

MEETING MINUTES

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

Wednesday, April 11, 2018

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

Present: Chair Mandal, Vice Chair Madnawat, Commissioners Sandhu, Ciardella, Maglalang, Mohsin, Chua

Absent: Morris (excused)
Alternate Member Chua was seated for voting.

Staff: Jessica Garner, Heather Lee, Michael Fossati

III. PUBLIC FORUM

Chair Mandal invited members of the audience to address the commission.

Frank DeSmidt announced a Rotary fundraiser benefitting Calaveras Hills High School on Friday, April 13 at 6:00 PM at Ta Restaurant.

IV. APPROVAL OF MEETING MINUTES

Chair Mandal called for approval of the March 28, 2018 meeting minutes of the Planning Commission.

Commissioner Ciardella requested that his comments regarding weeds on Calaveras Blvd be reflected in the minutes. He said he realizes the roadway belongs to the state but he would like CIP staff to address the issue.

Motion to approve Planning Commission meeting minutes.

Motion/Second: Commissioner Ciardella/Commissioner Maglalang

AYES: 4

NOES: 0

ABSTAIN: 3 Sandhu, Mohsin, Chua

V. ANNOUNCEMENTS

Commissioner Mohsin said she and Commissioner Chua went to the Planning Commissioner's Academy in Monterey but there was no electricity at the hotel and, after attending a few sessions, returned to Milpitas.

The City of Sam Ramon has a work plan each year for their Planning commission and Commissioner Mohsin would like something similar that includes training sessions for meetings with light agendas.

Commissioner Chua said a nearby city recently implemented a conflict of interest policy that caused 5 of 7 Planning commissioners to resign.

Commissioner Maglalang said Gateways are part of the CIP and he is concerned that implementation is planned for 2019 and not sooner. At a January 2014 study session, the City Attorney said the Gateways could be funded through park in lieu fees, and he wants the Gateways, and a city shuttle bus, elevated to the City Council.

VI. CONFLICT OF INTEREST

Deputy City Attorney Heather Lee 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 April 11, 2018 agenda as submitted.

Motion/Second: Commissioner Sandhu/Commissioner Mohsin

AYES: 7

NOES: 0

VIII. CONSENT CALENDAR
NO ITEMS

IX. PUBLIC HEARING

IX-1 HOME2 SUITES – 1301 California Circle – P-SD16-0003, P-UP16-0018, P-TP16-0002, P-PA18-0001, P-EA17-0004: A request for a Site Development Permit, Conditional Use Permit, Planned Unit Development Amendment, and a Tentative Parcel Map to subdivide a 6.34 acres site into a 3.35 acre (Parcel 1) and 2.99 acre (Parcel 2) lots and construct a 150-room, five-story hotel with various site improvements on Parcel 1. The applicant is requesting exceptions (via a Conditional Use Permit) from development standards for Floor Area Ratio (FAR), Height, and the ability to sell alcohol.

Project Planner Michael Fossati showed a presentation and discussed the project. He said the Industrial Zoning District does not have a height limit requirement, but anytime a new building goes above 35 feet the Planning Commission must approve the height. The project, as proposed, is five stories and approximately 62 feet in height from the roof parapet, and approximately 72 feet in height from the beacon tower element.

Staff proposes to amend the PUD to allow the City Council the ability to approve heights over three stories and/or 45 feet. Two nearby hotels exceed 35 feet, the Holiday Inn Suites (approximately 68 feet) and Springhill Suites (approximately 67 feet).

Mr. Fossati said the hotel will have a Type 20 alcohol license, which will allow the sale of packaged beer and wine for guests to consume in their rooms, and said there

will not be a bar at the hotel.

Chair Mandal asked what Home2 Suites offers in terms of amenities and services. Mr. Fossati said the hotel is for extended stays for long-term business employees and the rooms include a kitchen area and high quality furnishings.

Mr. Fossati said this hotel has the potential to bring the City between \$700,000 - 800,000 in annual revenue from the Transient Occupancy Tax (TOT).

Applicant Ameet Patel said he is the owner of another hotel in Milpitas, the Hampton Inn on Barber Court, which has been there for 20 years. Home2 Suites is a new brand and every room includes a living area, bedroom and kitchen. The furnishings and design are quite luxurious and the hotel incorporates new colors and design to attract millennials, and they are getting rave reviews at the Livermore location.

Chair Mandal asked if the building will have the city's name on it. Mr. Patel said they are not allowed to put city names on buildings, but it is included in online information and a Clearchannel sign on the property includes the city of Milpitas name and logo.

Commissioner Maglalang asked if the jacaranda trees could be planted at the entryway to make them more visible. Mr. Patel said if there is a specific spot where the city would like the jacaranda trees planted, he is happy to work with staff to do so.

Chair Mandal opened the public hearing.

Dhanwant Dhaliwal, President of the Sikh Foundation of Milpitas, is concerned with the sale of alcohol as it is too close to their Gurdwara and against their code of conduct, and he believes it is California law that alcohol is not to be sold within a certain distance from schools or churches.

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Commissioner Mohsin

AYES: 7

NOES: 0

Mr. Fossati said that, because this entitlement includes a PUD amendment, staff is requesting that the Planning Commission resolution recommends approval by the city council.

Motion to Adopt Resolution No. 18-001 approving the Site Development Permit No. SD16-0003, Conditional Use Permit No. UP16-0018, Planned Unit Development Amendment PA18-0001, Tentative Parcel Map No. TP16-0002, and Environmental Assessment No. EA17-0004 to subdivide a 6.34-acre site into a 3.35-acre parcel and 2.99-acre parcel, construct a 150-room, five-story hotel with various site improvements, the sale of beer and wine on premises, and an increase to the allowable FAR from 0.50 to 0.71, and a height of 62' 5", subject to findings and Conditions of Approval.

Motion/Second: Commissioner Chua/Vice Chair Madnawat

AYES: 6
NOES: 0
ABSTAIN: 1 Sandhu

X. NEW BUSINESS

NO ITEMS

XI. ADJOURNMENT The meeting was adjourned at 8:15 PM.

Motion to adjourn to the next meeting.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 7

NOES: 0

*Meeting Minutes submitted by
Planning Commission Secretary Elia Escobar*