

MEETING MINUTES

MILPITAS PLANNING COMMISSION

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

Wednesday, May 25, 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 Mandal, Vice Chair Madnawat, Commissioners Sandhu, Ciardella, Lien, Maglalang
Absent: Morris, Mohsin
Staff: Bradley Misner, Katy Wisinski, Michael Fossati
- 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 May 11, 2016 meeting minutes of the Planning Commission.
- Motion** to approve Planning Commission meeting minutes.
Motion/Second: Commissioner Sandhu/Commissioner Maglalang
AYES: 6
NOES: 0
ABSTAIN: 0
- V. ANNOUNCEMENTS**
- Deputy City Attorney Katy Wisinski introduced new Planning Director Bradley Misner. Mr. Misner spent 18 years at the City of Santa Monica where he oversaw a comprehensive review of the City's Zoning Ordinance, and has particular experience with current planning.
- Commissioner Maglalang congratulated Commissioner Ciardella for being selected as Milpitas Citizen of the Year.
- Commissioner Maglalang asked that staff ensure that project plans are complete for Planning Commission presentations, and recommended that staff reports include information about park land and open space, and Floor Area Ratio (FAR).
- Chair Mandal noted that three current members of the Planning Commission have been named Milpitas Citizen of the Year and asked for a standing ovation for Commissioners Ciardella, Madnawat and Maglalang.

Commissioner Ciardella announced that there will be a Memorial Day ceremony at 9:00 AM on Monday, May 30th, at the Milpitas City Hall Plaza.

Mr. Misner said the community and City staff have been very welcoming and he looks forward to bringing quality staff work to the Planning Commission and engaging in robust discussions on land use issues that Milpitas is dealing with.

VI. CONFLICT OF INTEREST

Deputy City 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 May 25, 2016 agenda as submitted.

Motion/Second: Commissioner Maglalang/Commissioner Sandhu

AYES: 6

NOES: 0

VIII. CONSENT CALENDAR

NO ITEMS

IX. PUBLIC HEARING

IX-1 ENTERPRISE RENT-A-CAR – 156 South Milpitas Blvd – P-UP16-0005: A request for a Conditional Use Permit to allow Enterprise Rent-a-Car service to occupy 6,263 sq. ft. of tenant space in an industrial building now zoned Heavy Industrial (M2).

Project Planner Michael Fossati showed a brief presentation describing the project.

Commissioner Maglalang asked if there are parking spaces dedicated to Enterprise Rent-a-Car and Mr. Fossati said there are no dedicated parking spaces but staff has requested a shared parking agreement with Service King and they can use their parking spaces as necessary.

Vice Chair Madnawat questioned the parking formula requiring one parking space per 200 square feet of office space. Mr. Fossati said there was a typo in the staff report and explained it is one parking space per 350 square feet of office space. Vice Chair Madnawat said this type of business has cars for rent and must park them, and asked if that changes the formula. Mr. Fossati said Enterprise Rent-a-Car will have between five and ten cars on site for rent. Staff combined the parking requirements for Service King and Enterprise Rent-a-Car, and with a requirement for 10 spaces to be available for the rental cars they still meet the City's parking requirements.

Applicant Brandon Helton of Enterprise Rent-a-Car was present to answer questions.

Commissioner Maglalang asked how many Enterprise Rent-a-Car locations there are in Milpitas and Mr. Helton said there is one other location.

Chair Mandal asked if there will be a car washing facility at this location and Mr. Helton said they will be using Service King's facility.

Chair Mandal opened the public hearing and there were no speakers.

Motion to close the public hearing.

Motion/Second: Commissioner Maglalang/Vice Chair Madnawat

AYES: 6

NOES: 0

Commissioner Maglalang said parking is not allowed on Milpitas Blvd, and suggested the applicant should install No Parking signs on the sidewalk notifying patrons that parking is not allowed on the street.

Attorney Wisinski said that since public parking is not allowed on South Milpitas Blvd at that location, she would not expect their patrons to use the public right of way to park and it would not be something we would require them to individually place a sign for.

Vice Chair Madnawat added that placing signs on public streets is the job of the City, he does not believe private parties are allowed to place signs on public property, and if parking is prohibited then it is up to the City to place signs accordingly.

Motion to Adopt Resolution No. 16-020 approving Conditional Use Permit No. P-UP16-0005 to allow Enterprise Rent-a-Car service to occupy 6,263 sq. ft. of tenant space in an industrial building zoned Heavy Industrial (M2), subject to the conditions of approval.

Motion/Second: Commissioner Ciardella/Commissioner Sandhu

AYES: 6

NOES: 0

X. NEW BUSINESS

NO ITEMS

XI. ADJOURNMENT The meeting was adjourned at 7:30 PM.

Motion to adjourn to the next meeting.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 6

NOES: 0

*Meeting Minutes submitted by
Planning Secretary Elia Escobar*