

APPROVED

PLANNING COMMISSION SUBCOMMITTEE MINUTES

March 23, 2011

I. ROLL CALL

Present: Sandhu, Tabladillo and Tao
Staff: Andrade and Hom

1. MINOR SITE DEVELOPMENT PERMIT NO. MS11-0007

Cindy Hom, Assistant Planner, presented a request to remove seven trees with a trunk measuring 37" or greater in circumference located against the building and plant eight new mature trees in a location that does not conflict with the structure of the building. The project site is located at 275 So. Hillview Drive. Ms. Hom recommended approving Minor Site Development Permit No. MS11-0007 subject to the conditions of approval.

Motion to continue this item to the next Planning Commission meeting of April 13, 2011.

M/S: Tao, Sandhu

AYES: 2

NOES: 0

2. MINOR SITE DEVELOPMENT PERMIT NO. MS11-0008

Cindy Hom, Assistant Planner, presented a request to construct a new slatted chain-link enclosure with roof canopy for a new waste water utility pad located at the northwest corner of the building located at 1565 Barber Lane. Ms. Hom recommended approving Minor Site Development Permit No. MS11-0008 subject to the conditions of approval.

Motion to approve Minor Site Development Permit No. MS11-0008 subject to the conditions of approval.

M/S: Tao, Sandhu

AYES: 2

NOES: 0

II. ADJOURNMENT

This meeting was adjourned at 7:00 p.m.

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- I. PLEDGE OF ALLEGIANCE** Chair Tiernan called the meeting to order at 7:03 P.M. and led the Pledge of Allegiance.
- II. ROLL CALL/SEATING OF ALTERNATE**
- Present: Larry Ciardella, Sudhir Mandal, Zeya Mohsin, Gurdev Sandhu, Noella Tabladillo, Steve Tao, and Mark Tiernan
- Absent: John Luk
- Staff: Andrade, Hom, Lindsay, and Otake
- III. PUBLIC FORUM** Chair Tiernan 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 agendaize the matter for a future meeting.
- There were no speakers from the audience.
- IV. APPROVAL OF MINUTES**
February 23, 2011
- Chair Tiernan called for approval of the minutes of the Planning Commission meeting of February 23, 2011.
- There were no changes to the minutes.
- Motion** to approve the minutes of February 23, 2011 as submitted.
- M/S: Mandal, Tabladillo
- AYES: 7
- NOES: 0
- ABSENT: 0
- ABSTAIN: 0
- V. ANNOUNCEMENTS** James Lindsay, Planning Director, announced that Form 700 is due to the City Clerk's office. Mr. Lindsay distributed the PC roster to all the Commissioners. Mr. Lindsay announced the Commissioner's Brunch on Saturday, April 9, 2011 at Dave and Busters. Chair Tiernan notified the Commission of the passing of Commissioner's Luk mother. Chair Tiernan stated he attended the Planners Institute and Mini Expo and found it to be very valuable.
- 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. Commissioner Sandhu stated he is the founder of the Sikh Foundation that is located at the same complex as the Venture Commerce Center (Item No. VIII-2).
- VII. APPROVAL OF AGENDA** Chair Tiernan asked whether staff or the Commission have any changes to the agenda.
- There were no changes to the agenda.

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Motion to approve the agenda as submitted.

M/S: Ciardella, Tabladillo

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

VIII. CONSENT CALENDAR

Chair Tiernan 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 approve the Consent Calendar as submitted.

M/S: Tabladillo, Mandal

AYES: 6

NOES: 0

ABSENT: 0

ABSTAIN: 1 (Gurdev Sandhu)

