



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: January 13, 2010

APPLICATION: **CONDITIONAL USE PERMIT NO. UP09-0041:**

APPLICATION SUMMARY: A request to operate a grocery with the sale of beer and wine within an existing 2,550 square foot tenant space.

LOCATION: 110-112 Dempsey Road, Milpitas, CA 95035 (APN: 88-04-001)

APPLICANT: Fiesta Market Corp., 110 Dempsey Road, Milpitas, CA 95035

OWNER: MOK, Cheung-Kan and Pui-Sheung Trustee, 1742 Olivetree Drive, San Jose, CA 95131

RECOMMENDATION: **Staff recommends that the Planning Commission: Adopt Resolution No. 10-002, approving the project subject to the conditions of approval.**

PROJECT DATA:

General Plan/
Zoning Designation: Retail Sub-Center / Neighborhood Commercial (C1)

Overlay: Site and Architectural Overlay District (-S)

CEQA Determination: Categorically exempt from further environmental review pursuant to Section 15301 of the California Environmental Quality Act.

PLANNER: Tiffany Brown

PJ: 2610

ATTACHMENTS:

- A. Resolution No. 10-002
- B. Site Plans
- C. Deli Menu

LOCATION MAP



No scale

-  Project Location
-  Project Site

BACKGROUND

Previously occupying tenant space 110 Dempsey Road was Sai Gon Video and Pure Water store. On September 25, 2009, Humberto Brito submitted an application to operate a grocery market within the Fiesta Plaza shopping center. This application is submitted pursuant to Municipal Code Title XI, Chapter 10, Section 5 for Commercial Zones Table 5.02-1 for Grocery Stores within 1,000 feet of residential and Section 57.04 for Conditional Use Permits.

PROJECT DESCRIPTION

The west side of Fiesta Plaza runs adjacent to Interstate 680 with neighborhood commercial to the north and east and residential to the south. See the vicinity map on the previous page. The plaza is zoned neighborhood commercial with existing businesses such as Indian Cuisine & Sweets, Deep Emporium, Los Reyes Mexican Food, Cheer-Liter Liquor Store, Hala Marks, a take out pizza place, and Hung Vong Billiard, and Club Bahia. The project proposal does not include exterior changes to the existing building and/or the parking lot.

Operational information

The market proposes to sell grocery items such as produce, beer and wine, and some related retail items. The market also includes a deli section with kitchen preparation area. See Attachment C for a sample of the deli menu. Hours of operation will be daily from 8:00 A.M. until 9:00 P.M. According to the applicant, delivery trucks should arrive between 10:00A.M. and 4:00 P.M. and will no deliveries are expected between 10 PM and 7AM. Because of the proximity to residences, a condition of approval is added stipulating these times for deliveries.

Parking

The required amount of parking for the entire Plaza is based on the General Retail parking ratio of one parking space per every 200 square feet of tenant space. This allows for each tenant to have designated parking at a one parking space per 200 square feet ratio. The required parking for a grocery store or market is also one parking space per every 200 square feet of tenant space. In conclusion, the grocery store meets its required parking.

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 1
General Plan Consistency

Policy	Consistency Finding
<i>2.a-I-3: Encourage economic pursuits which will strengthen and promote development through stability and balance.</i>	Consistent.
<i>2.a-I-5: Maintain policies that promote a strong economy which provides economic opportunities for all Milpitas residents within existing environmental, social fiscal and land use constraints.</i>	Consistent.

The new market will help strengthen the current shopping center by providing economic opportunities for Milpitas residents within existing environmental, social, fiscal, and land use constraints.

Zoning Ordinance

The Municipal Code Title XI, Chapter 10, Section 5 states that any grocery store or supermarket locating within 1,000 feet of residential requires a Conditional Use Permit. The proposed market at the proposed location is within 1,000 feet from residential. However, staff finds the project will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare and is consistent with the purpose and intent of the General Plan and Zoning Ordinance.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt from further environmental review pursuant to Section 15301, Existing Facilities because the project is a negligible expansion beyond the existing use.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

The proposed market locating within the shopping center is consistent with the purpose and intent of the General Plan and meets the required findings for a Conditional Use Permit within the Neighborhood Commercial Zoning District.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve Conditional Use Permit No. UP09-0041, subject to the attached Resolution and Conditions of Approval.

Attachments:

- A. Resolution No. 10-002
- B. Site Plans
- C. Deli Menu

RESOLUTION NO. 10-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. UP09-0041 FOR THE REQUEST TO OPERATE A NEW GROCERY STORE WITHIN THE FIESTA PLAZA AT 110 – 112 DEMPSEY ROAD, MILPITAS, CA 95035.

WHEREAS, on September 25, 2009, an application was submitted by Humberto Brito, 110 Dempsey Road, Milpitas, CA, 95035, to operate a grocery store within an existing 2,550 square foot tenant space that includes the sale of beer and wine at 110 – 112 Dempsey Road. The property is located within the Neighborhood Commercial District (APN: 88-04-001); and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project is categorically exempt from further environmental review.

WHEREAS, on January 13, 2010, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt from further environmental review pursuant to Section 15301, Existing Facilities, in that the project involves only minor interior changes to an existing neighborhood commercial structure and a negligible expansion of the existing use.

consistent with the General Plan Implementing Policies 2.a-I-3 and 2.a-I-5 in that the market will help strengthen the current shopping center by providing economic opportunities for all Milpitas residents within existing environmental, social, fiscal, and land use constraints.

Section 4: The proposed market is consistent with the Zoning Ordinance, Municipal Code Title XI, Chapter 10, Section 5 in that any grocery store or supermarket locating within 1,000 feet of residential requires a Conditional Use Permit and the market at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare and is consistent with the purpose and intent of the General Plan and Zoning Ordinance.

Section 5: The Planning Commission of the City of Milpitas hereby approves **Conditional Use Permit No. UP09-0041, Fiesta Market**, subject to the above Findings, and Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on January 13, 2010.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on January 13, 2010, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Cliff Williams				
Lawrence Ciardella				
Sudhir Mandal				
Gurdev Sandhu				
Steve Tao				
Noella Tabladillo				
Mark Tiernan				
Erik Larsen				

EXHIBIT 1

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. UP09-0041**

A request to operate a grocery with the sale of beer and wine within an existing 2,550 square foot tenant space at 110-112 Dempsey Road (APN: 88-04-001)

General Conditions

1. The owner or designee shall develop the approved project in conformance with the plans approved by the Planning Commission on January 13, 2010, in accordance with these Conditions of Approval. (P)

Any deviation from the approved site plan, floor plans, elevations, materials (cookware), or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance.

2. Conditional Use Permit No. UP09-0041 shall become null and void if the project is not commenced within 18 months from the date of approval. Pursuant to Section 64.06(2) of the Zoning Ordinance of the City of Milpitas. If the project requires the issuance of a building permit, the project shall be deemed to have commenced when the date of the building permit is issued and/or a foundation is completed, if a foundation is a part of the project. If the project does not require the issuance of a building permit, the project shall be deemed to have commenced when dedication of any land or easement is required or complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

Pursuant to Section 64.06(1), the owner or designee shall have the right to request an extension of UP09-0041 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein.

