

APPROVED

PLANNING COMMISSION MINUTES

April 8, 2009

- 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/SEATING
OF ALTERNATE**
- Present: Aslam Ali, Alex Galang (7:01 pm), Sudhir Mandal, Gurdev Sandhu, Mark Tiernan, and Cliff Williams
Absent: Larry Ciardella and Noella Tabladillo
Staff: Ah Sing, Andrade, Armendariz, Brown, Gilli, Lindsay, Otake and Reliford
- Alternate Commissioner Mark Tiernan was seated as a member of the voting body.
- III.
PUBLIC FORUM**
- There were no speakers in the audience.
- IV.
APPROVAL OF
MINUTES
March 25, 2009**
- Chair Williams called for approval of the minutes of the Planning Commission meeting of March 25, 2009.
- There were no changes to the minutes.
- Motion** to approve the minutes of March 25, 2009 as submitted.
- M/S: Mandal, Sandhu
- AYES: 6
- NOES: 0
- ABSENT: 2 (Larry Ciardella and Noella Tabladillo)
- ABSTAIN: 0
- V.
ANNOUNCEMENTS**
- Commissioner Sandhu announced the Sikh celebration on April 13, 2009. Chair Williams stated he went to the new State of the Art Humane Society in Milpitas. He stated it is a fantastic facility. The City is proud that the Humane Society selected Milpitas to have their facility here.
- VI.
CONFLICT
OF INTEREST**
- Assistant City Attorney Bryan Otake asked if any member of the Commission has any personal or financial conflict of interest related to any of the items on tonight's agenda.
- There were no Commissioners who identified a conflict of interest.

VII.

APPROVAL OF AGENDA

Chair Williams asked whether staff or the Commission have any changes to the agenda. There were no changes to the agenda.

Motion to approve the agenda as submitted.

M/S: Mandal, Galang

AYES: 6

NOES: 0

ABSENT: 2 (Larry Ciardella and Noella Tabladillo)

ABSTAIN: 0

VIII.

CONSENT CALENDAR

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

There were no changes to the consent calendar.

Chair Williams opened the public hearing on Item No. 4.

There were no speakers from the audience.

Motion to close the public hearing.

M/S: Mandal, Sandhu

AYES: 6

NOES: 0

ABSENT: 2 (Larry Ciardella and Noella Tabladillo)

ABSTAIN: 0

Motion to Adopt Resolution No. 09-018 approving the project, subject to the conditions of approval.

M/S: Mandal, Sandhu

AYES: 6

NOES: 0

ABSENT: 2 (Larry Ciardella and Noella Tabladillo)

ABSTAIN: 0

***4 CONDITIONAL USE PERMIT NO. UP09-0001:** A request to operate a martial arts studio. The project is located at 106 South Park Victoria. (APN: 088-04-078), zoned Neighborhood Commercial with Site and Architectural Overlay (C1-S). No exterior changes to the site or building are proposed. Applicant: Tony Tran. Staff Contact: Judie Gilli (408) 586-3280. PJ # 2572. *(Recommendation: Adopt Resolution No. 09-018 approving the project, subject to the conditions of approval.)*

APPROVED

Planning Commission Minutes

April 8, 2009

Chair Williams stated Item No. 5 was a 60-Day Review and not a public hearing.

Motion to Note, receipt and file the report.

M/S: Mandal, Sandhu

AYES: 6

NOES: 0

ABSENT: 2 (Larry Ciardella and Noella Tabladillo)

ABSTAIN: 0

**X.
OLD BUSINESS**

***5 SIXTY-DAY COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT AMENDMENT NO. UA08-0010:** Review of the approval, which allows seating on the dance floor during restaurant/dining hours and allows the service of a full range of alcoholic beverages for the existing restaurant located at 78 Dempsey Road. (APN: 088-04-001), zoned Neighborhood Commercial with Site and Architectural Overlay (C1-S). Applicant: Maria De Jesus Zauala. Staff Contact: Tiffany Brown (408) 586-3283. (*Recommendation: Note, receipt and file the report*)

