

MEETING MINUTES

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

Wednesday, March 9, 2016

- 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, Commissioners Sandhu, Ciardella, Morris, Lien, Maglalang, Mohsin
Absent: Vice Chair Madnawat was absent at roll call and arrived at 7:35 PM
Staff: Sarah Fleming, Katy Wisinski, Azhar Khan, Richard Patenaude
- III. PUBLIC FORUM** **Chair Mandal** invited members of the audience to address the Commission and there were no speakers.
- IV. APPROVAL OF MEETING MINUTES** **Chair Mandal** called for approval of the February 24, 2016 meeting minutes of the Planning Commission.
Motion to approve Planning Commission meeting minutes.
Motion/Second: Commissioner Sandhu/Commissioner Ciardella
AYES: 7
NOES: 0
ABSTAIN: 0
- V. ANNOUNCEMENTS** Senior Planner Sarah Fleming introduced new Senior Planner Michael Fossati.

Commissioner Maglalang requested a TASP progress report at an upcoming meeting.
- VI. CONFLICT OF INTEREST** **Attorney Katy Wisinski** 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 March 9, 2016 agenda as submitted.

Motion/Second: Commissioner Sandhu/Commissioner Lien

AYES: 7

NOES: 0

VIII. CONSENT CALENDAR

NO ITEMS

IX. PUBLIC HEARING

IX-1 MILPITAS ATHLETIC CLUB EXPANSION – 1818 Clear Lake Avenue – P-SD15-0007, P-UP16-0001, P-MC15-0012: A request for a Site Development Permit, Conditional Use Permit and a Minor Conditional Use Permit to construct a 13,129 square foot second story addition to an existing single-story athletic club. The project proposes to remodel approximately 8,000 square feet of the first floor to accommodate a new after school facility and increase the Floor Area Ratio (FAR) at 1818 Clear Lake Avenue, Zoned General Commercial (C2).

Ms. Fleming noted a petition distributed to the commissioners just prior to the meeting from individuals opposed to the expansion.

Project Planner Azhar Khan showed a presentation describing the expansion project.

Commissioner Morris said she is a member of the gym and recused herself and left the council chambers during the discussion of this item.

Mr. Khan noted the petition and the concern for parking congestion. There was discussion regarding parking and how the number of required spaces was calculated and Mr. Khan said the project meets the city's parking requirements and calculations were based on two shared parking agreements.

Applicant Yorke Lee was present for questions.

Commissioner Lien said she visited the site at 5:00 PM and noted a lack of available parking and expressed safety concerns with children being dropped off in the parking lot.

Mr. Lee said their busiest time is between 4:30 – 6:30 PM. He said there is parking available behind the building but customers try to find closer, convenient parking spaces and he discussed providing a parking monitor to direct drivers to available spaces. He added that the business has a pick up, drop off style where parents leave their children for after school classes without staying.

Multiple commissioners expressed concern for the safety of children who might access the pool area from the learning center.

Chair Mandal opened the public hearing.

One of the owners of the Park Town professional building said he used to share parking with the previous athletic club owner but since the new owners converted a portion of the gym to a swim school parking is now a big problem most of the day.

A gentleman whose office is located in the center expressed concern with parking and said it cannot currently accommodate the businesses there now.

A building manager, whose parents own a building in the center, said there is illegal parking and regular vehicle accidents caused by members and he believes the parking will get worse.

A representative of the tenants at 1773 Landess said that parking and congestion has been a problem for a long time and that he has spoken with Mr. Lee about it. Signage was added to their parking stalls, including tow and no parking signs, but it has not worked and the shared parking is quite a distance away.

The owner of 1715 Clear Lake expressed concerns with the expansion and the possibility of liability issues with others parking on his property.

The owner of a building in the center, near the gym, said that parking is an issue and he needs to stand outside to help his customers' park.

Motion to close the public hearing.

Motion/Second: Commissioner Maglalang/Commissioner Lien

AYES: 7

NOES: 0

Commissioner Mohsin is concerned with the safety of children during drop off and pick up and that parking issues are affecting other businesses. She would like to see a safety plan including information regarding the "sign in" policy for children.

Commissioner Ciardella asked if the commission can require a parking study and Ms. Fleming said the commission has the option of requesting that staff work with the applicant for a study and return to the commission, or may add a condition of approval that requires a parking study or outreach system in order to address the parking situation.

Chair Mandal was concerned with the safety of children and the lack of a circular driveway for drop off and pick up.

Motion to continue this project to a date uncertain in order to study the parking issues and address safety concerns.

Motion/Second: Commissioner Ciardella/Commissioner Mohsin

AYES: 6

NOES: 0

ABSTAIN: 1 Madnawat

IX-2

PIPER DRIVE TOD DEVELOPMENT – 1256 Piper Drive – SD14-0025, UP15-0003 & MT14-0006: A request for a Site Development Permit, Conditional Use Permit and a Major Tentative Map for a 302-Unit Residential Apartment Tower and 98 Townhouse Units located on a 5.75-acre site. Zoned R4/TOD.

Project Planner Richard Patenaude showed a presentation describing the project.

Vice Chair Madnawat said there appears to be a lack of guest parking and suggested staff consider metered spaces indicating a time limit. Mr. Patenaude said the HOA is responsible for monitoring parking in the visitor spaces to ensure that residents are not parking in them long term.

Chair Mandal asked what the plans are for the commercial space and Mr. Patenaude said it would be located on the ground floor of the tower building, he was not aware of the particular tenants, and the applicant has indicated they would like to have a portion of it as a gym. Mr. Mandal asked about plans to utilize solar energy, energy efficient lighting, and charging stations and Mr. Patenaude said City standards will be met but the applicant can provide more information.

Vice Chair Madnawat referred to the drought ordinance and believes it should be a requirement that the swimming pool cannot be filled until the drought ban is lifted.

Applicant Paul Lopez of KB Homes South Bay said the HOA management team is serious about enforcing parking in visitor parking spaces. He said providing solar on the townhomes is difficult due to lack of common meters and the HOA but they have provided conduits to prewire for solar if the HOA elects to use it going forward.

David Gibbons of Green Valley Corporation, the design team working on the tower, discussed the project and commercial space and said there will be a gym in the building and possibly a theater room.

Vice Chair Madnawat asked for information regarding the public art and Mr. Gibbons said there will be façade improvements and green walls but the public art has not yet been designed. Ms. Fleming said any public art proposed will go through the City's Public Arts Commission for review and approval.

Commissioner Maglalang asked Landscape Architect Roman De Sota if he is open to including Jacaranda trees in the plant palette. Mr. De Sota said that in the interest of the project moving forward, the answer is yes.

Chair Mandal opened the public hearing and there was one speaker.

The property owner of 905 Montague asked what the ratio of tenants to parking. A representative from Barry Swenson Builder stated the parking ratio is 1.33 spaces per unit.

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Commissioner Morris

AYES: 7

NOES: 0

Motion to Adopt Resolution No. 16-008 recommending approval of Site Development Permit No. SD14-0025, Conditional Use Permit No. UP15-0003, and Major Tentative Map No. MT14-0006 to the City Council, subject to the attached Conditions of Approval and additional conditions that the swimming pool will not be filled until the governor lifts the emergency drought ban and Jacaranda trees will be added to the plant palette.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 7

NOES: 0

X. NEW BUSINESS

NO ITEMS

XI. ADJOURNMENT

The meeting was adjourned at 9:30 PM to the next meeting scheduled on Wednesday, March 23, 2016.

Motion to adjourn to the next meeting.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 7

NOES: 0

*Meeting Minutes submitted by
Planning Secretary Elia Escobar*