

APPROVED

MILPITAS PLANNING COMMISSION Milpitas City Hall, Council Chambers 455 E. Calaveras Blvd., Milpitas, CA

MEETING MINUTES Wednesday, December 11, 2013

- 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** **Commissioners**
Present: Chair Sudhir Mandal, Vice Chair Larry Ciardella, Commissioners John Luk, Rajeev Madnawat, Garry Barbadillo and Alternate Member Demetress Morris
Absent: Commissioners Sandhu and Mohsin
Staff: Steve McHarris, Scott Ruhland, Cindy Hom, Johnny Phan, and Mary Lavelle
- Alternate Member Morris was seated for voting due to absence of two Commissioners.
- III. PUBLIC FORUM** **Chair Mandal** invited members of the audience to address the Commission and there were none.
- IV. APPROVAL OF MEETING MINUTES** **Chair Mandal** called for approval of the November 13, 2013 meeting minutes of the Planning Commission.
Motion to approve Planning Commission meeting minutes, as submitted
Motion/Second: Commissioner Madnawat / Vice Chair Ciardella
AYES: 6
NOES: 0
- V. ANNOUNCEMENTS** None
- VI. CONFLICT OF INTEREST** **Assistant City Attorney Johnny Phan** asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.
No Commissioners identified a conflict of interest.
- VII. APPROVAL OF AGENDA** **Chair Mandal** asked whether staff or Commissioners had any changes to the agenda.
Motion to approve the December 11, 2013 agenda as submitted
Motion/Second: Vice Chair Ciardella / Commissioner Madnawat
AYES: 6
NOES: 0
- VIII. PRESENTATION** Senior Planner Scott Ruhland introduced Dr. Hemalata Dandekar and Dr. Vicente Del

Rio of California Polytechnic State University City and Regional Planning Department. The professors came to the Planning Commission with students to present development concepts on two sites in Milpitas (1) at California Circle and (2) Main St. at Serra. Mr. Ruhland stressed what would be presented were visioning plans, concepts and ideas.

Dr. Del Rio reported that seven teams of students would present concepts for the study areas and distributed handouts of powerpoint slides. Three teams reviewed land use and development concepts for California Circle, and then four teams provided the same for the Main Street corridor. For example, Team 5 suggested a LEED certified design plan for a "Downtown Milpitas" with five development phases for "The Core" concept.

Following all seven presentations, Commissioners asked questions of the students on their plans and commented.

Alternate Member Morris asked if the hotel concepts were for new development. Staff replied there was an existing Marriott at California Circle, and one plan added a hotel. Along Main Street, one hotel was existing, and some plans proposed more prominent hotels, which would add buildings to the sites.

Commissioner Barbadillo complimented the students on their work and vision designs.

Commissioner Madnawat commented on California Circle, for vehicles circulating, supported around, and exiting.

Commissioner Luk supported the contemporary urban designs. He'd lived in Milpitas since 1975 and these proposed plans appeared exciting for the city, reflecting modern and current times for Milpitas in the Silicon Valley.

Vice Chair Ciardella thanked staff and the students for bringing these concepts to the Commission. He asked the City staff on vision: could this plan give developers an idea what the City wanted? Planning Director Steve McHarris replied this will be presented to City Council. The development community will be able to access all this information on the City's website. Real estate and development professionals could review and incorporate concepts into their plans prior to any plan formal submittal.

Chair Mandal liked the focus on good design with transit and vehicular traffic patterns and exposure. Students used water features to highlight pedestrian areas effectively. Those with central water fountains, he really liked. He thought the 3D images with video were terrific. Suggestions for a museum, theatre, and open spaces all were needed in Milpitas. He thanked City staff for involving and inviting Cal Poly students and staff on these two study areas.

Professor Dandekar said their plan was to return to Planning Commission, discuss revenue streams along with specific designs, expose the work widely, and to shape a community attitude. Every city needed a heart or a core to celebrate and interact.

Commissioner Luk remarked that California Circle commercial and industrial uses would benefit when the connection from southern Fremont directly to Milpitas is complete next year. High tech Silicon Valley businesses with mixed-use buildings are envisioned.

**IX. CONSENT
CALENDAR**

Chair Mandal reviewed the consent calendar of three items, two of which were to be continued (re: Pacific Mall and Kaiser Farmers Market).

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1) SITE DEVELOPMENT PERMIT AMENDMENT NO. SA13-0002: request to amend the Site Development Plans approved in 1983 to allow conversion of existing laundry room into an office and construct a 121 sq. ft. addition for new laundry room at 1609 Country Club Drive, zoned Single Family Residential Hillside with Site and Architectural Overlay and within a Planned Unit Development for applicant Suresh Hosakoppal.

Action: *Adopted Resolution No. 13-036 amending the “S” Zone application for the 121 square foot addition at 1609 Country Club Drive, subject to the conditions of approval.*

2) **Conditional Use Permit No. UP 13-0015** for proposed Farmer’s Market at Kaiser Permanente parking lot

Action: This item was removed from the agenda, to be re-noticed for another date.