3. Due to the close proximity to residential, delivery trucks should arrive between 10:00A.M. and 4:00 P.M. and shall not deliver between 10:00 P.M. and 7:00 A.M. (P)
4. Prior to the issuance of building permits, the owner or designee shall include within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. (P)

(P) = Planning
(B) = Building
(E) = Engineering
(F) = Fire Prevention

FLOOR PLAN ITEM LIST

E	BATHROOM EXISTING	17	WALKIN COOLEER
E	STORAGE ROOM EXISTING	18	FOOD WARMER
E	STORAGE ROOM EXISTING	19	STANDAR 6' SHELVES
1	GLASS COUNTERS	20	ENDCAP SHELVES
2	REGISTER COUNTER	21	MEAT CASE 24'
3	REGISTER COUNTER CONVEYOR BELT	22	WORK TABLE 6'
4	ICE CREAM DISPLAY FREEZER	23	MEAT GRINDER
5	ICE CREAM DISPLAY FREEZER	24	WORK TABLE 6'
6	PRODUCE DISPLAY RACK	25	3 COMPARTMENT SINK
7	PRODUCE DISPLAY TABLE	26	WORK TABLE 6'
8	DISPLAY RACK	27	MEAT BAND SAW
9	DISPLAY COOLER	28	ICE MAKER
10	DISPLAY COOLER	29	1 COMPARTMENT SINK
11	DISPLAY COOLER	30	HAND WASHING SINK
12	DISPLAY COOLER	31	HOOD, KITCHEN
13	DISPLAY COOLER	32	FREEZER
14	PRODUCE DISPLAY COOLER	33	SHELVES
15/16	DISPLAY COOLER	34	EXISTING GREASE TRAP.
		35	EXISTING WATER HEATER.

FIESTA MARKET
CORP.

RECEIVED

SEP 25 2009

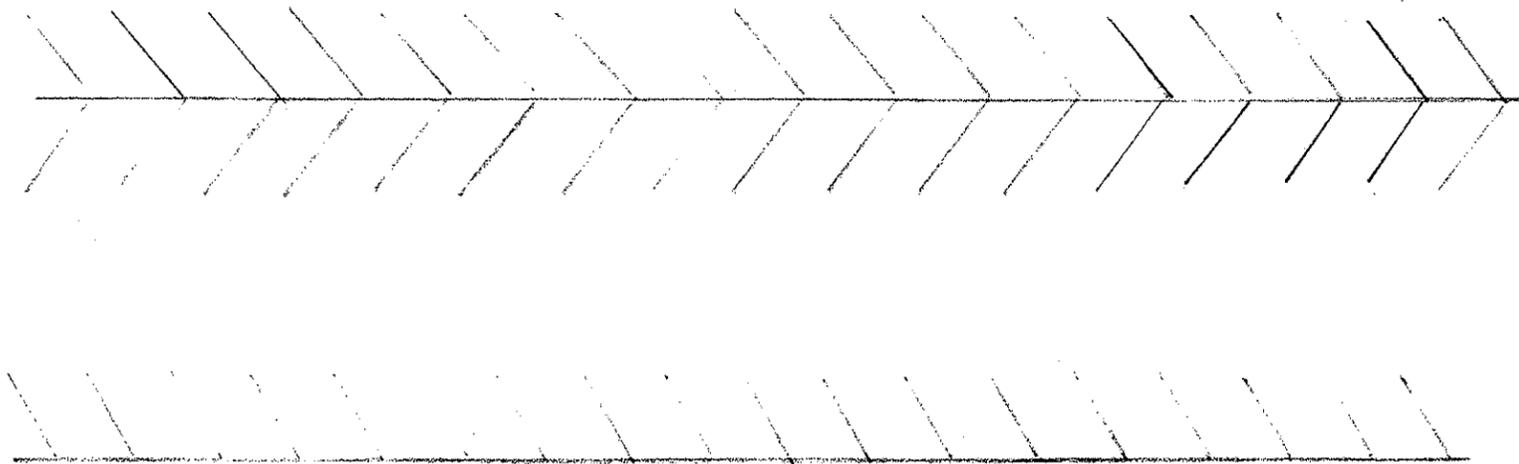
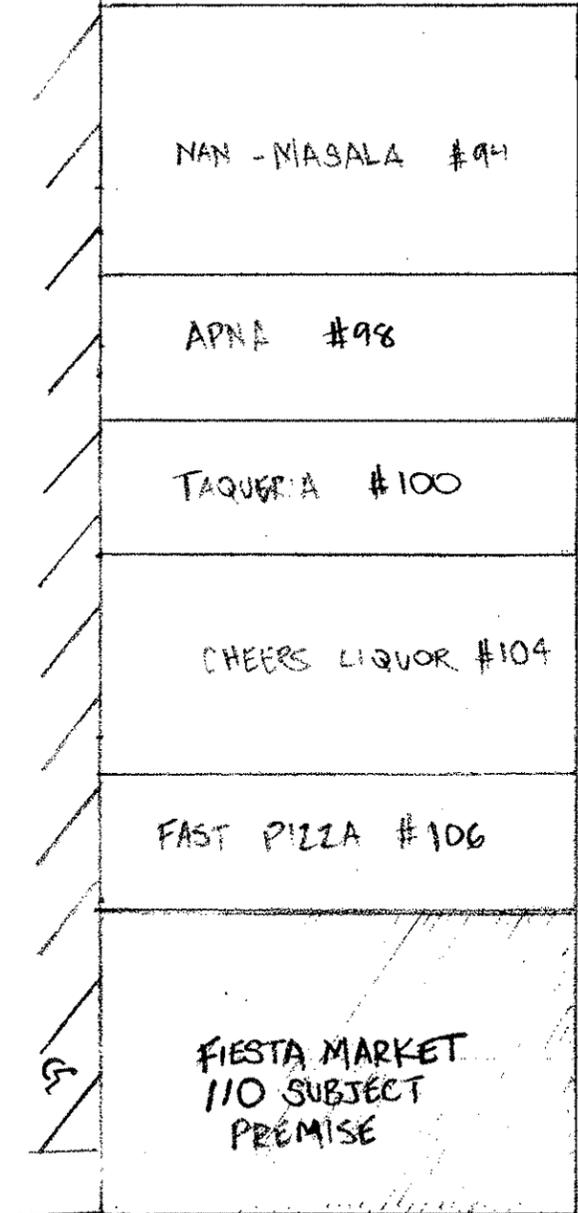
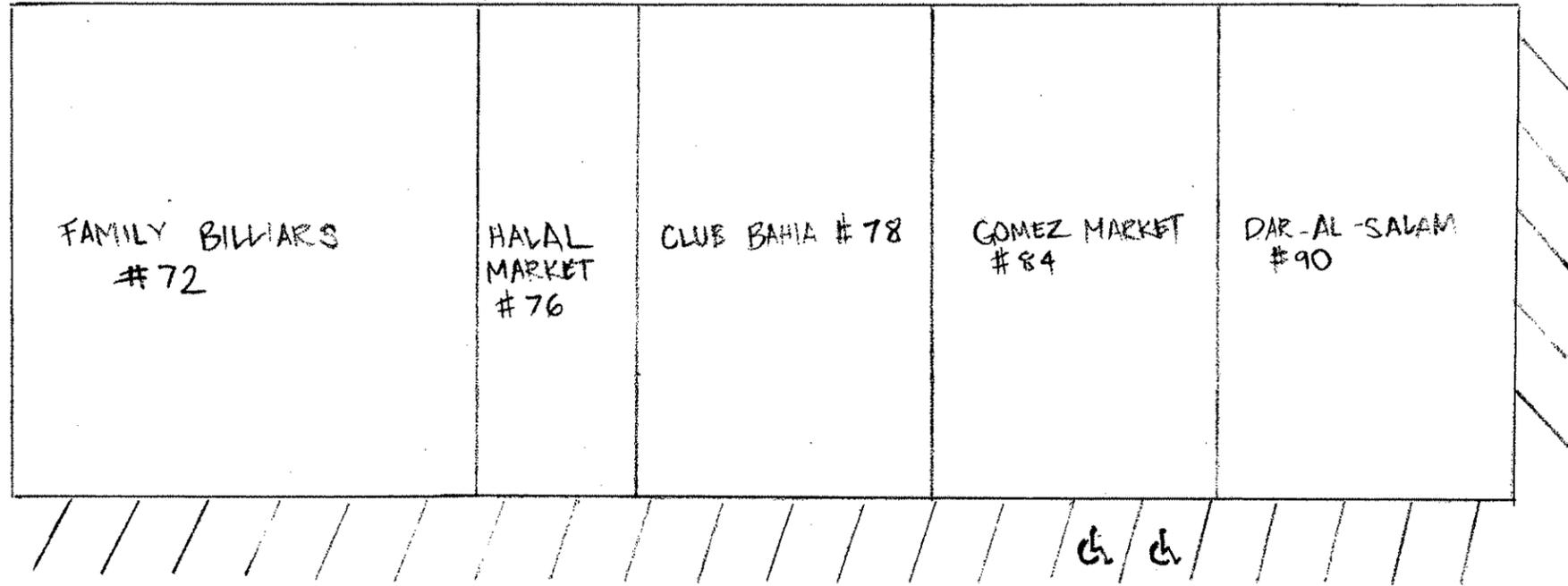
CITY OF MILPITAS
PLANNING DIVISION