**IX.
PUBLIC HEARING**

**1. ZONING ORDINANCE
AMENDMENT NO. ZA09-
0001, CONVERSION OF
MOBILE HOME PARKS
TO OTHER USES**

Felix Reliford, Principal Housing Planner, presented a request to amend the City of Milpitas Zoning Ordinance Title XI, Chapter 20 regarding the conversion of mobilehome parks to other uses and Title XI, Chapter 10-64 establishing mobilehome park conversion permit process. The section would affect existing mobilehome parks within the City. The proposed changes would affect the requirements to convert, close or cease to use land as a mobilehome park. Mr. Reliford recommended adopting Resolution No. 09-017 recommending approval of the amendments to the City Council.

Mr. Reliford stated that State law no longer permits payment of a set monetary amount for relocation costs. The City can only require the mobilehome park owner to pay reasonable costs as it relates to relocation for residents. Since 1992 Mobilehome Parks have been govern by rent control adopted by the City Council. The City feels the property owner should pay for all reasonable costs such as dismantling, packing, moving, reassembling, rebuilding, unpacking, moving all personal property, skirting, tie downs, meals, lodging, gas, while mobilehome is dismantled, moving and reassembling to compensate the residents and making the transition as easy as possible for the residents.

Commissioner Ali asked if there is a cap, minimum or maximum, for relocating. Mr. Reliford stated there is nothing in the law in regards to minimum or maximum it only speaks in terms of reasonable costs.

Vice-Chair Mandal asked how many residents are there that need to be moved at this time. Mr. Reliford stated no one will be moving, all the City is doing is updating the ordinance from 1988 to present.

Chair Williams opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing.

APPROVED
Planning Commission Minutes

April 8, 2009

M/S: Mandal, Sandhu

AYES: 6

NOES: 0

ABSENT: 2 (Larry Ciardella and Noella Tabladillo)

ABSTAIN: 0

Chair Williams thanked staff for working on the ordinance especially in protecting the residents of Milpitas.

Motion to Adopt Resolution No. 09-017 recommending approval of the amendments to the City Council.

M/S: Mandal, Sandhu

AYES: 6

NOES: 0

ABSENT: 2 (Larry Ciardella and Noella Tabladillo)

ABSTAIN: 0

**2. CONDITIONAL USE
PERMIT NO. UP08-0019
and ENVIRONMENTAL
ASSESSMENT NO. EA09-
0007**

Judie Gilli, Associate Planner, presented a request to operate a religious services facility and to allow joint use parking. A new exit door is proposed in the rear with no other exterior changes to the site or building being proposed. An Environmental Assessment was prepared for this project. An Initial Study dated March 2, 2009; a Notice of Intent and Mitigated Negative Declaration were prepared and circulated. The proposed project, once mitigated, will not have a significant effect on the environment. The project is located at 513 Los Coches Street. Ms. Gilli recommended adopting Resolution No. 09-016 approving the project and the Mitigated Negative Declaration, subject to the conditions of approval.

Chair Williams asked if staff had any discussions with the applicant regarding worst case scenario. Ms. Gilli stated she has had discussions with the applicant. The applicant has the flexibility to host events midweek.

Vice-Chair Mandal stated the management of this facility has given him an update on the project. There are really great and nice people involved in this project.

Commissioner Ali asked how long the lease on the parking is. Ms. Gilli stated all the leases are required as part of the conditional use permit. As long as the conditional use permit is valid the parking contracts must be valid.

Chitra Hariharan, 928 Huntington Drive, Duarte, CA, is representing the applicant Nithyananda Dhyanapectam of San Jose. They intend to use the facility as a vedic temple. The temple will promote global peace and harmony.

