

UNAPPROVED

PLANNING COMMISSION SUBCOMMITTEE MINUTES

January 11, 2012

I. ROLL CALL

Present: Mandal and Tao
Staff: Ah Sing, Andrade, Spuller

1. MINOR SITE DEVELOPMENT PERMIT NO. MS11-0043

Janice Spuller, Assistant Transportation Planner, presented a request to construct a 1,485 square foot equipment enclosure located at 765 Sycamore Drive. Ms. Spuller recommended approving Minor Site Development Permit No. MS11-0043 subject to conditions of approval.

Motion to approve Minor Site Development Permit No. MS11-0043 subject to conditions of approval.

M/S: Mandal, Tao

AYES: 2

NOES: 0

II. ADJOURNMENT

This meeting was adjourned at 6:42 p.m.

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**OATH OF OFFICE FOR
NEW PLANNING
COMMISSIONERS**

Mary Lavelle, City Clerk, swore in **Garry Barbadillo** as Alternate Commissioner of the Planning Commission. Alternate Commissioner Barbadillo then took his place alongside the Commissioners.

Mary Lavelle, City Clerk, swore in **Rajeev Madnawat** as Commissioner of the Planning Commission. Commissioner Madnawat then took his place alongside the Commissioners.

**I. PLEDGE OF
ALLEGIANCE**

Chair Mandal called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

**II. ROLL
CALL/SEATING OF
ALTERNATE**

Present: Garry Barbadillo, Larry Ciardella, John Luk, Rajeev Madnawat, Sudhir Mandal, Zeya Mohsin, Gurdev Sandhu, and Steve Tao
Absent: None
Staff: Ah Sing, Andrade, Barnhart, Hom, and Otake

III. PUBLIC FORUM

Chair Mandal 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
December 14, 2011**

Chair Mandal called for approval of the minutes of the Planning Commission meeting of December 14, 2011.

There were no changes to the minutes.

Motion to approve the minutes of December 14, 2011 as submitted.

M/S: Sandhu, Tao

AYES: 4

NOES: 0

ABSENT: 0

ABSTAIN: 3 (Larry Ciardella, Rajeev Madnawat, and Sudhir Mandal)

V. ANNOUNCEMENTS

There were no announcements from staff or the Commission.

**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

Chair Mandal asked whether staff or the Commission have any changes to the agenda.

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AGENDA

There were no changes to the agenda.

Motion to approve the agenda as submitted.

M/S: Sandhu, Tao

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

Chair Mandal nominated Larry Ciardella as Vice-Chair. Commissioner Sandhu agreed. Commissioner Madnawat nominated Zeya Mohsin as Vice-Chair.

VIII. ELECTION OF VICE-CHAIR

Motion to elect Larry Ciardella as Vice-Chair.

M/S: Mandal, Sandhu

AYES: 6

NOES: 0

ABSENT:

ABSTAIN: 1 (Zeya Mohsin)

IX. CONSENT CALENDAR

There were no items on the Consent Calendar.

X. PUBLIC HEARING

1. CONDITIONAL USE PERMIT NO. UP11-0038

Cindy Hom, Assistant Planner, presented a request to establish a smog test center within a legal, nonconforming auto service station located at 10 North Main Street. Ms. Hom recommended adopting Resolution No. 12-001 approving the project subject to conditions of approval.

Commissioner Tao asked about signage. Ms. Hom stated signage is not included in the application, however, when the applicant comes in it will be reviewed per the Sign Ordinance. Commissioner Tao asked the operating hours. Ms. Hom stated the hours are Monday – Friday, 8:00 a.m. to 5:00 p.m.

Commissioner Madnawat asked if there are any concerns regarding air quality. Ms. Hom stated this station is less intensive and more compatible with the area.

Commissioner Tao asked how many restrooms they have. Ms. Hom stated they will have 2 restrooms.

Chair Mandal asked if public outreach done. Ms. Hom stated yes, 1,000 ft noticing radius was done.

Chair Mandal opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing.

M/S: Sandhu, Ciardella

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

Motion to adopt Resolution No. 12-001 approving the project subject to conditions of approval.

M/S: Madnawat, Mohsin

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

**2. CONDITIONAL USE
PERMIT AMENDMENT
NO. UA11-0009**

Cindy Hom, Assistant Planner, presented a request to amend the existing conditional use permit to increase the number of badminton courts from twelve (12) to thirteen (13) courts at Bay Badminton Center located at 1191 Montague Expressway. Ms. Hom recommended adopting Resolution No. 12-004 approving the project subject to conditions of approval.

Commissioner Tao asked if there are any office areas. Ms. Hom stated there is no office area.

Commissioner Madnawat asked if this was an existing plan. Ms. Hom stated the applicant did come in for building permits and at that time it was discovered there was modifications for the floor plan.

Chair Mandal stated he was happy to see the expansion of the court in Milpitas.

Commissioner Luk stated he toured the facility in Burlingame and was very impressed with it.

Victor Lo, 1611 Adrian Rd, Burlingame, stated he was available for any questions from the Commission.

Commissioner Tao asked the purpose of the changes. Mr. Lo stated the space would be better utilized with more courts. Commissioner Tao asked if there would be any tournaments at this facility. Mr. Lo stated no because all tournaments are held at the Burlingame head quarters. Commissioner Tao asked about office space. Mr. Lo stated the front area is used for check in and check out.

Commissioner Madnawat stated this facility is very clean and professional.

Commissioner Madnawat asked about the space between the courts. Mr. Lo stated they keep two to three feet between the courts.

Chair Mandal asked the hours of operation. Mr. Lo stated they are open 9:30 a.m. to 11:00 p.m., Monday – Saturday, and close at 9:00 p.m. on Sunday. They are open 7 days a week 365 days a year. Chair Mandal asked about lighting. Mr. Lo stated the whole facility is well lit. There is security that drive through out the night.

Commissioner Mohsin asked about membership. Mr. Lo stated they have drop-in and/or membership with benefits.

Chair Mandal opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing.

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M/S: Sandhu, Mohsin

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

Motion to adopt Resolution No. 12-004 approving the project subject to conditions of approval.

M/S: Tao, Mohsin

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

**XI. ECONOMIC
DEVELOPMENT
UPDATE**

Diana Barnhart, Planning Director, gave an overview of the Economic Development activities that have occurred in the City. Ms. Barnhart stated there are three companies that have come to Milpitas. These companies hired over 200 people. One of the companies is E2O a defense semi-conductor manufacturer. Another company is Nano-Labs on Sycamore, a medical device testing facility. The third company is on Cottonwood, Zollner Electronics, an electronic manufacturing company.

Ms. Barnhart stated the Mervyn's site is 75,000 sq ft and 50,000 sq ft of it will become LA Fitness. The other 25,000 sq ft of the building will be for office space and retail use.

The Serra Center has short term leases filling in the vacancies at that site.

McCarthy Ranch – The City is working with the property owners on a redevelopment proposal, similar to the Great Mall.

Vice-Chair Ciardella asked how often the Commission will get updates. Ms. Barnhart stated it depends on the Commission.

Chair Mandal asked how we keep business in Milpitas. Ms. Barnhart stated outreach and getting the word out.

**XII.
ADJOURNMENT**

The meeting was adjourned at 8:18 p.m. to the next meeting of January 18, 2012.

Respectfully Submitted,

Sheldon S. Ah Sing
Senior Planner

Yvonne Andrade
Recording Secretary