

## MEETING MINUTES

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

Wednesday, May 13, 2015

- 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 Rajeev Madnawat, Hon Lien, Ray Maglalang,  
                                 Zeya Mohsin  
**Absent:**      Gurdev Sandhu, Demetress Morris  
**Staff:**      Bill Ekern, Johnny Phan, Cindy Hom
- III. PUBLIC FORUM**      **Chair Mandal** invited members of the audience to address the Commission. Milpitas resident Rob Means said he asked the Mayor and City Council to consider a feasibility study for a PRT shuttle around the BART station and asked that staff look into the feasibility of an on-the-ground shuttle service.
- IV. APPROVAL OF MEETING MINUTES**      **Chair Mandal** called for approval of the April 8, 2015 meeting minutes of the Planning Commission.  
**Motion** to approve Planning Commission meeting minutes as submitted.  
Motion/Second:      Commissioner Mohsin/Commissioner Maglalang  
AYES:      6  
NOES:      0  
ABSTAIN:      0
- V. ANNOUNCEMENTS**      Bill Ekern introduced himself as the Interim Director of Planning and Neighborhood Services, and offered an opportunity for a series of trainings for the Planning commissioners over the next couple of months and asked that the commissioners let him know their topics of interest.  
  
Commissioner Maglalang asked that the commissioners and director take notice of how jacaranda trees are blooming at this time. He said he would like to discuss the criteria for street naming at a future meeting and recommends streets be named after current and past city councilmembers, citizens of the year, commissioners, the City Manager, etc.  
  
Vice Chair Ciardella announced the Milpitas International BBQ being held on Saturday and Sunday, May 30 and 31<sup>st</sup>.

**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.

There were no reported conflicts.

**VII. APPROVAL OF AGENDA**

**Chair Mandal** asked if staff or Commissioners had changes to the agenda and there were none.

**Motion** to approve the May 13, 2015 agenda as submitted.

Motion/Second: Commissioner Madnawat/Vice Chair Ciardella

AYES: 6

NOES: 0

**VIII. CONSENT CALENDAR**

**NO ITEMS**

**IX. PUBLIC HEARING**

**IX-1 VAPE ONE – 794 BARBER LN – PR15-0001:** Six-month permit review of Conditional Use Permit No. UP14-0003, a 490 square foot retail store selling electronic smoking devices and other related products at 794 Barber Ln.

Project Planner Cindy Hom gave a brief overview of the Vape One store and said that based on staff review the store is in substantial conformance of the approved floorplan and conditions of approval with the exception of the hours of operation. Ms. Hom said that staff observed the store operating past 8:00 pm on a Friday evening. She added that the applicant has expressed an interest in adjusting their hours of operation and will return to the Planning Commission for approval.

Vice Chair Ciardella asked what the future hours of operation would be and Ms. Hom said the business hours will be increased to be more consistent with the shopping center and will be 11:00 am – 10:00 pm Sunday through Thursday and 11:00 am – 11:00 pm on Friday and Saturday.

Ms. Hom said there have been no reported violations with the Police Department or Code Enforcement.

Chair Mandal opened the public hearing and Milpitas resident Rob Means said that surveillance video should not be shared with the police department without a warrant. He added that vaporizers do not contain the harsh chemicals that cigarettes do and are better for long term health, and said he approves of this business.

Milpitas resident Steve Siddell said he approves of this business.

**Motion** to close the public hearing.

Motion/Second: Commissioner Maglalang/Commissioner Madnawat

AYES: 6

NOES: 0

**Motion** to accept the staff report on permit review.

Motion/Second: Commissioner Madnawat/Vice Chair Ciardella

AYES: 6

NOES: 0

## X. NEW BUSINESS

### X-1 STUDY SESSION REGARDING POTENTIAL DEVELOPMENT OF 1256 PIPER DRIVE

The objective of the study session was for Barry Swenson Builder and KB Homes to provide conceptual plans for 1256 Piper Drive and receive feedback and direction on design for a 12 story tower.

Erika Salum of KB Homes showed a presentation and discussed the development and David Gibbons with Barry Swenson showed slides of several of their projects that are planned or under construction.

Commissioner Mohsin asked for the square footage of the proposed units and Ms. Salum said they will be approximately 1600-1800 square feet, and an average of 800 square feet in the tower.

Commissioner Maglalang said he would like to see affordable housing provided.

Commissioner Madnawat asked if the requirement for public art will apply to this project and Assistant City Attorney Johnny Phan said the requirement will be effective soon and will apply to this project.

Commissioner Mohsin would like to see ample parking available for guests.

Chair Mandal would like the developer to consider energy efficiency options, including electric charging stations and the use of solar energy and recycled water. He would also like to see an iconic building and public art.

Commissioner Madnawat suggested installing parking meters in the guest parking spaces and letting the HOA determine what the time limit will be.

Milpitas resident Rob Means said he does not feel guest parking will be an issue as parking is available in the BART structure and suggested that visitors park there.

Milpitas resident Steve Siddell encouraged the applicant to review the City's public art requirements.

## XI. ADJOURNMENT

The meeting was adjourned at 8:20 PM to the next meeting scheduled on Wednesday, May 27, 2015.

**Motion** to adjourn to the next meeting.

Motion/Second: Commissioner Madnawat/Commissioner Mohsin

AYES: 6

NOES: 0

*Meeting Minutes submitted by  
Planning Secretary Elia Escobar*