Chair Williams asked the number of members and growth rate. Mr. Hariharan stated there are no members. It is not based on certain hours. People come to the temple to pray for a few minutes and then leave. Chair Williams asked the number of participates or occupants coming to the facility at one time. Mr. Hariharan stated about 60-70 people on the weekends. Chair Williams asked what are the facility's plans to address the parking situation. Mr. Hariharan said they would use volunteers to monitor the occupancy use and the parking use.

APPROVED

Planning Commission Minutes

April 8, 2009

Chair Williams also asked about special events at the facility. Mr. Hariharan said they would have few festivities about one every two months. The crowd would still be a rotating crowd. There would be more volunteers for those special events. They would request other people to leave before allowing others to come in.

Vice-Chair Mandal asked if there would be a carpool concept. Mr. Hariharan stated usually families would come in one car. They could post carpooling signs at the front desk and on the front door.

Chair Williams asked the applicant when the proposed time of operation would begin. Mr. Hariharan stated as soon as possible.

Chair Williams opened the public hearing.

Speaker #1, 995 Cameron Circle, Milpitas, stated he did his own study on parking. There is no parking problem for this facility.

Speaker #2, 150 Valmy Way, Milpitas, stated the temple is very useful.

Speaker #3, 231 Dixon Landing Road, Milpitas, stated as a physician she sees a lot of energy coming out of this temple from medication and yoga.

Speaker #4, 60 Wilson Way, Milpitas, stated she is concerned about the parking. It is very dangerous with people getting in and out of their cars without looking.

Speaker #5, 954 Bellflower Street, Livermore, feels Milpitas is very lucky to have this temple in the city.

Speaker #6, 195 King Court, Milpitas, stated the volunteers helping the temple encourages people to carpool. They also encourage people to keep circulating in the temple. He also stated that there is no kitchen or sound system at the facility.

Speaker #7, 315 Rich Road, San Jose, stated most of the special events occur at night. Most people come in one car with their families. People spend about 10 minutes at the most in the temple.

Leticia Vargas, 489 Los Coches, Milpitas, stated she is concerned with parking and illegal parking. It has created a lot of hazards.

Speaker #9, 39600 Fremont Blvd, Fremont, said he would like to attend this temple.

Speaker #10, 853 Penitencia Street, Milpitas, said parking is a universal problem. He hopes that the Commission would be sensitive to the community.

Speaker #11, Fremont, said she is a volunteer at the temple. She said she frequents the stores in Milpitas and many of the businesses. She said a lot of the events are in the evening. A little corporation from all would help. We work with them they can work with us.

Speaker #12, 2021 No. Milpitas Blvd, Milpitas, said he is proud to have the temple in Milpitas.

Laura Oust, 31390 San Ardo Court, Union City, said she has visited this temple often and haven't experienced any parking issues.

Speaker #14, San Jose, said he has known many of the people in this temple and is very impressed. He feels this is a good thing for Milpitas.

APPROVED

Planning Commission Minutes

April 8, 2009

Speaker #15, 57 Parc Place, Milpitas, said the temple plays very soft music. This organization has very trained and discipline volunteers.

Speaker #16, 200 Cameron Court, Milpitas, feels this is a great City for the temple.

Speaker #17, 3695 Teresita, Newark, said the temple will build a good community building global peace and harmony.

Speaker #18, 2021 No. Milpitas Blvd, Milpitas, said parking is not an issue.

Speaker #19, 195 Kings Court, Milpitas, said the City needs to facilitate the religious freedom of the community.

Speaker #20, 440 Dixon Landing Road, Milpitas, stated food is either catered or brought in from the families. Food is not eaten on the premises.

Motion to close the public hearing.

M/S: Sandhu, Mandal

AYES: 6

NOES: 0

ABSENT: 2 (Larry Ciardella and Noella Tabladillo)

ABSTAIN: 0

Chair Williams requested staff to do an assessment on the cross walk issue and traffic. James Lindsay, Planning Director, stated Farmers Market is the only one with the 6 month review. Staff to review on Sunday with a report back to the Commission.

