

MEETING MINUTES

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

Wednesday, October 12, 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, Morris, Lien, Maglalang, Mohsin
Absent: All commissioners were present
Staff: Bradley Misner, Katy Wisinski, Bhavani Potharaju
- III. PUBLIC FORUM** **Chair Mandal** invited members of the audience to address the Commission.

Frank DeSmidt announced two upcoming Milpitas Rotary events. The annual Pumpkin Patch at the Milpitas Sports Center from Saturday, October 15 through Sunday, October 30 and a carnival from Thursday, October 27 through Sunday, October 30 being held at the Mervyn's parking lot.
- IV. APPROVAL OF MEETING MINUTES** **Chair Mandal** called for approval of the September 28, 2016 meeting minutes of the Planning Commission.

Motion to approve Planning Commission meeting minutes.

Motion/Second: Commissioner Sandhu/Vice Chair Madnawat
AYES: 7
NOES: 0
ABSTAIN: 0
- V. ANNOUNCEMENTS** Planning Director Brad Misner announced that the Planning Commission meeting scheduled for November 23 will be canceled, and the next meeting on October 26 is tentative.

Mr. Misner introduced Assistant Housing Planner Hang Huynh who was present to make a quick announcement regarding the City's Consolidated Plan.

Ms. Huynh said the City receives federal funding in the form of Community Development Block Grants of approximately \$400,000 a year. In order to receive this federal funding, the City needs to update its Consolidated Plan every five years. The plan includes feedback on

housing and public services, and also sets the priorities on how future CDBG funding is spent.

City staff will conduct five public forums, one which is being held tomorrow at the Library. Those unable to attend the meetings can complete an online survey.

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 October 12, 2016 agenda as submitted.

Motion/Second: Commissioner Sandhu/Commissioner Ciardella

AYES: 7

NOES: 0

VIII. CONSENT CALENDAR

NO ITEMS

IX. PUBLIC HEARING

IX-1

212 Ranch Drive – P-UP16-0017: A request for a Conditional Use Permit to allow a Banquet Hall in C2 zone, full alcohol sales for the restaurant and banquet hall, and a request for shared parking in order to allow the use of the available parking spaces based on the parking demand study.

Project Planner Bhavani Potharaju showed a presentation describing the project.

Commissioner Ciardella said there are a lot of parking spaces available in the back of the center, and asked if the applicant is still offering valet parking. Ms. Potharaju said staff added a condition of approval that valet parking be provided for all banquet events.

Commissioner Maglalang asked if there are spaces designated for valet parking and Ms. Potharaju said there are no designated spaces.

Chair Mandal asked if there are other nearby facilities that are required to have valet parking and Ms. Potharaju said she was not aware of others.

Chair Mandal asked if the operating hours are consistent with other restaurants in the area. Ms. Potharaju was unsure but said the hours were approved by the Police Department. Mr. Misner noted that staff neglected to include the hours of operation in the Conditions of Approval and if those are the hours the commission chooses to

adopt they should be added to the conditions.

Vice Chair Madnawat asked what qualifies as a banquet event, if there is a definition or a minimum number of people, because it does not make sense to require valet parking for a small gathering. Ms. Potharaju said staff does not have a number in the code for a banquet event and presumed that any special event would require it.

Vice Chair Madnawat said it is unreasonable to require valet service for a small party. He believes there should be a definition for what qualifies as a banquet, and would like to determine a minimum number of attendees to trigger the valet requirement.

Mr. Misner said the facility has a large dining area and, given that it is a banquet facility, the ability to have much larger crowds with many people arriving and leaving at the same time; therefore, staff thought it would be reasonable to have valet service as a parking management tool. He understands the Vice Chair's comment regarding a minimum threshold and if the commission feels it is appropriate to add some level of restriction, or come up with a number, they may do so.

Commissioner Sandhu asked if there will be a fee for the valet service and Ms. Potharaju deferred to the applicant.

Applicant Sammy Bhardwaj said they will provide valet parking at no charge; however, he feels this service should not be a requirement. Other restaurants have over 100 people in attendance and they do not offer valet parking, and he believes it should be required for banquets that have over 150 people in attendance. He said family members drive together and the number of cars is minimal.

Commissioner Mohsin asked how many valet attendants will be available and Mr. Bhardwaj believes one or two would be sufficient depending on the need.

Commissioner Ciardella asked how the valet parking will be managed, if there will be numbered parking spots, and Mr. Bhardwaj said parking is always available near the furniture store.

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

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Commissioner Morris

AYES: 7

NOES: 0

Vice Chair Madnawat requested adding a condition that valet parking only be required for events with more than 50 people in attendance.

Ms. Wisinski said it was suggested by the Planning Director to consider a condition of approval to memorialize the hours of operation and asked if the motion includes an additional condition documenting the operating hours.

Motion to Adopt Resolution No. 16-038 approving Conditional Use Permit No. UP16-0017, subject to the attached Conditions of Approval, with additional conditions to only require valet service for events with more than 50 people and to

document the hours of operation.

Motion/Second: Commissioner Sandhu/Vice Chair Madnawat

AYES: 7

NOES: 0

X. NEW BUSINESS

NO ITEMS

XI. ADJOURNMENT

The meeting was adjourned at 7:39 PM.

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*