



SPECIAL MEETING OF THE MILPITAS CITY COUNCIL

For assistance in the following languages, you may call:

Đối với Việt Nam, gọi 408-586-3122

Para sa Tagalog, tumawag sa 408-586-3051

Para español, llame 408-586-3232

CITY OF MILPITAS - NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN that a Special Meeting of the Milpitas City Council has been called. It is scheduled at 5:30 p.m. on Friday, April 10, 2020 via Teleconference/webinar only (no physical meeting space), which is permitted via California Governor's Executive Order.

Meeting will be livestreamed. Go to:

Facebook: <https://www.facebook.com/CityofMilpitas/>

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Virtual [public comments](#) during the Public Forum portion of the City Council meeting may be submitted on a form from the City website:

<http://www.ci.milpitas.ca.gov/publiccomment/>

AGENDA **FRIDAY, APRIL 10, 2020** **MILPITAS, CA** **5:30 PM**

CALL TO ORDER / ROLL CALL / PLEDGE

ADJOURN TO CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to California Government Code §54956.9(d)(2)

City as Defendant – One Potential Case

La Quinta Hotel Appeal

CLOSED SESSION ANNOUNCEMENT: Report on action taken in Closed Session, if any

APPROVAL OF AGENDA

ANNOUNCEMENT OF CONFLICT OF INTEREST

PUBLIC FORUM

Virtual [public comments](http://www.ci.milpitas.ca.gov/publiccomment) may be submitted during this Public Forum on a form from the City website:
<http://www.ci.milpitas.ca.gov/publiccomment>

Pursuant to Government Code Section 54954.3, members of the public are invited to address the Mayor and City Council on any item on this special meeting agenda. During this Public Forum, those interested may submit comments in writing via e-mail, and may list their name and city of residence for the Clerk's record. Comments will be read aloud by the City Clerk, with remarks limited to three (3) minutes or less, at the Mayor's discretion.

AGENDA ITEMS

- 1. Continued from April 7: Consider Adopting a Resolution Upholding the Appeal by Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Compliance with the California Environmental Quality Act and Approving: (1) Environmental Assessment No. EA18-0002; (2) Site Development Permit No. SD18-0012; and (3) Conditional Use Permit No. UP18-0012 to Allow demolition of an existing 22,300-square foot commercial building; development of a hotel with up to 105 rooms and up to five stories in height, a tower element up to 73 feet in height, a floor area ratio up to 1.3, and one level of below-grade parking; relocation of wireless telecommunication equipment to the rooftop of the new building; and on- and off-premises sale of beer and wine on a 1.14-acre site at 1000 Jacklin Road (Staff Contact: Lillian VanHua, 408-586-3073)**

Recommendations:

- 1) Continue deliberations from the April 7, 2020 Regular City Council meeting;
 - 2) Adopt a Resolution upholding the appeal by Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Compliance with the California Environmental Quality Act and Approving: (1) Environmental Assessment No. EA18-0002; (2) Site Development Permit No. SD18-0012; and (3) Conditional Use Permit No. UP18-0012 to allow demolition of an existing 22,300-square foot commercial building; development of a hotel with up to 105 rooms and up to five stories in height, a tower element up to 73 feet in height, a floor area ratio up to 1.3, and one level of below-grade parking; the relocation of wireless telecommunication equipment to the rooftop of the new building; and the on- and off-premises sale of beer and wine on a 1.14-acre site located at 1000 Jacklin Road.
- 2. Adopt a Resolution Amending the City of Milpitas Classification Plan to adjust the Salary Range of the Senior Public Works Lead classification (Staff Contact: Francine Hunt, 408-586-3085)**

Recommendation: Adopt a Resolution amending the Classification Plan Salary Range and salaries for the Senior Public Works Lead classification by 6.67%, retroactive to March 1, 2020.

ADJOURNMENT

MILPITAS CITY COUNCIL CODE OF CONDUCT

- Be respectful and courteous (words, tone, and body language).
- Model civility.
- Avoid surprises.
- Praise publicly and criticize privately.
- Focus on the issue, not the person.
- Refrain from using electronic devices while on the Council dais.
- Share information with all Councilmembers in advance of Council meetings.
- Disclose conflicts of interest and affiliations related to agenda items.
- Separate governing from campaigning.
- The Council speaks with one voice after making policy on issues.
- Respect the line between policy and administration.
- Council will hold one another accountable to comply with this Code of Conduct.

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions and other City agencies exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and City operations are open to the people's review. For more information on your rights under the Open Government Ordinance or to report a violation, contact the City Attorney's office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, CA 95035
e-mail: cdiaz@ci.milpitas.ca.gov / Phone: 408-586-3040

The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website www.ci.milpitas.ca.gov by selecting the Milpitas Municipal Code link.

Materials related to an item on this agenda submitted to the City Council after initial distribution of the agenda packet are available for public inspection ~~at the City Clerk's office at Milpitas City Hall, 3rd floor 455 E. Calaveras Blvd., Milpitas and~~ on City website. City Council agendas and related materials can be viewed online: www.ci.milpitas.ca.gov/government/council/agenda_minutes.asp (select meeting date)

APPLY TO SERVE ON A CITY COMMISSION

Commission application forms are available online at www.ci.milpitas.ca.gov or at Milpitas City Hall. Contact the City Clerk's office at 408-586-3003 for more information.

