meeting scheduled for August 28 would be cancelled, since there were no agenda items. He also announced a potential special meeting on Saturday, October 26 for a workshop with staff and Cal Poly planning students on the California Circle area of Milpitas. The group would have a site visit to evaluate the area, hear from the students, and eventually staff would present the outcomes for the study area to the Planning Commission in December.

Chair Mandal thanked the Planning Director for cancelling the next meeting, and he was excited about the October special workshop.
- VI. CONFLICT OF** **Assistant City Attorney Johnny Phan** asked if any member of the Commission had

INTEREST

any personal or financial conflict of interest related to any of the items on the agenda.
No Commissioners identified a conflict of interest.

VII. APPROVAL OF AGENDA

Chair Mandal asked whether staff or the Commission had any changes to the agenda. Staff noted a request to remove the first public hearing agenda item.

Motion to approve the August 14, 2013 agenda as submitted with No. IX-1 removed

Motion/Second: Vice Chair Ciardella/Commissioner Madnawat

AYES: 6

NOES: 0

IX. PUBLIC HEARINGS

IX-1.

CONDITIONAL USE PERMIT NO. UP13-0008: request for group instruction within an existing retail space at 100 Dixon Road (APN: 026-06-011) zoned Neighborhood Commercial with Site and Architectural Overlay (C1-S).

Item was removed from the agenda.

IX-2.

SITE DEVELOPMENT PERMIT NO, SD13-0006: request to replace a concrete patio deck, install 397 square foot outdoor patio cover, retaining walls, 6-foot tall wooden/wire mesh fence, and new landscaping to an existing hillside residence at 1800 Pinehurst Ct. (APN 29-53-0007) zoned Single Family Residential with Hillside Combining District and Architectural Overlay (R1-H-S). Applicants are Sunil and Rashmi Saxena.

Staff planner Cindy Hom reviewed the project, for significant changes to the outside area of a hillside home in the Summitpointe subdivision. She displayed photos of the site and next door neighbor's shielded view of the proposed patio cover.

Vice Chair Ciardella inquired about concrete and whether it would be the same material as on the house. Staff responded yes.

Alternate Member Morris wanted to see the materials board for the project, and staff offered to go and get it from the office. This was done, so she could take a look.

Chair Mandal then opened the public hearing for comments.

Motion to close the public hearing after hearing no comments

Motion/Second: Commissioners Sandhu/Madnawat

AYES: 6

NOES: 0

Commissioner Madnawat asked Ms. Hom if any comments from neighbors had been received, and she replied no. The Homeowners Association for the neighborhood

Planning Commission Minutes

August 14, 2013

had reviewed the project and approved it.

Chair Mandal complimented the owner for putting up the mock-up structure (as displayed by staff) and taking a photo to show the Commission at this hearing.

Motion to adopt Resolution No. 13-019 recommending the City Council approve Site Development Permit No. SD13-0006, subject to conditions of approval

Motion/Second: Commissioners Madnawat/Sandhu

AYES: 6

NOES: 0

X. ADJOURNMENT

Chair Mandal adjourned the meeting at 7:15 PM to the next regular meeting date of September 11, 2013, noting there would be no meeting at the end of August.

Meeting minutes unanimously approved on September 11, 2013.

Mary Lavelle
Milpitas City Clerk