

MEETING MINUTES

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

Monday, March 28, 2016

I. PLEDGE OF ALLEGIANCE **Chair Mandal** called the meeting to order at 6:00 P.M. and led the Pledge of Allegiance.

II. ROLL CALL

Commissioners
Present: Chair Mandal, Commissioners Sandhu, Ciardella, Lien, Maglalang
Absent: Madnawat, Morris, Mohsin
Staff: Sarah Fleming, Chris Diaz, Steven Machida, Russell Morreale

III. PUBLIC FORUM

Chair Mandal invited members of the audience to address the Commission and a resident from the Sandalwood Lane neighborhood said she was present for the Arts Commission meeting and asked if the Performing Arts building is included in the CIP.

Senior Planner Sarah Fleming said she believed the Arts Commission meeting was being held in the Committee Conference Room on the first floor.

IV. STUDY SESSION

PLANNING COMMISSION DISCUSSION AND COMMENT ON PROPOSED 2016-2021 CAPITAL IMPROVEMENT PROGRAM (CIP) ANNUAL REPORT

Senior Planner Sarah Fleming said this special session occurred as a result of the March 23rd Planning Commission hearing where staff presented the 2016-2021 CIP. As that discussion evolved, staff understood that the commissioners wanted the opportunity to have a deeper discussion regarding the CIP, however that hearing hadn't been publically noticed for that type of discussion. Ms. Fleming said staff would provide a brief presentation, answer the commissioner's questions about the CIP, and then recommend that the commission renew the motion to adopt the resolution finding the CIP in conformance with the General Plan.

Finance Director Russell Morreale said the purpose of the first portion of the meeting is to provide the opportunity for the Planning Commission to discuss, comment, and make suggestions on the proposed CIP, and said comments and suggestions will be summarized and shared with the City Council.

Mr. Morreale briefly reviewed the PowerPoint presentation for commissioners who were not present at the last meeting, and Director of Engineering Steven Machida provided a summary of new projects funded in FY 16-17.

Commissioner Ciardella noted that a large portion of the CIP is going toward water utility services and there was discussion regarding water rate increases. Mr. Machida said that wholesalers have raised the city's rates and are expected to do so again this year, and Mr. Morreale added that water rate revenue

supports not only operations, but also capital projects, the purchase of water, and the debt service that goes with the bond financing.

There was discussion regarding funding for the replacement of pipes with bonds and grants, which staff will pursue.

Commissioner Maglalang asked for clarification of the commissioners' role at the study session and Ms. Fleming advised him that their comments and suggestions will be gathered and made part of the package provided to the City Council at the upcoming budget study sessions.

Commissioner Maglalang would like funding added to the CIP for the design of city gateways, which is a priority to him. He requested a TASP update at a recent Planning Commission meeting then referenced the TASP Update on page 22 of the CIP as he was concerned that he may not receive an update for a year. Ms. Fleming said the Street Tree Master Plan is currently underway and will be the first step in the City getting a good sense of where the gateways might be located and what they would look like, and would inform a decision to add this item to the CIP. Staff is currently working on a TASP update for the Planning Commission and will bring that in advance of the CIP item, which is a study to look at what is working or not and where improvements can be made. The update do be provided to the Planning Commission can be done sooner and will include information on unit counts, developments and development space remaining.

Commissioner Maglalang said it was recommended at the last Planning Commission meeting that a shuttle service may have a higher priority than the proposed CIP skate park, which he feels is quite risky and requires a lot of insurance and supervision. He suggested creating a shuttle service in the city.

Commissioner Sandhu said he saw nothing related to traffic and circulation in the CIP and suggested adding this item to the CIP and consider creating a shuttle service in the city.

Commissioner Sandhu questioned if the Fire department tiller truck from the Milpitas Landmark Tower project requires special equipment and if so should be included in the CIP. Mr. Morreale commented that staff will request an appropriation and seek City Council approve for this item as part of the development agreement authorization. Mr. Morreale also clarified that the tiller truck is a fixed asset and, as such, falls into the realm of the operating budget and not the CIP.

Chair Mandal asked about options for water purification or long term water storage. Mr. Machida said the City Council requested a water augmentation study which looked at various alternatives including recycled water, adding ground water wells, and the desalination of bay water, and staff is meeting with the Santa Clara Valley Water District to discuss the possibility of expanding recycled water use. Chair Mandal suggested allocating money for research and development of water resource options.

CIP includes items related to recycled water and storm water and asked if it includes water purification or long term water storage

Commissioner Ciardella questioned if landscaping can be considered art, and if so could money allocated for art projects be used for park projects. Mr. Morreale said he would research that question and provide an update in the future CIP meetings.

Commissioner Maglalang asked for an update on affordable housing. Ms. Fleming said the City has been collecting affordable housing fees for new developments that have come in since the ordinance was enacted last year and all new applications are subject to the ordinance. Ms. Fleming said affordable housing units are preferred, but fees in lieu are accepted when developers cannot provide affordable units, and staff encourages the units instead of the fees in lieu whenever possible.

Commissioner Maglalang suggested funding more electric vehicle charging stations and suggested adding them to parks and/or within the City Hall parking garage. Mr. Machida said staff has identified city hall and the library as sites for charging stations and would consider expanding the program if it proves to be successful.

There was one public comment from a Milpitas resident who thanked everyone for their work and focus on higher density housing, especially around the BART stations, providing easy access to homes and encouraging residents to take other modes of transportation, reducing traffic impact, and believes electric charging stations are a good idea.

Commissioner Ciardella wanted to confirm that the commissioner's suggestions from the previous Planning Commission meeting will also be shared with the City Council. City Attorney Chris Diaz said they can be shared with City Council but Mr. Morreale said the comments from the previous meeting were covered again this evening, in addition to new ones.

V. CAPITAL IMPROVEMENT PROGRAM (CIP) GENERAL PLAN CONFORMITY FINDING:
A City-initiated request to consider a General Plan conformity finding for the proposed 2016-2021 CIP Annual Report in accordance to California Government Code Section 65401.

Motion to renew the motion to Adopt Resolution No. 16-012 finding the 2016-2021 Capital Improvement Program in conformance with the General Plan.

Motion/Second: Commissioner Ciardella/Commissioner Sandhu

AYES: 5

NOES: 0

VI. ADJOURNMENT The meeting was adjourned at 7:15 PM.

Motion to adjourn.

Motion/Second: Commissioner Sandhu/Commissioner Maglalang

AYES: 5

NOES: 0

*Meeting Minutes submitted by
Planning Secretary Elia Escobar*