

APPROVED

PLANNING COMMISSION SUBCOMMITTEE MINUTES

March 10, 2010

I. ROLL CALL

Present: Mark Tiernan and Cliff Williams
Staff: Casagrande and Spuller

1. MINOR SITE DEVELOPMENT PERMIT NO. MS10-0002

Janice Spuller, Assistant Transportation Planner, presented a request to allow an equipment enclosure at an existing industrial building located at 888 Tasman Drive. Ms. Spuller recommended approving Minor Site Development Permit No. MS10-0002 subject to the conditions of approval.

Motion to approve Minor Site Development Permit No. MS10-0002 subject to the conditions of approval.

M/S: Williams, Tiernan

AYES: 2

NOES: 0

II. ADJOURNMENT

This meeting was adjourned at 6:37 p.m.

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- I. ROLL CALL/SEATING OF ALTERNATE** Present: Larry Ciardella, Sudhir Mandal, Gurdev Sandhu, Noella Tabladillo, Steve Tao, Mark Tiernan, and Cliff Williams
Absent: Erik Larsen
Staff: Brown, Casagrande, Lindsay, and Otake
- II. PLEDGE OF ALLEGIANCE** Chair Williams called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.
- 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 agendize the matter for a future meeting.
There were no speakers from the audience.
- IV. APPROVAL OF MINUTES**
February 24, 2010
Chair Williams called for approval of the minutes of the Planning Commission meeting of February 24, 2010.
Commissioner Tao stated there was a typo on Page 2 of the minutes.
Motion to approve the minutes of February 24, 2010 with the amended change by Commissioner Tao.
M/S: Mandal, Ciardella
AYES: 4
NOES: 0
ABSENT: 1 (Erik Larsen)
ABSTAIN: 3 (Noella Tabladillo, Mark Tiernan, and Cliff Williams)
- V. ANNOUNCEMENTS** Planning Director, James Lindsay, reminded the Commission that Form 700 needed to be completed and submitted to the City Clerk's office by April 1st.
- 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, Tabladillo

APPROVED

Planning Commission Minutes

March 10, 2010

AYES: 7
NOES: 0
ABSENT: 1 (Erik Larsen)
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 items on the Consent Calendar and none were added.

IX. PUBLIC HEARING

**1. CONDITIONAL USE
PERMIT NO. UP09-0052**

Tiffany Brown, Junior Planner, presented a request to operate a new NCV College for adults within an existing 8,343 square foot tenant space located at 1657 McCandless Drive. Ms. Brown recommended adopting Resolution No. 10-015 approving the project subject to conditions of approval.

Commissioner Sandhu asked because this is a non-conforming use would any other applicant such as a temple go through the same process. Ms. Brown stated yes.

Commissioner Tao asked to clarify the address. Ms. Brown stated the project location is 1657 McCandless Drive.

Vice-Chair Mandal asked if there is a time frame that development would begin. Ms. Brown said there are no submitted projects at this time.

Commissioner Tabladillo asked about signage. Ms. Brown stated for this proposal there are no signage included.

Commissioner Tao asked if there are any proposals for improved lighting for this site. Ms. Brown stated staff will work with the property owner and the applicant to improve lighting.

Dion Campisi, 16941 Roberts Rd., Los Gatos, CA and Kevin Moul, 875 Georgetown Pl, San Jose, CA, stated they represent NCV college from a commercial real estate perspective.

Vice-Chair Mandal asked if there are similar facilities in other cities. Mr. Moul stated there is one other facility in San Jose; however, they would like to relocate their facility from San Jose to Milpitas. Vice-Chair Mandal asked what kinds of classes they offer. Mr. Campisi stated there are nursing, computer and electrical classes.

Commissioner Ciardella asked if there are enough parking spaces. Mr. Moul stated only the three mentioned classes would be located in Milpitas, the other five classes are looking at other facilities in San Jose. Ms. Brown stated the existing parking does meet City standards.

Commissioner Tabladillo asked the majority of students using public transportation. Mr. Campisi stated he would refer that question to the applicant for response.

Commissioner Tao asked what the intended use of the Lab classrooms is. Mr. Campisi stated it will be teaching for construction classes, computer classes, and electrical classes.

Chair Williams suggested the principal send the Commission a copy of the curriculum which would identify the courses being offered as well as the lab equipment.

Vice-Chair Mandal asked if a bike rack be installed at the College. Mr. Campisi stated they could install a bike rack.

APPROVED
Planning Commission Minutes

March 10, 2010

Chair Williams opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing.

M/S: Tabladillo, Mandal

AYES: 7

NOES: 0

ABSENT: 1 (Erik Larsen)

ABSTAIN: 0

Motion to adopt Resolution No. 10-015 approving the project subject to conditions of approval with the amended conditions: 1) Add a bicycle rack, 2) Improve exterior lighting, and 3) Add signs.

M/S: Tabladillo, Ciardella

AYES: 7

NOES: 0

ABSENT: 1 (Erik Larsen)

ABSTAIN: 0

A discussion was held to hold a special work shop on Planning issues.

Motion to hold a special work shop date and time to be determined by the Planning Director.

M/S: Williams, Tiernan

AYES: 7

NOES: 0

ABSENT: 1 (Erik Larsen)

ABSTAIN: 0

The meeting was adjourned at 7:58 p.m. to the next meeting of March 24, 2010.

**X.
ADJOURNMENT**

Respectfully Submitted,

James Lindsay
Planning & Neighborhood
Services Director

Lori Casagrande
Recording Secretary

APPROVED
Planning Commission Minutes

March 10, 2010