No. 2.	EDUARDO GOMEZ	
of 2.		
110	DEMPSEY RD.	9/17/09



SITE PLAN

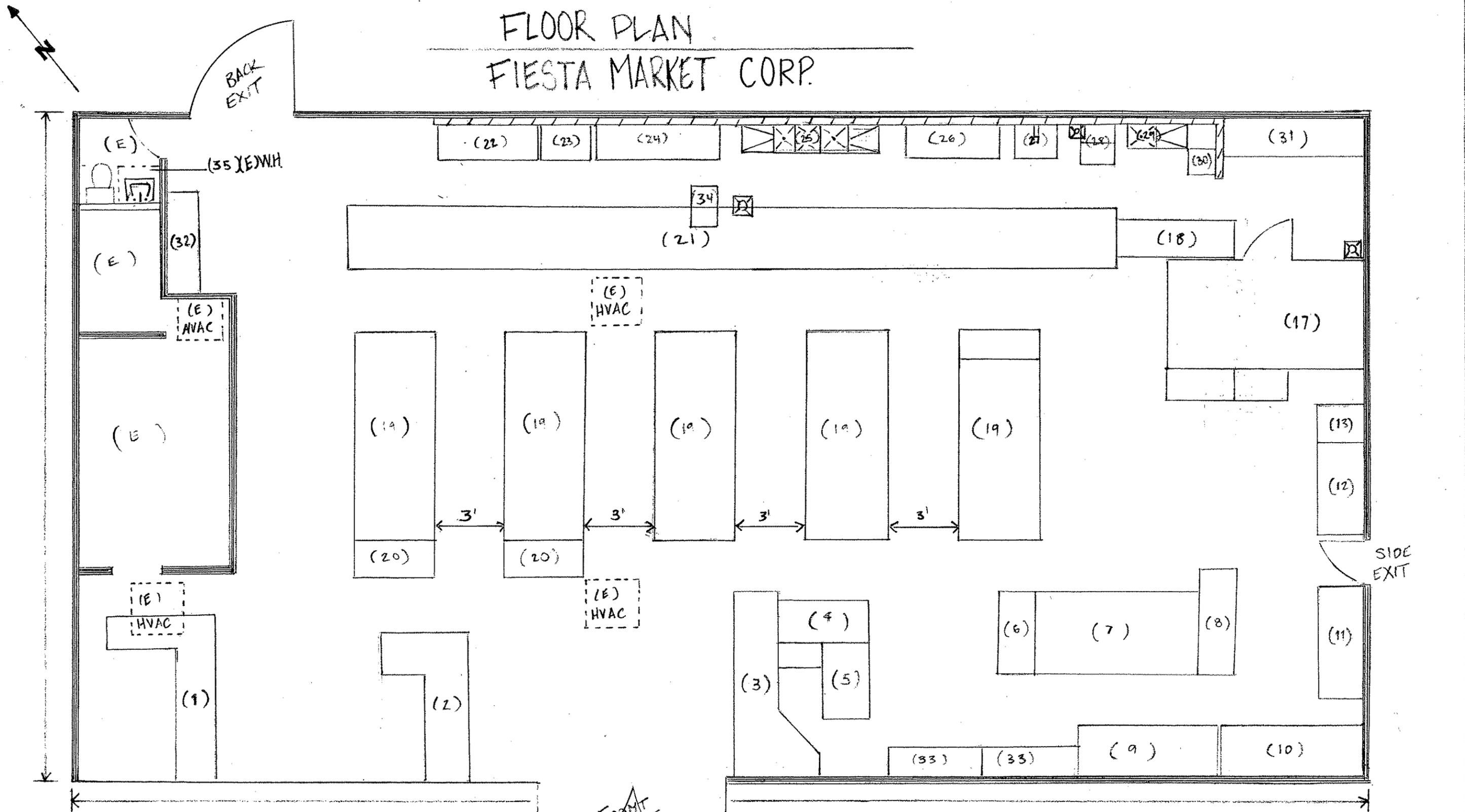
FIESTA MARKET CORP.



DEMPSEY RD.

