



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00 PM

Wednesday, March 24, 2021
via Teleconference (Virtual Meeting)

CALL TO ORDER

Chair Tao called the meeting to order at 7:00 PM. Recording Secretary Elizabeth Medina called the roll.

PLEDGE OF ALLEGIANCE

Commissioner Albana led the pledge of allegiance.

ROLL CALL

PRESENT: Chair Tao, Vice Chair Chuan, Commissioner Albana, Alcorn, Belong, Ciardella, Galang

ABSENT: None.

STAFF: Ned Thomas, Jessica Garner, Martin de los Angeles, Krishna Kumar, Rozalynne Thompson, Bill Tott, Alex Andrade, Steve Chan, 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.

Commissioner Ciardella disclosed that he occasionally volunteers for the events for Public Hearing Item IX.-1 CHARITY BINGO EXPANSION REQUEST - 461 S MILPITAS BLVD. City Attorney Martin de los Angeles declared there is no conflict of interest and Commissioner Ciardella was cleared to participate.

Chair Tao declared conflict of interest with Public Hearing Item IX.-1 CHARITY BINGO EXPANSION REQUEST - 461 S MILPITAS BLVD, as he represents the property owner and will recused himself from the decision making for the item.

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for March 24, 2021.

Motion/Second Vice Chair Chuan/Commissioner Alcorn
Motion carried by a vote of AYES: 7 NOES: 0

APPROVAL OF MINUTES

By motion, approve the special meeting minutes of February 10.

Motion/Second Commissioner Galang/Commissioner Alcorn
Motion carried by a vote of AYES: 7 NOES: 0

By motion, approve the regular meeting minutes of March 10, with the correction of the vote count for *IX-1 AUTOMATIC CARWASH – 554 SOUTH MAIN STREET*

– P-SD18-0010 and P-UA18- 002, correction is as follows: AYES: 4 NOES: 2 ABSTAIN: 1 (Tao)

Motion/Second Commissioner Albana/Commissioner Belong
Motion carried by a vote of AYES: 7 NOES: 0

ANNOUNCEMENTS

Vice Chair Chuan, Commissioner Ciardella, Commissioner Galang, Commissioner Albana, Commissioner Alcorn and Chair Tao shared they had virtual meetings with the applicant (and their consultants) for Item IX-2 1000 GIBRALTAR DRIVE PROJECT - 1000 GIBRALTAR DRIVE – P-SD19-0008, PEA20-0004, and P-TR19-0007 prior to tonight's meeting. Commissioner Belong stated he received a call from Dylan Boldt, a business agent with the Sprinkler Fitters U.A. Local 483 to discuss Mr. Boldt's interactions and experiences with the developer of the 1000 Gibraltar project.

PUBLIC FORUM

Chair Tao invited members of the public to address the commission and the following community members commented: Parag Kumar, Ramesh Raman, Narayanan Krishnamorthy, and Jackie Romero.

By motion, close the public forum.

Motion/Second Commissioner Galang/Commissioner Ciardella
Motion carried by a vote of AYES: 7 NOES: 0

PUBLIC HEARING

IX.-1 CHARITY BINGO EXPANSION REQUEST - 461 S MILPITAS BLVD. – P-UA20-0024: A request for a Conditional Use Permit Amendment to increase the floor area of an existing entertainment use (Milpitas Charity Bingo), up to 25 percent, in the M2 (Heavy Industrial) Zoning District, as allowed by Zoning Text Amendment Ordinance No. 38.837. This project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and; as a separate and independent basis, the project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). Project Planner: Krishna Kumar, (408) 586-3276, kkumar@ci.milpitas.ca.gov

Project Planner, Krishna Kumar, the applicant's team [*Robert Livengood/Consultant, Robin Tibbets/Architect*] and City staff [*Bill Tott, Building Official, Albert Zamora/Chief Fire Marshall*] addressed commissioners' clarifying questions in regard operations during Covid pandemic, new capacity if increase is approved, plans for outdoor activities, plans for modification of exits and entrances in bingo hall, size of bingo tables for social distancing and maximum capacity with social distancing enforced.

Chair Tao invited members of the public to address the commission and the following community members commented: Jackie Romero, Barbara Jo Navarro, and Rosie Walker.

Motion to close the Public Forum.

Motion/Second Commissioner Galang/Commissioner Ciardella
Motion carried by a vote of AYES: 6 NOES: 0 ABSTAIN: 1 (Tao)

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 21-004 approving Conditional Use Permit Amendment (UA20-0024), subject to the attached Conditions of Approval.