- 1. SITE DEVELOPMENT PERMIT NO. SD10-0015:** A request for sign program and installation of a new 8-foot tall, double faced, non-illuminated monument sign for an existing multi-tenant building located at 1525 So. McCarthy Blvd. (APN: 086-03-079) zoned Light Industrial with Site and Architectural Overlay (M1-S). Applicant: David Soo. Staff Contact: Cindy Hom (408) 586-3284. PJ # 2693. (*Recommendation: Adopt Resolution No. 11-013 approving the project subject to conditions of approval.*)
- 2. MINOR TENTATIVE MAP NO. TP10-0002:** A request for a two-lot subdivision of an undeveloped remainder parcel (Phase II) of the Venture Commerce Center located at 1100 Cadillac Court, zoned Industrial Park with Site and Architectural Overlay (MP-S). Applicant: Ernie Knodel. Staff Contact: Cindy Hom (408) 586-3284. PJ # 2689. (*Recommendation: Adopt Resolution No. 11-014 approving the project subject to conditions of approval.*)

IX. PUBLIC HEARING

1. CONDITIONAL USE PERMIT AMENDMENT NO. UA11-0001

A request to amend the existing use permit for the Certified Farmers' Market at Great Mall to operate on Saturdays instead of Sundays during the same time and months as previously approved.

James Lindsay, Planning Director, stated he was available to answer any questions from the Commission.

Vice-Chair Mandal asked why the Great Mall has changed the day from Sunday to Saturday. Mr. Lindsay stated the Great Mall had other ideas for Sunday. Vice-Chair Mandal feels this is a great idea that way the City will have a Farmers' Market both on Saturday and Sunday.

Commissioner Tao asked if the Farmers' Market has outside restroom facilities. Mr. Lindsay stated it is unclear from the exhibit. Mr. Lindsay will research and relay the information. Commissioner Tao asked if the grounds kept clean after the Farmers' Market ends. Mr. Lindsay stated there is good housekeeping and being kept clean to

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the City's satisfaction. Commissioner Tao asked if the parking is adequate. Mr. Lindsay stated yes.

Commissioner Tabladillo asked if two flaggers going to be enough. Mr. Lindsay stated if the Commission desires to have three flaggers that can be done. Commissioner Tabladillo asked what the justification for the two flaggers is. Mr. Lindsay said the purpose of the flaggers is to enhance pedestrian safety.

Chair Tiernan asked if the other Farmers' Market have portable restroom facilities. Mr. Lindsay stated he did not have that information with him but will get back to the Commission.

Chair Tiernan opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing.

M/S: Tabladillo, Sandhu

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

Commissioner Tabladillo wanted to clarify that the additional flagger would be a third flagger at Mustang Drive for the first month.

Bryan Otake, Assistant City Attorney, read back the additional condition of approval for clarification.

Chair Tiernan asked if there were any reviews left. Mr. Lindsay stated there are no other reviews left and staff is not recommending any reviews at this time.

Vice-Chair Mandal stated he feels that staff could e-mail the information requested to the Commissioners.

Commissioner Tao asked when the applicant is going to start on Saturdays. Mr. Lindsay stated the applicant will begin next month. Commissioner Tao said e-mailing the information back to the Commission would be timely in order to accommodate the applicant's requirements.

Commissioner Ciardella asked if the portable restroom facilities were going to be wheelchair accessible. Mr. Lindsay said if portable restroom facilities are a requirement of the Building Code, a percentage of the facilities would have to meet ADA requirements.

Commissioner Sandhu stated there are no portable restroom facilities at the ICC Farmers' Market. Chair Tiernan stated he believes the Farmers' Market at ICC is pretty close to their building facilities. This Farmers' Market is a bit farther from the buildings and may cause an inconvenience for the patrons.

Commissioner Mohsin said she has been to many Farmers' Markets and there are usually no portable restroom facilities there. She stated usually the Farmers' Markets are to accommodate farmers to bring their goods to the city and also for the community to enjoy these fruits and vegetables at affordable prices. Adding requirements such as portable restrooms and the community will start buying expensive vegetables and it will not be a service to the community.

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Motion to adopt Resolution No. 11-012 approving the project subject to conditions of approval as amended.

Amended Condition: Add a third flagger at Mustang Drive for the first month of operation.

M/S: Mandal, Tabladillo

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

**X.
ADJOURNMENT**

The meeting was adjourned at 7:35 p.m. to the next meeting of April 13, 2011.

Respectfully Submitted,

James Lindsay
Planning & Neighborhood
Services Director

Yvonne Andrade
Recording Secretary

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