3) **General Plan Amendment** and related actions for the Pacific Mall and Hotel development project at McCarthy Ranch Marketplace

Action: This item was continued to the January 7, 2014 meeting date.

Chair Mandal asked if anyone present would like to address the Commission on the Consent Calendar items and no one came forward.

Motion to approve the consent calendar as presented, approving Item No. 1 and continuing Items No. 2 and No. 3 as noted

Motion/Second: Commissioners Madnawat / Luk

AYES: 6

NOES: 0

X. PUBLIC HEARING

CONDITIONAL USE PERMIT NO. UP 13-0014 AND MINOR SITE DEVELOPMENT PERMIT NO. MS13-0039, a request to operate a 9,983 sq. ft. daycare center including a pre-school and after school care programs, install minor site and building modifications, and allow for shared parking at 451 Los Coches Street, zoned Town Center with Site and Architectural Overlay,

Assistant Planner Cindy Hom presented the request for a CUP for a shared use daycare center and bilingual preschool/afterschool center, with shared parking in the Town Center zoning area on Los Coches with a 2,087 square foot outdoor play area planned, along next to a 9,983 square foot existing building.

Commissioner Barbadillo departed the meeting at 8:25 PM.

Commissioner Madnawat inquired the prior use of the facility, and staff responded it had been a martial arts studio. He asked about hazmat possibility. Staff explained the nearby businesses use of chemicals.

Vice Chair Ciardella wanted to know if the owner planned installation of smaller toilets for the children and staff replied the applicant could respond.

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Chair Mandal asked if there were any police reports of any incidences in that area. Staff responded no crime, to staff's knowledge and that the police department did review the application.

Vice Chair Ciardella noticed the play area was there already, so he wondered if the business was open already. Staff replied yes.

Alternate Member Morris asked whether there was no ability to create more parking spaces and thus the shared parking agreement, and staff said yes.

Chair Mandal invited the applicant to come forward. Mr. Eddie Shen, architect representing the owner, came to the podium and responded to the Vice Chair that child toilets would be installed in the daycare center.

Alternate Member Morris asked about gases and potential dangers. Fire Marshal Albert Zamora responded what could occur at a business and the protocol that the Fire Department would follow.

Chair Mandal inquired about the covering on top of the outdoor play area and the material, size, and standards. Staff replied that would be included on the building permit application and reviewed by an inspector.

Chair Mandal then opened the public hearing for comments.

Motion to close the public hearing after hearing no comments

Motion/Second: Alternate Member Morris / Vice Chair Ciardella

AYES: 5

NOES: 0

Motion to adopt Resolution No. 13-037 approving Conditional Use Permit No. UP-13-0014 and Minor Site Development Permit No. MS13-0039 to operate a daycare center, minor site modifications and shared parking, subject to conditions of approval.

Motion/Second: Commissioner Madnawat / Vice Chair Ciardella

AYES: 5

NOES: 0

XI. NEW BUSINESS

The City's 60th Anniversary of Incorporation is occurring in 2014. Planning Director Steve McHarris reminded Commissioners that the City was planning events for the anniversary including Family Day on Sunday, January 26, 2014 from 1 to 4 PM, and all staff and Commissions were invited to participate. Economic Development and Planning Commissions would be able to use the City Hall Committee Room on first floor for that day, to provide information to visitors/residents. Commissioners could attend and hear comments from the public on the land use study concepts presented at this meeting. Fiscally sustainable ideas were always sought, along with planning proposals and ideas. Staff would provide copies of the General Plan, Specific Plans, and other materials on the tables for the visitors to view.

Vice Chair Ciardella asked if the Planning Director wanted Commissioners to be there.

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Mr. McHarris said yes. Mr. Ciardella noted that nametags and business cards would be valuable for any Commissioners who don't have those already. Staff would order those.

Alternate Member Morris noted that the City Council approved housing at California Circle. Mr. McHarris confirmed that the City Council approved the Trumark Waterstone project, subject to staff conditions that would integrate some of what was in the visions presented this evening.

Commissioner Madnawat stated that public outreach would be effective at an event like this. He wanted to encourage more input from residents on the planning process and applications that the Commission votes on.

Commissioner Luk thought it would be a good event for the City. He inquired how many people would attend. Staff replied many, with many throughout the afternoon visiting City Hall.

Vice Chair Ciardella felt the BART station renderings would be helpful to display. Also, a display to show the housing being built in the south end of the City would be helpful for residents to see.

Chair Mandal hoped all Commissioners should be there, but perhaps assign a few by specific hours on a schedule. Staff could poll Commissioners and then assign times. Some video showing on the screen would be very valuable to attract visitors.

Alternate Member Morris suggested use of the word "innovative" when discussing vision and plans.

X. ADJOURNMENT

Commissioner Madnawat moved and Alternate Member Morris seconded a motion to adjourn the meeting at 8:55 to the next regular meeting date of January 8, 2014. Motion was approved unanimously.

These meeting minutes were unanimously approved by the Commission on January 8, 2013.

*City Clerk Mary Lavelle,
acting as Recording Secretary*