No. 1 of 1	EDUARDO GOMEZ
110 DEMPSEY RD.	9/17/09

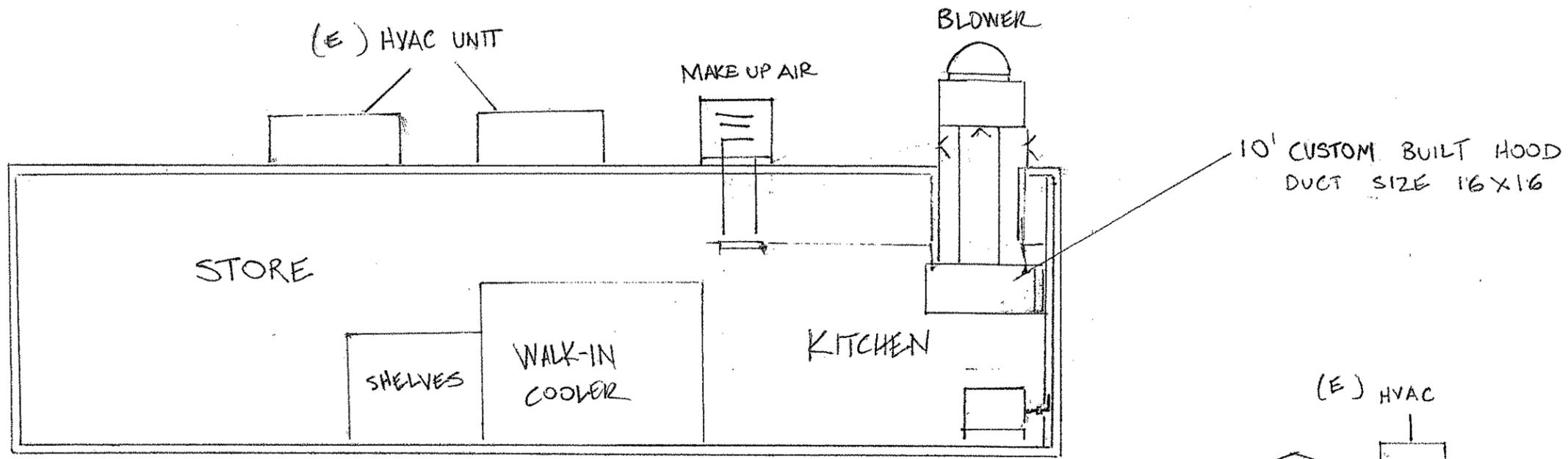
FLOOR PLAN FIESTA MARKET CORP.



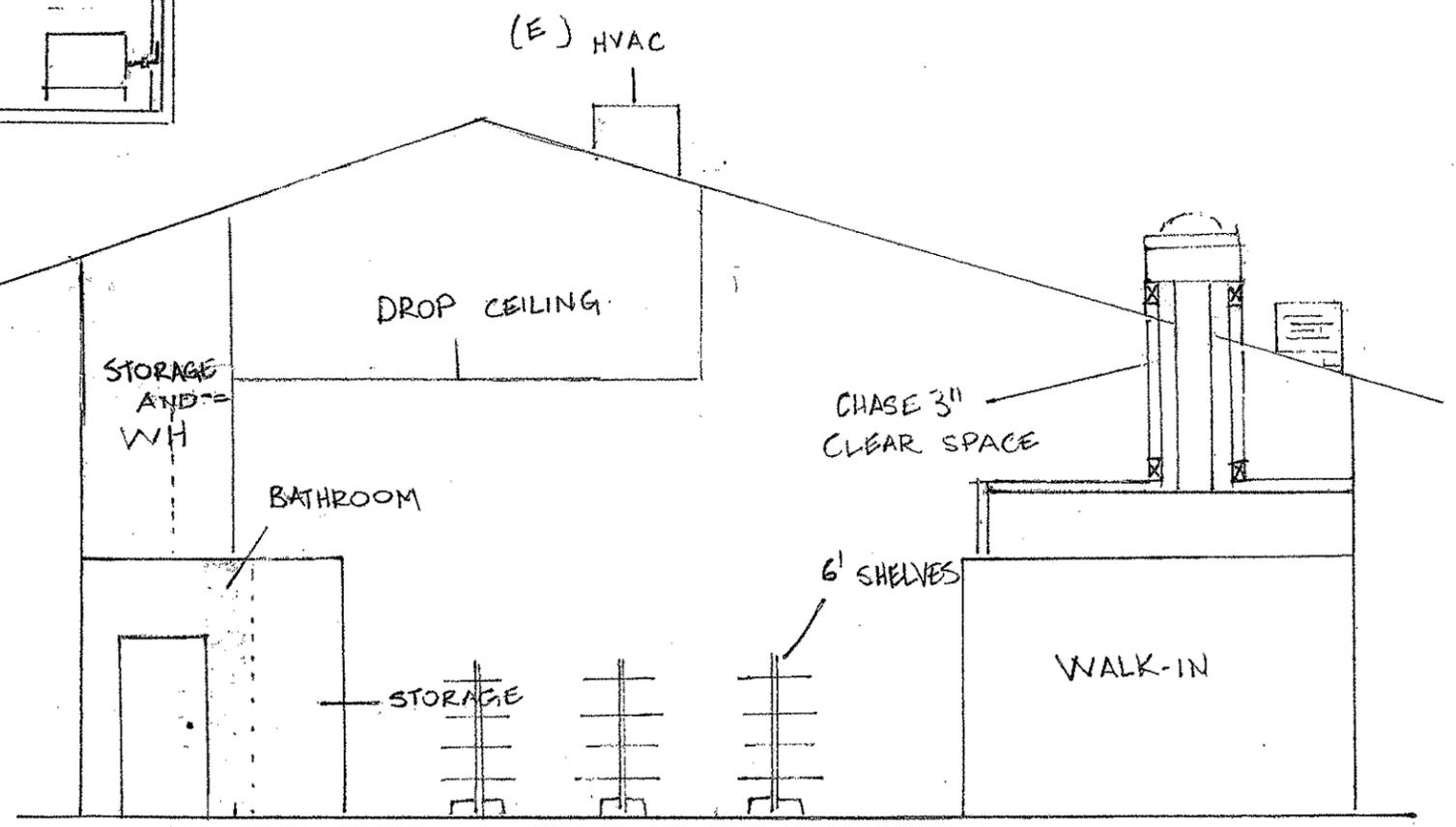
EXISTING WALL TO REMAIN
 NEW CONSTRUCTION
WALL LEGEND.

No 1
 OF 2
 110

EDUARDO GOMEZ
 DEMPSEY RD. 9/17/09



SIDE VIEW ELEVATION PLAN

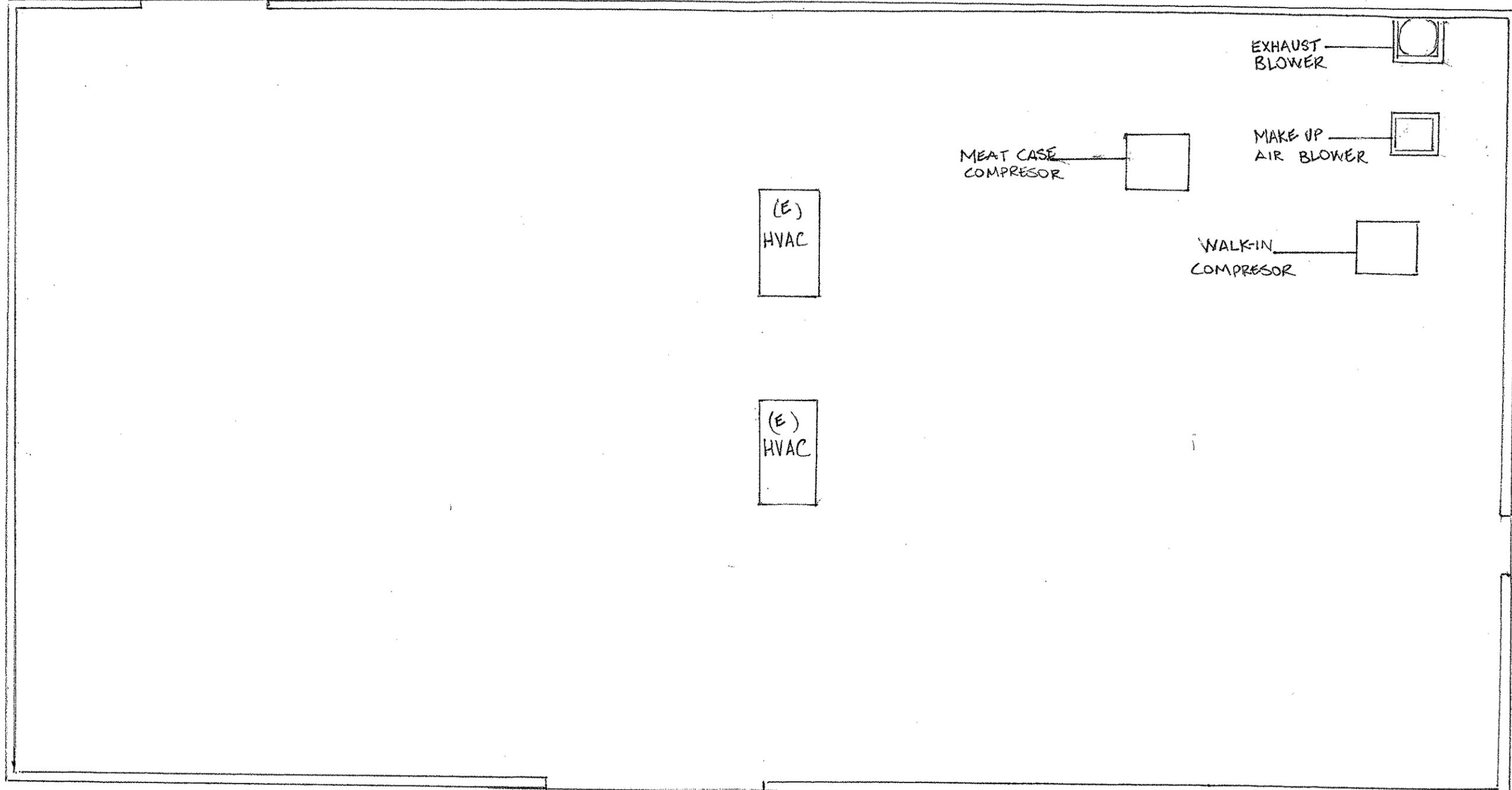


ELEVATIONS
FIESTA MARKET CORP.