Motion/Second Vice Chair Galang/Commissioner Albana

Motion carried by a vote of AYES: 6 NOES: 0 ABSTAIN: 1 (Tao)

IX.-2 1000 GIBRALTAR DRIVE PROJECT - 1000 GIBRALTAR DRIVE – P-SD19-0008, PEA20-0004, and P-TR19-0007: A request for a Site Development Permit to demolish existing on-site buildings, parking lots, and associated improvements and to construct a new 491,040-square foot tilt-up concrete distribution center with office space, surface parking lots, and associated site improvements on at 29.86-acre parcel in the M2 (Heavy Industrial) Zoning District. The surface parking will include three-hundred and forty-six (346) vehicle parking spaces distributed on all sides of the building and a total of 101 oversized truck parking spaces to the west and east of the building. The project also includes a Tree Removal Permit to remove and replace 88 protected trees on the site. As Lead Agency, the City has prepared an Environmental Impact Report in accordance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Sections 21080(d) and 21082.2(d) and CEQA Guidelines Section 15064. Project Planner: Rozalynne Thompson, (408) 586-3278, rthompson@ci.milpitas.ca.gov.

Project Planner, Rozalynne Thompson, the applicant's team [*Timur Tecimur/Applicant-OMP, Armando Gomez/Consultant, Geoff Reilly/CEQA Consultant-WRA, Reida Khan/CEQA Consultant-WRA, Ellen Poling, Landscape Design/Fehr and Peers, Ivy Tao/Traffic Consultant-Baseline*] and City staff [*Albert Zamora/Chief Fire Marshall, Alex Andrade/Economic Development Director, Steve Chan/Transportation and Traffic Manager*] addressed commissioners' clarifying questions in regard to the use of tenant's trucks to be year 2014 or later for facility operations, plan for truck routes, time of day trucks will be entering and exiting facility, the year truck routes were established for South and North Milpitas Boulevard, the number of businesses/tenants the building can be used for, reason for 10% solar cap, proposed fitness park being available to public, possible tenants for facility, concern of weight of items on distribution trucks, delivery trucks from facility to return to same location or elsewhere, non-commercial vehicles (vans) not having to use designated truck routes, hours of operation, adding a condition that tenant will have to prove/certify that their commercial trucks used for business are year 2014 or later, definition of the a.m. and p.m. commute peak hours, noise/vibration levels onsite, HVAC noise for facility, cumulative noise from construction phase, roof deck height for warehouse, potential tenants, quantity of jobs that will be generated, power requirement for a potential manufacturing tenant, fire sprinklers placement, fire suppression lines meeting demands of sprinkler systems, City's response if there is an explosion of trucks at distribution center, mobile fueling a possible use of site, and maintenance of trucks.

Chair Tao invited members of the public to address the commission and the following community members commented: Will Smith, Elena Gill, Olivia Navarro, Anthony Berry, Bhavin Lad, Joshua Scott, Robert Shannon, Erica, Ramesh Raman, Kathy Ponce, Cindy Berry, Tina Ortiz, Ciera Nguyen, Katie, Ferdie Centeno, Abhisek Agrawal, Niko Kotsakis, Vijay Sankar, Carol Balisi, Adrian Alvarez, Bernadette, Vincent, Dominic Terreano, Krishan Prakash, Jennifer Gallego, Aakanksha P, Cereniti Campos, Pavan D, Mrinmoy Ghosh, Art, Marcus Rengel, Carmina Estores, Henry, Mohit Gidwani, Manny Chin, Dinah Dacallos, Jaqueline Romero, Ernestine LaPlante, Rosie Walker, Rose Angeline

Good, Mandar Joshi, Dee Kay, Phil Sualua, Prafulla Kota, Esmey Jones, Ruta Belwalker, and Thirumal Raghunath.

Motion to close the Public Forum.

Motion/Second Commissioner Alcorn/Vice Chair Chuan
Motion carried by a vote of AYES: 7 NOES: 0

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 21-007 certifying an Environmental Impact Report pursuant to Public Resources Code Sections 21080(d) and 21082.2(d) and CEQA Guidelines Section 15064 and adopt Resolution No. 21-006, approving Site Development Permit P-SD19-0008 and Tree Removal Permit P-TR19-0007, and Environmental Assessment P-EA20-0004, subject to findings and Conditions of Approval.

Motion/Second to adopt Resolution No. 21-007
Commissioner Alcorn/Commissioner Belong
Motion carried by a vote of AYES: 6 NOES: 1 (Tao)

Motion/Second to adopt Resolution No. 21-006, with an added conditional that, *The tenant shall annually certify in a written letter to the Planning Department the make, model, and year of trucks making regular deliveries to the facility.*
Commissioner Alcorn/Commissioner Belong
Motion carried by a vote of AYES: 6 NOES: 1 (Tao)

NEW BUSINESS

No items.

ADJOURNMENT

Chair Tao adjourned the meeting at 10:52 pm

Motion/Second Commissioner Belong/Vice Chair Chuan
Motion carried by a vote of AYES: 7 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina