



MEETING MINUTES

MILPITAS PLANNING COMMISSION

February 12, 2020 7:00 PM

**CITY HALL COMMITTEE ROOM
455 E. CALAVERAS BLVD., MILPITAS, CA 95035**

- I. CALL MEETING TO ORDER** **Chair Tao** called the meeting to order at 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE** **Commissioner Mandal** led the Pledge of Allegiance.
- III. ROLL CALL**
- Present:** Chair Tao, Vice Chair Morris, Commissioner Alcorn, Chuan, Chua, Mandal, Ablaza
- Absent:**
- Staff:** Ned Thomas, Jessica Garner, Elizabeth Medina, Martin De Los Angeles, Adrienne Smith
- IV. 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.
- There were no reported conflicts.
- V. APPROVAL OF AGENDA** **Chair Tao** asked if Staff or Commissioners had changes to the agenda and there were none.
- Motion** to approve the February 12, 2020 agenda as presented.
- Motion/Second: Commissioner Chuan/Commissioner Alcorn
- AYES: 7
- NOES: 0
- ABSTAIN: 0
- VI. ANNOUNCEMENTS** **Vice Chair Morris** invite all to attend and event/movie presentation to close out Black History Month at the Milpitas Police Community Hall. It will be held on February 28th at 6:30pm.
- Commissioner Chuan** wished his daughter a happy birthday.
- Planning Director Ned Thomas** provided departmental updates to the commission regarding:

- Email invite sent by Planning Manager Jessica Garner for a Infrastructure Bike Ride (sponsored by the Silicon Valley Bike Coalition, VTA and the Santa Clara County Office of Health) on February 28th.

VII. PUBLIC FORUM

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

Frank DeSchmidt invited everyone to the 27th Annual Auction and Crab Feed in March 2020, hosted by the Milpitas Chamber of Commerce.

Motion to close Public Forum.

Motion/Second: Commissioner Morris/Commissioner Chua

AYES: 7

NOES: 0

ABSTAIN: 0

VIII. APPROVAL OF MEETING MINUTES

Chair Tao called for approval of the January 15, 2020 meeting minutes of the Planning Commission.

Motion to bring back January 15 Planning Commission meeting minutes with corrections at February 26 meeting .

Motion/Second: Commissioner Chuan/Commissioner Alcorn

AYES: 7

NOES: 0

ABSTAIN: 0

IX. PUBLIC HEARING

IX-1 ALCOHOL SALES – 136 Ranch Drive – UP19-0011: A request for a Conditional Use Permit to allow alcoholic beverage service (Type 47 License) in conjunction with a new restaurant use (HL Peninsula Restaurant) located within the General Commercial (C2) Zoning District at 136 Ranch Drive. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with Section 15301 (Existing Facilities) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the State CEQA Guidelines. Project Planner: Adrienne Smith, (408) 586-3287, asmith@ci.milpitas.ca.gov.

Project Planner Adrienne Smith showed a presentation and discussed the project.

Applicant, CEO Mingie Lee shared an overview of the company and its history in a presentation with the Commissioners.

Vice Chair Morris asked if there will be any upgrades to parking, as far as defining the parking slots. Ms. Smith said there are no immediately plans to upgrade site, it will be interior work/upgrades for the tenant space.

Commissioner Mandal welcomes a world class restaurant to Milpitas and is very glad to see this proposal.

Commissioner Chua stated she is very excited to have HL Peninsula here in Milpitas and asked what is the capacity. Ms. Smith said 584 occupants in dining area. Commissioner Chua asked if the restaurant space can be subdivided. Ms. Lee said they will have the dividers to do that. Commissioner Chua thanked applicant for choosing Milpitas. Commissioner Chua asked Ms. Smith to explain the difference between Type 47 vs Type 70 vs Type 24 alcohol licenses.

Commissioner Alcorn thanked Staff and Applicant for the presentations and said all his concerns were addressed in Staff Report.

Commissioner Chuan shared he is glad to have this business here and asked if proposed parking will include parking for the 100 employees. Ms. Smith explains parking calculation/formula.

Commissioner Ablaza shared his observation of plenty vacant parking when being in the area of the project site.

Chair Tao asked how will waiting parties be notified if on waiting list. Ms. Lee said there will be a large reception area, paper numbers will be issued and there will be a large screen that will list the numbers. Chair Tao spoke about parking and encouraged employee parking to be auxiliary to the side along the field. Chair Tao asked if private rooms will be used for karaoke. Ms. Lee stated there will be no karaoke but will have devices for presentations, if requested by guest. Ms. Smith noted that karaoke is considered an entertainment use and would need a CUP. Chair Tao asked clarifying questions about liquor distribution. Applicant representative, John Luk said liquor will be monitored closely via corking fee. Mr. Luk said the restaurant has a responsibility to keep their guests happy and safe.

Vice Chair Morris asked what kind of liquor will be carried. Ms. Smith said all that covered under the Type 47 alcohol license can be offered.

Commissioner Chua asked when is projected grand opening. Mr. Luk said it would be one year for intensive construction but hopes for December 2020.

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

San Jose resident who has worked in since 1993, is very excited about the fine dining luxury elegant restaurant

Motion to close the public hearing.

Motion/Second: Vice Chair Morris/Commissioner Alcorn

AYES: 7

NOES: 0

Motion to adopt Resolution No. 20-003 approving Conditional Use Permit No. P-UP19-0011, subject to the attached Conditions of Approval.

Motion/Second: Commissioner Chua/Commissioner Alcorn

AYES: 7

NOES: 0

ABSTAIN: 0

X. NEW BUSINESS

Discuss Planning meeting protocols.

XI. ADJOURNMENT

The meeting was adjourned at 8:15pm.

Motion to adjourn to the next meeting.

Motion/Second: Commissioner Chuan/Commissioner Alcorn

AYES: 7

NOES: 0

*Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina*