



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, September 8, 2021
via Teleconference (Virtual Meeting)

CALL TO ORDER	Chair Tao called the meeting to order at 7:06 PM. Recording Secretary Elizabeth Medina called the roll.
PLEDGE OF ALLEGIANCE	Commissioner Galang led the pledge of allegiance.
ROLL CALL	PRESENT: Chair Tao, Vice Chair Chuan, Commissioner Albana, Alcorn, Ciardella, Galang ABSENT: Belong STAFF: Ned Thomas, Jay Lee, Kevin Riley, Martin de los Angeles, Michael Fossati, Alex Andrade, Albert Zamora, Elizabeth Medina
CONFLICT OF INTEREST DECLARATION	City Attorney Martin de los Angeles asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda and there were none.
APPROVAL OF THE MEETING AGENDA	By motion, approve the meeting agenda for September 8, 2021. Motion/Second Galang/Albana Motion carried by a vote of AYES: 6 NOES: 0
APPROVAL OF MINUTES	By motion, approve the meeting minutes of August 11, 2021. Motion/Second Chuan/Ciardella Motion carried by a vote of AYES: 6 NOES: 0 By motion, approve the special meeting minutes of August 25, 2021. Motion/Second Chuan/Galang Motion carried by a vote of AYES: 6 NOES: 0 By motion, approve the regular meeting minutes of August 25, 2021. Motion/Second Albana/Ciardella Motion carried by a vote of AYES: 6 NOES: 0
ANNOUNCEMENTS	None.
PUBLIC FORUM	Chair Tao invited members of the public to address the commission and there were none.

IX-1 TRIBUTE HOTEL – 1851 MCCARTHY BLVD. – SD19-0012, UP19-0012, TR19-0030, AND EA19-0008: A Site Development Permit, Conditional Use Permit, Tree Removal Permit and Environmental Assessment to: 1) demolish an existing office building; 2) remove 36 protected trees; 3) develop a 216-room business hotel, up to 75 feet in height, with a one-story parking garage, a floor area ratio (FAR) of up to 1.1, and associated site improvements, and; 4) allow the sale of alcoholic beverages for on-site consumption within the hotel on a 2.71-acre lot located in the HS (Highway Services) Zoning District at 1851 McCarthy Boulevard. The proposed action includes consideration of an Initial Study/Mitigated Negative Declaration (IS/MND) and adoption of a Mitigation Monitoring and Reporting Program (MMRP) in accordance with the requirements of the California Environmental Quality Act (CEQA). Project Planner: Michael Fossati, (408) 586-3274, mfossati@ci.milpitas.ca.gov.

Project Planner Michael Fossati, City staff [Alex Andrade/Economic Development Director, Albert Zamora and Jaime Garcia/Fire Department], and the applicant's team [Sam Som/Owner, Cady Yu/Owner, Fred Mayer/Owner, Corey Creath and Ruairi O'Connell/Architects, Jesse Markman/Landscape Architect, Patrick Chan/Civil Engineer, and Jeff Curran/Consultant] addressed commissioners' clarifying questions in regard to hotel amenities being available to public, parking concerns, hotel parking requirements, kitchenette area in rooms, maximum occupancy of meeting/banquet room, details of pool amenity, number of EV parking spots, location of storm water C3 areas, designated ADA pathway for mobility challenged patrons, onsite meal services, size of hotel's full-kitchen, dedicated parking spots/area for ride-share programs, parking reduction formula, fees associated with new development, proposed color/scheme of façade, micro-mobility program management, possible parking agreements with neighboring sites, service elevator security, hotel security protocols, tree removal/replacement, pedestrian signs, evaluation/orientation of meeting/banquet room being adequate and compliant for fire safety, and hotel market information in Milpitas.

Chair Tao invited members of the public to address the commission and there were none.

Motion to close the Public Forum.

Motion/Second Alcorn/Chuan

Motion carried by a vote of AYES: 6 NOES: 0

Recommendation: Staff recommends that the Planning Commission receive the project presentation, open and close the public hearing, consider the Mitigated Negative Declaration in accordance with CEQA, and adopt Resolution 21-020 approving Site Development Permit No. SD19-0012, Conditional Use Permit No. UP19-0012, Tree Removal Permit No. 19-0030 and Environmental Assessment No. EA19-0008 subject to the findings and Conditions of Approval. **Adding a condition for Additional On-Site Parking Demand Reduction Measures. The applicant may incorporate additional on-site parking demand and site design measures (as defined per Milpitas Municipal Code Section XI-10-53.15(C)(2)) to modify the allocation of on-site parking spaces to different uses. Changes to the approved parking plan shall be submitted to the Planning Department for review and approval by the Planning Director prior to issuance of Building Permit. No fewer than 241 physical parking spaces shall be provided on the project site, as set forth in the approved plans.*

Motion/Second Chuan/Albana

Motion carried by a vote of AYES: 6 NOES: 0

NEW BUSINESS

None.

ADJOURNMENT

Chair Tao adjourned the meeting at 9:18 pm

Motion/Second Ciardella/Galang

Motion carried by a vote of AYES: 6 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina