

APPROVED

PLANNING COMMISSION SUBCOMMITTEE MINUTES

September 8, 2010

I. ROLL CALL

Present: Larry Ciardella and Sudhir Mandal
Staff: Andrade and Brown

1. MINOR SITE DEVELOPMENT PERMIT NO. MS10-0018

Tiffany Brown, Junior Planner, presented a request for a one-day event by Avnet located at 1820 McCarthy Blvd. Ms. Brown recommended approving Minor Site Development Permit No. MS10-0018 subject to the conditions of approval.

Motion to approve Minor Site Development Permit No. MS10-0018 subject to the conditions of approval.

M/S: Mandal, Ciardella

AYES: 2

NOES: 0

II. ADJOURNMENT

This meeting was adjourned at 6:40 p.m.

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- I. ROLL CALL/SEATING OF ALTERNATE** Present: Larry Ciardella, Sudhir Mandal, Noella Tabladillo, Steve Tao, Mark Tiernan, and Cliff Williams
Absent: Gurdev Sandhu
Staff: Ah Sing, Andrade, Brown, Lindsay, and Otake
Alternate Commissioner John Luk was seated as a member of the voting body.
- 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**
August 25, 2010
Chair Williams called for approval of the minutes of the Planning Commission meeting of August 25, 2010.
There were no changes to the minutes.
Motion to approve the minutes of August 25, 2010 as submitted.
M/S: Mandal, Ciardella
AYES: 7
NOES: 0
ABSENT: 1 (Gurdev Sandhu)
ABSTAIN: 0
- V. ANNOUNCEMENTS** Vice-Chair Mandal announced he would not be at the September 22, 2010 PC meeting.
- 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, Tiernan

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AYES: 7
NOES: 0
ABSENT: 1 (Gurdev Sandhu)
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.

Motion to close the public hearing on Item No. VIII-1 and table the item to a future date.

M/S: Mandal, Tiernan

AYES: 7
NOES: 0
ABSENT: 1 (Gurdev Sandhu)
ABSTAIN: 0

1. CONDITIONAL USE PERMIT NO. UP09-0040 AND MINOR SITE

DEVELOPMENT NO. MS09-0011: A request to construct two new 24' tall antennae with enclosure located at 461 S. Milpitas Blvd. (APN: 086-42-016) Globalstar Inc., 461 S. Milpitas Blvd., Milpitas, CA 95118. Applicant: Globalstar Inc. Staff Contact: Cindy Hom (408) 586-3284. *(Recommendation: Close the public hearing and table the item.)*

IX. PUBLIC HEARING

**1. SITE DEVELOPMENT
PERMIT NO. SD10-
0005, CONDITIONAL
USE PERMIT NO.
UP10-0016, AND
ENVIRONMENTAL
IMPACT ASSESSMENT
NO. EA10-0003**

Tiffany Brown, Junior Planner, presented a request to construct a 21,300 square foot addition to the existing 97,274 square foot manufacturing and warehousing building to allow for an expansion to the photo ball room, a new lunch room, several services chase rooms, an office, and utilities rooms. The proposal includes façade modifications to match the existing building and the elimination of 55 parking stalls. The applicant is also requesting to allow the proposed building addition and existing building Floor Area Ratio (FAR) to exceed the 0.40 FAR zoning development standard. The project site is located at 497 So. Hillview Dr. Ms. Brown recommended adopting Resolution No. 10-038 approving the project subject to conditions of approval.

Commissioner Tao asked what the revised parking ratio is. Ms. Brown stated the parking ratio did not change.

Vice-Chair Mandal asked if 25 trees were being removed why can't there be 25 added. Ms. Brown stated the planters around the parking area already have trees in them and the rest of the site is landscaped. Vice-Chair Mandal asked who will maintain the landscape. Ms. Brown stated Headway would be maintaining the landscape.

Dan Burris, 452 Beckham Dr., San Jose, stated the change does not impact the back of the building.

James Lindsay, Planning Director, asked about the loading docks. Mr. Burris stated there is no change to the loading docks or to the back of the building. The loading docks will still be used.

Commissioner Tabladillo asked how much of material will be solar. Mr. Burris said

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they have partnered up with PG&E to make the building energy efficient.

Commissioner Tao asked if they will be hiring new employees. Mr. Burris stated no. Commissioner Tao asked what kind of landscaping will be used. Mr. Burris stated they will maintain the landscaping already there just adding additional trees.

Chair Williams asked if there would be an onsite cafeteria. Mr. Burris stated yes. Chair Williams asked if the employees will remain onsite. Mr. Burris stated yes due to the clean room.

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 (Gurdev Sandhu)

ABSTAIN: 0

Vice-Chair Mandal stated he is very pleased about this project and fully supports this project. Commissioner Tiernan and Commissioner Tao also support this project.

Motion to adopt Resolution No. 10-038 approving the project subject to conditions of approval with additional memo from staff.

M/S: Tabladillo, Tiernan

AYES: 7

NOES: 0

ABSENT: 1 (Gurdev Sandhu)

ABSTAIN: 0

2. VARIANCE NO. VA10-0001

Tiffany Brown, Junior Planner, presented a request for a variance to allow four (4) new monument signs (one for each building) located at 637-1177 Gibraltar Dr. Ms. Brown recommended adopting Resolution No. 10-039 approving the project subject to conditions of approval.

Commissioner Tao asked if the address numbers on the signs. Ms. Brown stated they do not. Commissioner Tao asked if the proposed monument signs in any of the utility-right-of-way. Ms. Brown stated they are not.

Commissioner Tiernan asked if the sign ordinance need to be changed in regards to the buildings having addresses on them. Mr. Lindsay said the sign ordinance is within the Building and Fire codes.

Vice-Chair Mandal asked if the monument sign will be aligned with the building. Ms. Brown stated some of the signs will be in alignment with the buildings.

Commissioner Tabladillo asked if the signs are illuminated at night. Ms. Brown stated no. The only sign that is illuminated at night is the main building.

Moe Mobasher, 3193 Belick St., Santa Clara, stated there is efficient lighting.

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Chair Williams asked how people will know the addresses of the buildings. Mr. Mobasher stated they could place the address number on the signs.

Renee Brotherton, 17071 Copper Hill Dr., Morgan Hill, stated in terms of numbers the numbers are on the buildings. The building that is illuminated at night is the main corporate office.

Chair Williams is concerned with safety at night. Ms. Brotherton stated the building number is on all buildings.

Commissioner Tiernan asked if each building has the street address and building number. Ms. Brotherton stated yes.

Commissioner Tabladillo suggested using reflective material. Mr. Mobasher stated it might lose the shape and color of the sign.

Chair Williams opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing.

M/S: Mandal, Ciardella

AYES: 7

NOES: 0

ABSENT: 1 (Gurdev Sandhu)

ABSTAIN: 0

Chair Williams is concerned with public safety. He would like the applicant to work with staff on using reflective material.

Commissioner Tao suggested adding the address number on the monument sign.

Commissioner Tiernan feels the applicant is in compliance with the sign ordinance and does not feel additional conditions need to be added.

Commissioner Tabladillo suggested the applicant work with staff to see what materials are available and go from there.

Mr. Lindsay read two (2) additional conditions requested by the Commission. They are 1) The owner or designee shall work with staff to incorporate reflective material in the signs to increase the signs visible at night to the best extent practicable and 2) The owner or designee shall work with staff to identify which signs could designate more than one building as needed.

Commissioner Ciardella asked if staff is referring to the reflective number of the building or the address of the building. Mr. Lindsay stated it is referring to the building number.

Motion to adopt Resolution No. 10-039 approving the project subject to conditions of approval with (2) two additional conditions.

M/S: Mandal, Tabladillo

AYES: 7

NOES: 0

ABSENT: 1 (Gurdev Sandhu)

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ABSTAIN: 0

**3. MAJOR TENTATIVE
MAP NO. MT09-0002,
SITE DEVELOPMENT
PERMIT NO. SZ08-0006,
CONDITIONAL USE
PERMIT NO. UP10-
0012, MILPITAS
STATIONBUILDER
DEVELOPMENT MAP**

Sheldon Ah Sing, Senior Planner, presented a request to develop 12.1 acres with 303 dwelling units in four project types. The proposal requests to deviate from certain development standards within the Transit Area Specific Plan. The project is located at 1401 So. Milpitas Blvd. Mr. Ah Sing recommended adopting Resolution No. 10-036 recommending approval of the project to the City Council subject to conditions of approval.

Commissioner Tabladillo asked if the applicant be using solar. She suggested using outlets for electric vehicles.

Vice-Chair Mandal asked which school will the children be part of. Mr. Lindsay stated the project is located in the Milpitas Unified School District.

Chair Williams suggested a disclosure to the homeowner stating a new applicant is forth coming.

Commissioner Tao asked if a project has its own project designated amenities. Mr. Ah Sing referred this question to the applicant.

Pat Brown, 4060 Campus Dr., Ste 100, Newport Beach, stated this is the second phase of the project. He is willing to include electric car plugs. This project is far from the Towers.

Chair Williams is concerned with the location of the park's parking lot. He feels the residents might use this as an extended garage.

Commissioner Tabladillo requested the applicant work with staff to provide ample crosswalks that are safe and clearly marked.

Commissioner Tabladillo asked if there will be seating for the elderly. Mr. Brown stated there are seating walls in the plans.

Commissioner Ciardella asked what kind of shadow effect the Towers will have on the other buildings. Mr. Brown stated it will be a significant shadow effect.

Chair Williams urges the applicant to notify the residents when a new project has begun in that area.

Chair Williams opened the public hearing.

Russ Winslow, 1566 Ashgroft Way, Sunnyvale, stated he is the owner of 905 Montague and would like to see this project move forward. He also stated he would like to stay at the location he is at now.

Paul Gillick, 1587 Hanchet, San Jose, stated he is concerned with traffic. He would like to see easier access to BART. Mr. Lindsay stated No. Milpitas Blvd. will be the main access to the BART station. Mr. Ah Sing stated the Citation project does provide for a pedestrian access to the BART station.

Motion to close the public hearing.

M/S: Tabladillo, Mandal

AYES: 7

NOES: 0

ABSENT: 1 (Gurdev Sandhu)

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ABSTAIN: 0

Commissioner Tabladillo is concerned with the design of the project. She requests that the applicant work through staff to enhance the design.

Commissioner Tao asked if there will be an architectural review on this project. Mr. Lindsay stated this is the architectural review.

Commissioner Ciardella asked about the height of the fence near the railroad. Mr. Ah Sing stated the fence will be at least 8 ft high.

Mr. Lindsay read the following additional conditions. They are 1) The developer shall provide a written disclosure to purchasers of the residential units of planned high density development within the area, 2) The developer shall work with staff to provide additional crosswalks to the public park prior to recordation to the final map, 3) The developer shall work with staff to incorporate earth tone exterior building materials and additional diversity of architectural design throughout the project, 4) The builder shall incorporate opportunities for solar upgrades and electrical vehicle charging stations within the units, 5) The plan material chosen for the southern project boundary adjacent to the railroad shall be of such size and species as to adequately screen the residents from the adjacent uses once fully grown, and 6) Alternative tree species to palms shall be included with the landscaping plan.

Mr. Brown stated they accept the additional conditions stated.

Motion to adopt Resolution No. 10-036 recommending approval of the project to the City Council, subject to conditions of approval with the additional conditions.

M/S: Mandal, Tabladillo

AYES: 7

NOES: 0

ABSENT: 1 (Gurdev Sandhu)

ABSTAIN: 0

**X.
ADJOURNMENT**

The meeting was adjourned at 9:50 p.m. to the next meeting of September 22, 2010.

Respectfully Submitted,

James Lindsay
Planning & Neighborhood
Services Director

Yvonne Andrade
Recording Secretary

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