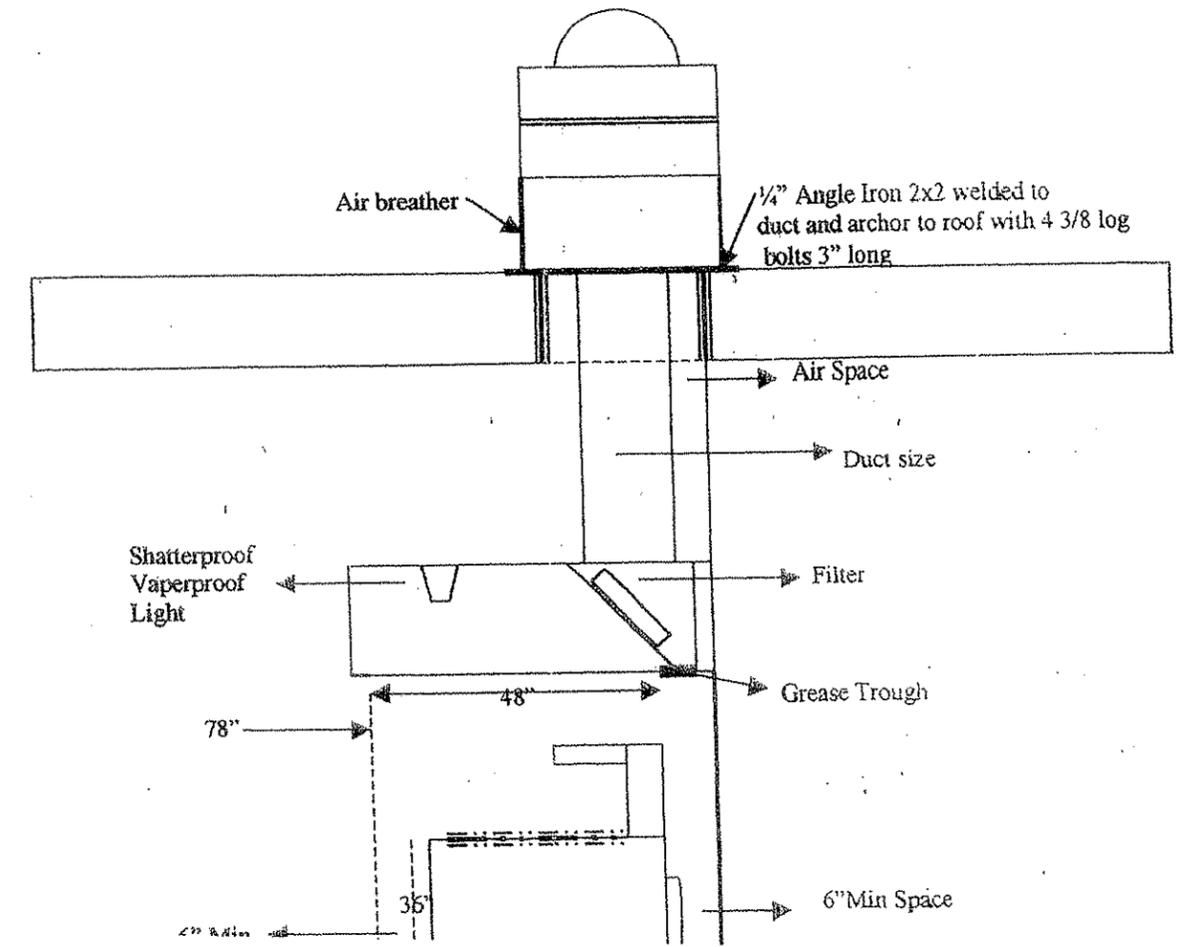
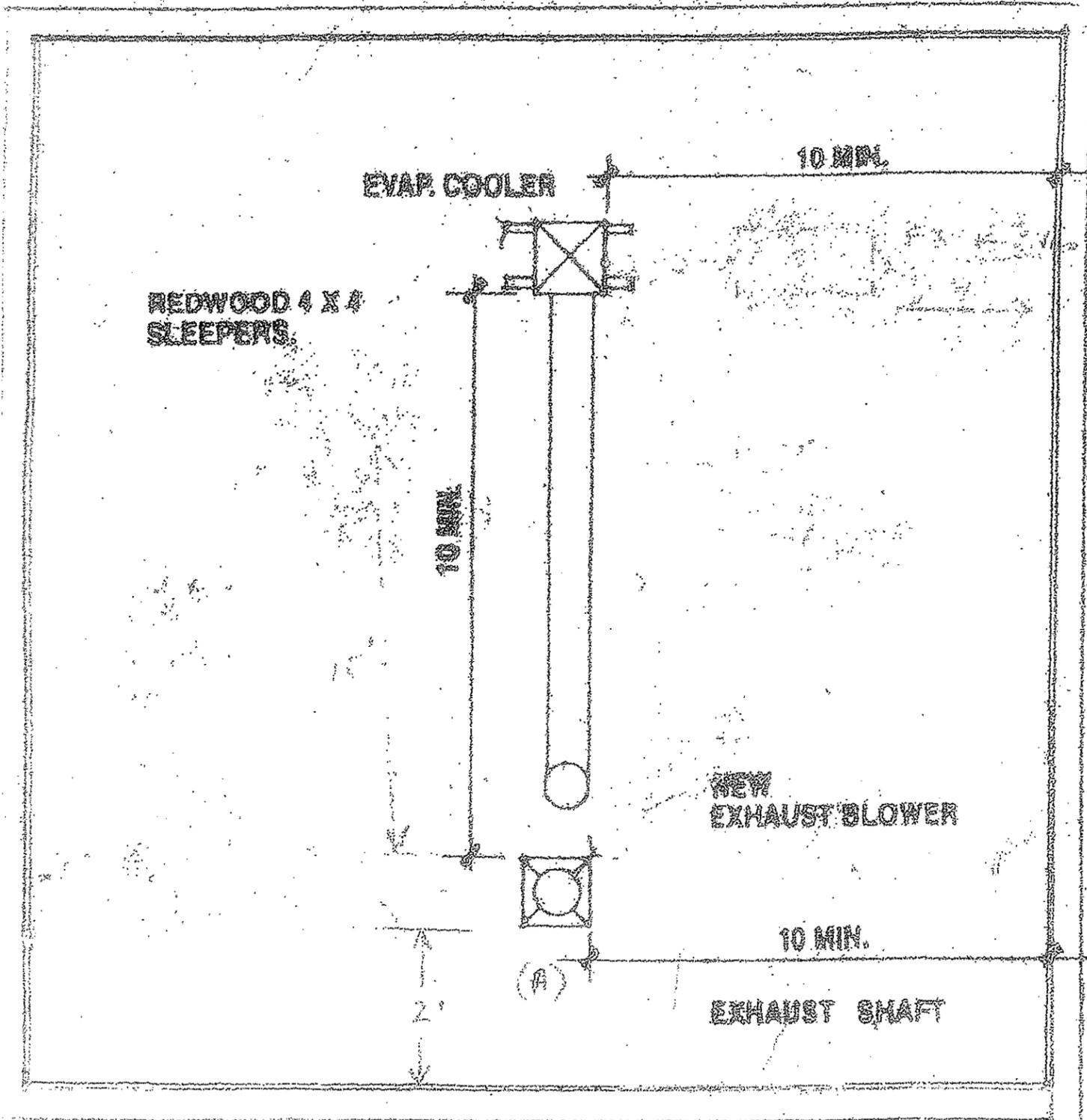
FRONT VIEW ELEVATION PLAN

No 1	EDUARDO GOMEZ
of 1	
110 DEMPSEY RD.	9/17/09

ROOF PLAN - MECHANICAL
FIESTA MARKET CORP.



No 1	EDUARDO GOMEZ
OF 1	
110 DEMPSEY RD.	9/17/09



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NOV 05 2009

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PLANNING DIVISION

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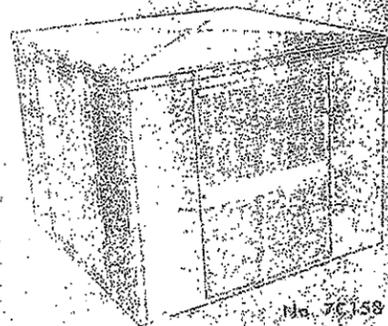
NOV 05 2009

CITY OF MILPITAS

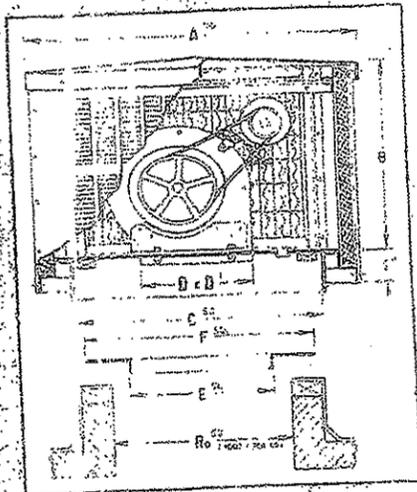
VENTILATORS

FILTERED SUPPLY VENTILATORS

Dayton



No. 7C159



- Attractive compact design; easy to handle, store and ship
- Predrilled and slotted panels for quick assembly; all hardware included
- No special equipment required to raise components to roof
- Galvanized steel construction; die-formed louvered side panels; 1" thick cleanable aluminum filters
- Belt-drive, double width double inlet, forward curve blowers with housing supports, duct adapter, and motor brackets
- Permanently lubricated ball bearing blowers and motors

Roof mounted units provide a controlled mechanical supply of filtered air to commercial and industrial buildings, commercial kitchens, and restaurants. Replace stale air and fumes removed by exhaust fans.

Ventilators can be incorporated into heating and cooling systems. Replacement air reduces negative pressure in a building that can make doors difficult to open, and reduce exhaust fan capacity. Helps prevent dust and insects from entering a building. Reduces drafts from open doors and windows.

Panel assembly, blower motor, and drive shipped in separate cartons.

