

MEETING MINUTES

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

Wednesday, April 25, 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, Morris, Maglalang, Mohsin, Chua

Absent: All commissioners were present

Staff: Bradley Misner, Heather Lee, Michael Fossati

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 April 11, 2018 meeting minutes of the Planning Commission.

Motion to approve Planning Commission meeting minutes.

Motion/Second: Commissioner Sandu/Commissioner Mohsin

AYES: 7

NOES: 0

ABSTAIN: 0

V. ANNOUNCEMENTS

Planning Director Bradley Misner said Jessica Garner was filling in for Planning Commission Secretary Elia Escobar. Staff will be bringing a discussion item to the commission on training, and will have suggestions for topics and would like to hear other ideas from the commissioners, then a work plan will come out shortly after.

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 25, 2018 agenda as submitted.

Motion/Second: Commissioner Maglalang/Commissioner Sandu

AYES: 7

NOES: 0

**VIII. CONSENT
CALENDAR
NO ITEMS**

IX. PUBLIC HEARING

IX-1 ELEMENT HOTEL – Vacant Lot located at the corner of Barber Lane and Alder Drive – P-SD17-0005, P-UP17-0004, P-VA17-0001, P-EA17-0002: A request for a Site Development Permit, Conditional Use Permit, and Variance to construct a five-story, 67 feet tall, Element Hotel with 194 guest rooms located in the southern corner of the project site. The applicant is requesting exceptions (via a Conditional Use Permit) from development standards for Floor Area Ratio (FAR) and height, and the ability to sell alcohol on-site, as well as a variance to encroach into the front and street side setback.

Project Planner Michael Fossati showed a presentation and discussed the project.

Vice Chair Madnawat said it can be difficult to find a hotel nearby, and the transient occupancy tax (TOT) is important for the city.

Commissioner Mohsin said this is a busy area, especially at lunch time, and asked about traffic impacts. Mr. Fossati said the traffic impacts were studied and do not show a lot more impacts from the hotel.

Chair Mandal asked if the VTA parking lot will stay and if the hotel can use it, and Mr. Fossati said it will remain but there has been no request for use of the lot as the hotel has sufficient parking. Mr. Misner added that a future phase will include a second hotel and they may wish to partner with VTA at that time for joint use of the parking lot.

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

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Commissioner Ciardella

AYES: 7

NOES: 0

Motion to Adopt Resolution No. 18-010 approving the Site Development Permit No. SD17-0005, Conditional Use Permit No. UP17-0004, Variance No. VA17-0001, and Environmental Assessment No. EA17-0002. These applications are to allow construction of a 194-room, five-story hotel with various site improvements, and ability to sell alcohol on premises, and to allow an increase to the allowable FAR from 0.50 to 0.73, and a height of 67', and a variance to allow an encroachment into the front and street side setback, subject to findings and Conditions of Approval.

Motion/Second: Vice Chair Madnawat/Commissioner Morris

AYES: 7

NOES: 0

X. NEW BUSINESS

NO ITEMS

XI. ADJOURNMENT

The meeting was adjourned at 7:54 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*