

MEETING MINUTES

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

Wednesday, February 11, 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 Gurdev Sandhu, Rajeev Madnawat, Demetress Morris, Hon Lien, Ray Maglalang, Alternate Member Zeya Mohsin
Absent: All commissioners present
Staff: Steven McHarris, Johnny Phan, Tracy Tam, Cindy Hom
- 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 January 28, 2015 meeting minutes of the Planning Commission.
Motion to approve Planning Commission meeting minutes as submitted.
Motion/Second: Commissioner Sandhu/Commissioner Mohsin
AYES: 7
NOES: 0
ABSTAIN: 0
- V. ANNOUNCEMENTS** Vice Chair Ciardella announced that on February 23rd the Milpitas Rotary Club will have a meeting at noon at Dave & Busters featuring Mike Honda as a speaker.

Commissioner Maglalang requested that Floor Area Ratio (FAR) be included as a future agenda item for zones that require higher vertical construction above 35 feet.
- 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 February 11, 2015 agenda as submitted.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

VIII. CONSENT CALENDAR

No Items

IX. PUBLIC HEARING

IX-1

HOLIDAY INN SUITES – 1100 Cadillac Court – SD14-0016, UP14-0017, VA14-0001: A request for a Site Development Permit, Conditional Use Permit and a Variance to construct a new 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use and an increase in the FAR, and for a deviation from the setback requirements.

Project Planner Tracy Tam provided a PowerPoint presentation reviewing the project.

Commissioner Madnawat asked the reason for a 35 foot limit on the building height and Ms. Tam said this is the requirement for industrial zoning. He also asked if the developer could have built underground parking and Planning Director Steven McHarris said they could have but typically in Milpitas you will not see more than one or two floors proposed underground due to the shallow groundwater table.

Commissioner Maglalang had questions regarding trip generation and the FAR.

Chair Mandal asked about the energy efficiency options built into the project and Ms. Tam said that as a Condition of Approval the developer will be required to pre-wire for solar panels and also abide by Title 24 of the Energy Conservation portion of the building code. She added that the project is required to be LEED Silver.

Applicant Saahil Khandwala from Alps Hotels showed a brief presentation discussing their company and projects.

Chair Mandal asked if there will be greenery on the viewing deck near the rear of the building, and Mr. Khandwala said they are planning on creating an oasis on the top of the building, surrounded by plants and great views.

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

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

Commissioner Madnawat asked about the difference in FAR between this project and the Springhill Suites project and requested that the FAR be increased.

Commissioner Maglalang requested doubling the number of trees from 15 to 30 and making them Jacaranda. Chair Mandal asked for the Planning Directors view and Mr.

McHarris said that changing the type and number of trees would be a departure from the Landscape Architect's design intent and staff's recommendation. Chair Mandal suggested that this particular issue should be worked out within the project and Commissioner Sandhu agreed that trees should be worked out with the applicant and staff. Commissioner Madnawat agreed and said this project is on an urgent schedule and should not be delayed by the selection of trees.

Motion to adopt Resolution No. 15-006 recommending City Council approve Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017 and Variance No. VA14-0001 to construct a 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use, a Floor Area Ratio (FAR) increase, and a deviation from the setback requirements located at 1100 Cadillac Court, subject to findings and conditions of approval.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

IX-2

SPRINGHILL SUITES – 1201 Cadillac Court – SD14-0015, UP14-0016: A request for a Site development Permit and Conditional Use Permit to partially demolish an existing industrial building and permit new construction of a 124-room, 5-story hotel and associated site improvements on a 3-acre site. The project request also includes a conditional use permit to allow for a 0.61 FAR.

Project Planner Cindy Hom provided a PowerPoint presentation reviewing the project.

Commissioner Morris asked if this project will also contribute to the improvement of sidewalks and streets and Ms. Hom said it will and described the project improvements required.

Applicant Saahil Khandwala from Alps Hotels spoke about the property.

Representatives from Marriott International spoke and said they are excited to partner with Alps Hotels and excited about the addition of Springhill Suites.

Commissioner Maglalang asked about the pool area and dust coming into the area and General Contractor Joey Blagg of Prime Construction said they will install a nearly solid wall separating the pool area from the parking area and the freeway, and he believes this will solve that problem.

Commissioner Madnawat asked if there were any minor Conditions of Approval that they would like excluded to help them meet their goal of opening within 340 days and Mr. Khandwala said it would be helpful to reconsider the finish on the Springhill Suites exterior. Mr. McHarris said the request appears reasonable and could be conditioned for staff review and approval.

Chair Mandal opened the public hearing and there was one speaker. Amit Patel said he owns the Hampton in Milpitas and had a few comments regarding the Transient Occupancy Tax (TOT). He said the numbers look good on paper but there are no guarantees, and that it is not necessarily new revenue being generated from outside Milpitas but a percentage that comes from other hotels in the area as guests are being displaced from those hotels. He added that they are in the process of securing land and creating plans for another project in Milpitas and he asks for the same service provided to this applicant.

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

Motion to adopt Resolution No. 15-007 recommending City Council approve Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 to allow for a partial demolition of an existing industrial building and permit construction of a 124-room, 5-story hotel, site improvements, sale of all types of alcohol in hotel bar, and an increase the maximum permitted total Floor Area Ratio (FAR) from 0.50 (50%) to 0.61 (61%), subject to findings and conditions of approval.

Commissioner Maglalang requested the motion be amended to include the replacement of 15 Crepe Myrtle trees with Jacaranda trees and 19 Marina Strawberry trees replaced with another type of tree at staff's discretion. Chair Mandal suggested letting staff work with the applicant to determine the correct type of tree for the site and design. Mr. McHarris said the Jacaranda does not work as a replacement for the Crepe Myrtle trees in the design plans due to their size and location but agreed that the replacement of 19 Marina Strawberry trees can be considered.

Motion/Second: Commissioner Madnawat/Vice Chair Ciardella

AYES: 7

NOES: 0

X. NEW BUSINESS

No Items

XI. ADJOURNMENT The meeting was adjourned at 8:55 PM to the next meeting scheduled on Wednesday, February 25, 2015.

Motion to adjourn to the next meeting.

Motion/Second: Commissioner Madnawat/Commissioner Morris

AYES: 7

NOES: 0

*Meeting Minutes submitted by
Planning Secretary Elia Escobar*