VENTILATOR DIMENSIONS

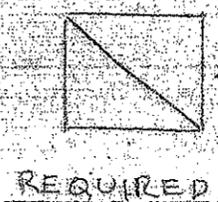
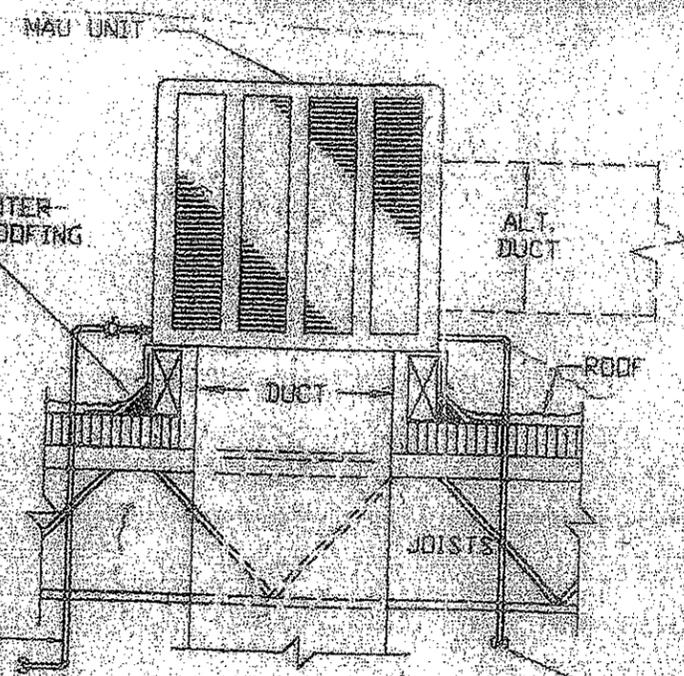
Wheel Dia	A	B	Dimensions in Inches		C	D	Roof Adapter	No. and Size of Filters	Roofing Curbs	12" H
			C	D					Curbs	Stack No.
10"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"
12"	12 1/2"	12 1/2"	12 1/2"	12 1/2"	12 1/2"	12 1/2"	12 1/2"	12 1/2"	12 1/2"	12 1/2"
15"	15 1/2"	15 1/2"	15 1/2"	15 1/2"	15 1/2"	15 1/2"	15 1/2"	15 1/2"	15 1/2"	15 1/2"
18"	18 1/2"	18 1/2"	18 1/2"	18 1/2"	18 1/2"	18 1/2"	18 1/2"	18 1/2"	18 1/2"	18 1/2"

ORDERING DATA FOR VENTILATORS WITH BALL BEARING MOTORS, DRIVE

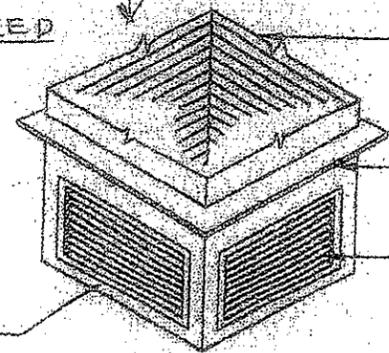
Wheel Dia	CFM @ Static Pressure Shown					RPM	HP	Stack No.	Two-Speed / 1125-1140		Single Speed	
	125 SP	250 SP	375 SP	500 SP	625 SP				750 SP	115V 1-P	220V 3-P	Stack No.
10"	100	100	100	100	100	620	1/2	7C159	7C208	7C213	7C361	7C356
	150	150	150	150	150	610	3/4	7C159	7C213	7C218	7C365	7C358
	200	200	200	200	200	640	1	7C160	7C218	7C218	7C368	7C368
	250	250	250	250	250	680	1 1/4	7C161	7C220	7C223	7C370	7C367
	300	300	300	300	300	720	1 3/4	7C162	7C223	7C225	7C371	7C366
12"	120	120	120	120	120	680	1 1/4	7C163	7C225	7C225	7C372	7C370
	180	180	180	180	180	660	1 3/4	7C164	7C225	7C225	7C371	7C367
	240	240	240	240	240	700	2	7C165	7C225	7C225	7C372	7C368
	300	300	300	300	300	740	2 1/4	7C166	7C225	7C225	7C371	7C369
	360	360	360	360	360	780	2 3/4	7C167	7C225	7C225	7C372	7C370
15"	150	150	150	150	150	780	2 3/4	7C168	7C225	7C225	7C372	7C371
	225	225	225	225	225	760	3	7C169	7C225	7C225	7C371	7C370
	300	300	300	300	300	800	3 1/4	7C170	7C225	7C225	7C372	7C371
	375	375	375	375	375	840	3 3/4	7C171	7C225	7C225	7C372	7C372
	450	450	450	450	450	880	4	7C172	7C225	7C225	7C372	7C372
18"	180	180	180	180	180	920	4 1/4	7C173	7C225	7C225	7C372	7C372
	270	270	270	270	270	900	4 3/4	7C174	7C225	7C225	7C372	7C372
	360	360	360	360	360	940	5 1/4	7C175	7C225	7C225	7C372	7C372
	450	450	450	450	450	980	5 3/4	7C176	7C225	7C225	7C372	7C372
	540	540	540	540	540	1020	6 1/4	7C177	7C225	7C225	7C372	7C372

CURB, CANT, FLASHING & COUNTER-FLASHING BY MECH. CONTR. ROOFING OVER BY GENERAL CONTR.

SEAL FLASHING WITH SILICONE SEALANT ALL AROUND.



M MAU DETAIL
DIS NTS



DUCT THRU ROOF PROVIDE DAMPER ABOVE ROOF
ESCUTCHEON AT CEILING
24\"/>

TITUS MODEL #300RS

RECEIVED

NOV 05 2009

CITY OF MILPITAS
PLANNING DIVISION

RECEIVED

NOV 05 2009

CITY OF MILPITAS
PLANNING DIVISION

BAFFLE TYPE

AVAILABLE IN STANDARD COMMERCIAL
SIZES IN...

ALUMINUM...
LIGHTWEIGHT FOR EASE OF HANDLING

GALVANIZED STEEL...
FOR STRONG RUGGED PERFORMANCE,
SUPERB CORROSION RESISTANCE,
and ABSOLUTE LOW COST

STAINLESS STEEL...
FOR TOUGH COMMERCIAL KITCHEN ABUSE,
and MAXIMUM PERMANENT PROTECTION
AGAINST RUST and CORROSION

SAFE, DEPENDABLE, POSITIVE FLAME BARRIER PROTECTION

SEAMLESS, SMOOTH SURFACES PERMIT CONSTANT GREASE RUN-OFF INTO HOOD COLLECTION
TROUGH... EASILY CLEANED BY SOAKING, SPRAYING OR IN CONVENTIONAL DISHWASHER

DESIGNED TO REPLACE MESH TYPE FILTERS WITHOUT COSTLY HOOD MODIFICATIONS

COMPONENT HARDWARE GROUP: GREASE FILTER CLASSIFIED BY UNDERWRITERS LABORATORIES, INC. AS TO
FLAMMABILITY AFTER EXPOSURE TO GREASE LADEN AIR ONLY (5446), FILE #R 10173
ACCEPTED FOR USE BY CITY OF NEW YORK—DEPARTMENT OF BUILDINGS—MEA #137-82-M

CFM VS. STATIC PRESSURE

FLOW RATE CFM	FILTER SIZE					
	10 x 20	12 x 16	12 x 20	16 x 16	18 x 20	20 x 25
200	0.13	0.15	0.10	0.07	0.04	0.04
250	0.20	0.23	0.16	0.12	0.07	0.06
300	0.29	0.33	0.23	0.17	0.09	0.08
400	0.52	0.59	0.40	0.30	0.17	0.15
450	0.66	0.75	0.51	0.38	0.21	0.19
500	0.81	0.93	0.63	0.46	0.26	0.23
550	0.98	1.12	0.76	0.56	0.32	0.28
600	1.17		0.90	0.67	0.38	0.33
650		1.06	0.79	0.45	0.39	0.44
700			0.91	0.52	0.45	0.51
750				0.59	0.52	0.59
800				0.68	0.59	0.67
850				0.76	0.67	0.75
900				0.85	0.75	0.85
950				0.95	0.83	0.94
1000				1.05	0.92	1.04

VENTILATORS

COMMERCIAL KITCHEN VENTILATORS

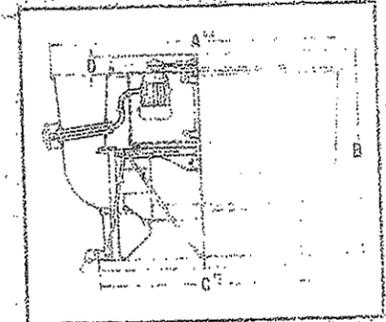
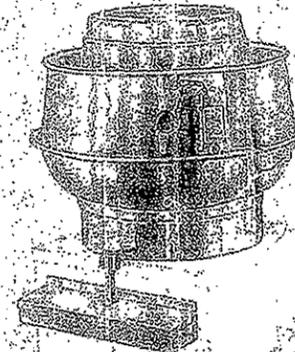
- Backward incline wheel design improves air flow efficiency
- Sealed spun aluminum construction with steel support braces
- Built-in grease spout, grease collector box and external junction box, all included
- 15% through 24% units can be roof or wall mounted. Other sizes are roof mount only
- Externally coated motor compartment provides longer motor and drive component life
- Ventilators meet NFPA 96-1991 installation requirements

Removes grease laden and foul air up to 400°F from commercial kitchen appliances including grills, toasters, fryers, ranges, and steam tables. Permanently lubricated ball bearing ventilators. Ball bearing motors and variable pitch drives are packed separately when ordered with ventilator.

UL Listed under Power Ventilators for Restaurant Appliances (YZHW), Subject 762. Only for Stock Nos. of ventilators sold complete with motor and drives. Ventilators must be mounted on 18" high steel roof curbs to comply with NFPA 96 and UL Guide YZHW.



Dayton Mfg. Co. certifies that the ventilators shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 211 and AMCA Publication 311 and comply with the requirements of the AMCA Certified Ratings Program.



All sound ratings are based on sound power level in one octave at 1.5m in a hemispherical free field per AMCA Standard 301. Values shown are for installation Type A: free inlets on same level.

VENTILATORS LIST MOTOR AND DRIVE

Wheel Dia	A	Dimensions B	C	D	Stock No.	List	Each	Shpg Wt.	Recommended 10" Vented Curb Stock No.
15 1/2"	35"	38 1/2"	24 1/2"	5 1/2"	600-23	\$1013.45	\$607.00	70.0	5C530
20"	28"	31"	28 1/2"	4 1/2"	600-23	1425.90	854.00	105.0	5C540
24"	46"	35 1/2"	33 1/2"	7"	600-24	1645.65	985.56	152.0	5C541
30"	55 1/2"	35 1/2"	34 1/2"	6 1/2"	600-25	2276.94	1364.00	200.0	5C541

VENTILATORS WITH 1725 RPM BALL BEARING MOTOR AND DRIVE

Nom Wheel Dia	CFM Air Delivery at RPM Shown						Sound				Single Phase Motors 115/230V		3-Phase Motors 230/480V		
	1/2" SP	1/2" SP	3/8" SP	3/4" SP	1" SP	1 1/2" SP	1 1/2" SP	2" SP	1 1/4" RPM	Fan RPM	HP	Mot BHP	Stock No.	Each	Stock No.
15 1/2"	1142	1148	1184	1224	1264	1304	13.1	13.1	13.1	13.1	1.4	0.81	7H004		7H000
	2142	2148	2184	2224	2264	2304	12.3	12.3	12.3	12.3	1.4	0.81	7H005		7H009
	3142	3148	3184	3224	3264	3304	12.7	12.7	12.7	12.7	1.4	0.81	7H006		7H010
	4142	4148	4184	4224	4264	4304	17.3	17.3	17.3	17.3	1.4	0.81	7H007		7H011
20"	5142	5148	5184	5224	5264	5304	19.5	19.5	19.5	19.5	2.4	0.76	7H008		7H012
	6142	6148	6184	6224	6264	6304	15.3	15.3	15.3	15.3	1.2	0.61	7H013		7H016
	7142	7148	7184	7224	7264	7304	17.8	17.8	17.8	17.8	2.4	0.70	7H014		7H017
	8142	8148	8184	8224	8264	8304	30.0	30.0	30.0	30.0	1.0	1.01	7H015		7H018
24"	9142	9148	9184	9224	9264	9304	23.0	23.0	23.0	23.0	1.5	1.31	7H016		7H019
	10142	10148	10184	10224	10264	10304	29.9	29.9	29.9	29.9	2.0	2.05	7H017		7H020
	11142	11148	11184	11224	11264	11304	15.5	15.5	15.5	15.5	2.4	0.79	7H018		7H021
	12142	12148	12184	12224	12264	12304	16.9	16.9	16.9	16.9	1.0	1.01	7H019		7H022
30"	13142	13148	13184	13224	13264	13304	23.0	23.0	23.0	23.0	1.9	1.65	7H020		7H023
	14142	14148	14184	14224	14264	14304	29.9	29.9	29.9	29.9	2.0	2.05	7H021		7H024
	15142	15148	15184	15224	15264	15304	35.0	35.0	35.0	35.0	2.4	2.05	7H022		7H025
	16142	16148	16184	16224	16264	16304	46.9	46.9	46.9	46.9	1.0	1.01	7H023		7H026
36"	17142	17148	17184	17224	17264	17304	23.0	23.0	23.0	23.0	2.3	2.05	7H024		7H027
	18142	18148	18184	18224	18264	18304	29.9	29.9	29.9	29.9	2.0	2.05	7H025		7H028
	19142	19148	19184	19224	19264	19304	35.0	35.0	35.0	35.0	2.4	2.05	7H026		7H029
	20142	20148	20184	20224	20264	20304	46.9	46.9	46.9	46.9	1.0	1.01	7H027		7H030

Performance shown is for units without ducts. BHP does not include drive losses.

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FIESTA MARKET HOT WATER DEMAND

1 18'' X 18'' THREE COMP.SINK	42GPH
1 HAND SPRAY PRE-RINSE	45GPH
1 ONE COMP. SINK	5GPH
3 HAND LAVATORIES	15GPH
1 JANITORIAL SINK	15GPH
	<hr/>
	122GPH