Vice-Chair Mandal is concerned people walking into traffic. He asked if there is a cross walk in that area. Ms. Gilli stated there is no cross walk.

Commissioner Ali stated he has seen people jaywalking in that area. He also stated ICC speaks very highly of this temple.

Commissioner Galang asked if the other property owners have an agreement with the temple. Ms. Gilli stated she has received letters of intent from the other property owners.

Commissioner Tiernan said he is concerned about the safety of the children in the area of the temple. He feels the community can work together to make sure the children are protected as they enter and exit this particular area from school.

Chair Williams stated food is a means of getting people together from different origins. He said the applicant's application is within the permit process.

Commissioner Ali asked if the applicant could work with ICC to use some of their parking and also add a 6 month review as a condition. Chair Williams requested making a 6 and 12 month review as a condition.

Motion to adopt Resolution No. 09-016 approving the project subject to the conditions of approval and add a 6 and 12 month review as a condition of approval.

M/S: Galang, Mandal

AYES: 6

NOES: 0

APPROVED

Planning Commission Minutes

April 8, 2009

ABSENT: 2 (Larry Ciardella and Noella Tabladillo)

ABSTAIN: 0

**3. PRESENTATION OF
THE 2009-14 CAPITAL
IMPROVEMENT
PROGRAM (CIP)**

Greg Armendariz, Public Works Director and City Engineer, presented a presentation of the Capital Improvement Program (CIP), providing an overview of the Proposed 2009-14 CIP Annual Report. Mr. Armendariz recommended finding the proposed 2009-14 Capital Improvement Program (CIP) in conformance with the General Plan and recommend the proposed Capital Improvement Program to the City Council.

Mr. Armendariz stated the CIP Program is a comprehensive 5 year plan developed to protect and enhance the City's capital assets and infrastructure, preserve and improve the quality of life for the Milpitas residents and business community. Funding is restricted for majority of projects – no General funds are programmed.

Mr. Armendariz stated some of the accomplishments have been the new Library along with the parking garage; utilities; overall costs for all improvements are over 60 million of RDA funds. Another major accomplishment was the Main Sewage Pump Station.

Mr. Armendariz said the next 5 year plan major project is the Senior Center. Other projects for the next 5 years are parks, streets, utilities, sewer, and storm drain projects.

Chair Williams asked when the County Health Building would be completed. Mr. Armendariz stated the project would be completed in April or May 2010.

Commissioner Galang asked how the City can improve the phone service when there is an earthquake or major disaster. Mr. Armendariz stated that when there is a major disaster he and other department heads have to report to the EOC Center.

Commissioner Tiernan asked what the shelf life of rubberized asphalt is. Mr. Armendariz said the oldest resurfacing of rubberized asphalt was in 1996 on Calaveras Blvd. The City used to go and repair that road once a week but since then the City has gone out there less than 6 times. It has a longer shelf life and gives a little more.

Commissioner Tiernan also asked when the 237/I880 landscape project will begin. Mr. Armendariz said the project would begin the fall of this year.

Chair Williams wanted to know what happened to the welcome signs for Milpitas. Mr. Armendariz stated the projects have not died. He believes the Economic Development Director has gotten involved to make sure it is a comprehensive program. He will report back to the Commission on its status.

Motion to find the proposed 2009-14 Capital Improvement Program in conformance with the General Plan and recommend the proposed Capital Improvement Program to the City Council.

M/S: Mandal, Sandhu

AYES: 6

NOES: 0

ABSENT: 2 (Larry Ciardella and Noella Tabladillo)

ABSTAIN: 0

APPROVED

Planning Commission Minutes

April 8, 2009

XI.
ADJOURNMENT

The meeting was adjourned at 10:08 p.m. to the next regular meeting of April 22, 2009.

Respectfully Submitted,

James Lindsay
Planning & Neighborhood
Services Director

Yvonne Andrade
Recording Secretary

APPROVED
Planning Commission Minutes

April 8, 2009