If you need assistance, per the Americans with Disabilities Act, for any City of Milpitas public meeting, please call the City Clerk at 408-586-3001 or send an e-mail to mlavelle@ci.milpitas.ca.gov prior to the meeting. You may request a larger font agenda or arrange for mobility assistance. For hearing assistance, headsets are available in the City Council Chambers for all meetings.



CITY OF MILPITAS AGENDA REPORT (AR)

Item Title:	Continued from April 7: Consider Adopting a Resolution Upholding the Appeal by Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Compliance with the California Environmental Quality Act and Approving: (1) Environmental Assessment No. EA18-0002; (2) Site Development Permit No. SD18-0012; and (3) Conditional Use Permit No. UP18-0012 to Allow demolition of an existing 22,300-square foot commercial building; development of a hotel with up to 105 rooms and up to five stories in height, a tower element up to 73 feet in height, a floor area ratio up to 1.3, and one level of below-grade parking; relocation of wireless telecommunication equipment to the rooftop of the new building; and on- and off-premises sale of beer and wine on a 1.14-acre site at 1000 Jacklin Road
Category:	Community Development
Meeting Date:	4/10/2020
Staff Contact:	Associate Planner Lillian VanHua, 408-586-3073 Planning Director Ned Thomas, 408-586-3273
<u>Recommendations:</u>	1) Continue deliberations from the April 7, 2020 Regular Council meeting; 2) Adopt a Resolution upholding the appeal by Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Compliance with the California Environmental Quality Act and Approving: (1) Environmental Assessment No. EA18-0002; (2) Site Development Permit No. SD18-0012; and (3) Conditional Use Permit No. UP18-0012 to allow demolition of an existing 22,300-square foot commercial building; development of a hotel with up to 105 rooms and up to five stories in height, a tower element up to 73 feet in height, a floor area ratio up to 1.3, and one level of below-grade parking; the relocation of wireless telecommunication equipment to the rooftop of the new building; and the on- and off-premises sale of beer and wine on a 1.14-acre site located at 1000 Jacklin Road

BACKGROUND AND ANALYSIS:

On April 7, 2020, the City Council held an appeal hearing to consider the Planning Commission's denial of a proposed 105-room La Quinta Hotel project to be located on a 1.14-acre site in the Highway Services Zoning District at 1000 Jacklin Road.

At the appeal hearing on April 7, 2020, the City Council received a presentation from staff and opened the public hearing. The appellant's representative made a presentation and then received comments from the general public. Since this was a virtual meeting, the Council received public comment via email, voicemail, and audio recordings submitted prior to the meeting. In addition, comments received via email during the meeting were read aloud by the City Clerk and her deputy. After receiving public comment, the Council closed the public hearing and voted 5-0 to defer deliberations to a special meeting on Friday, April 10, 2020.

Detailed analysis for the proposed hotel project is provided in the Agenda Report for the April 7th City Council meeting. Staff reports and meeting minutes from the Planning Commission meetings held on December 11, 2019 and January 15, 2020 are also included as attachments for the April 7th meeting.

At the April 7th meeting, staff noted that the appellant had agreed to an alternative design for the proposed hotel that would eliminate the fifth floor and relocate the taller tower element from the west end of the building (near Hillview Ave.) to the east end (adjacent to I-680 freeway).

RECOMMENDATIONS:

1. Continue deliberations from the April 7, 2020 Regular City Council meeting.
2. Adopt a Resolution upholding the appeal by Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Compliance with the California Environmental Quality Act and Approving: (1) Environmental Assessment No. EA18-0002; (2) Site Development Permit No. SD18-0012; and (3) Conditional Use Permit No. UP18-0012 to allow demolition of an existing 22,300-square foot commercial building; development of a hotel with up to 105 rooms and up to five stories in height, a tower element up to 73 feet in height, a floor area ratio up to 1.3, and one level of below-grade parking; relocation of wireless telecommunication equipment to the rooftop of the new building; and on- and off-premises sale of beer and wine on a 1.14-acre site at 1000 Jacklin Road

ATTACHMENTS:

Attachment A: City Council Resolution to Uphold the Appeal by Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and Approving Environmental Assessment, Site Development Permit, and Conditional Use Permit including Exhibit 1 - Conditions of Approval

Exhibit 2 – Initial Study/Mitigation Monitoring and Reporting Program

Attachment B: Notice of Appeal

Attachment C: Planning Commission Staff report (dated December 11, 2019)

Attachment D: Planning Commission Meeting Minutes for December 11, 2019

Attachment E: Planning Commission Memo and Attachment G to the Memo (dated January 15, 2020)

Attachment F: Planning Commission Meeting Minutes for January 15, 2020

Attachment G: Project Plans

Attachment H: Traffic Study Memo by Hexagon Transportation Consultants dated December 6, 2019

Attachment I: Public Comments (received prior to and after the first Planning Commission Public Hearing on December 11, 2019)

Comments submitted via email through 12 noon April 7 for City Council Public Hearing

Attachment J: Initial Study/Mitigated Negative Declaration (IS/MND) dated July 2019 (link to document)

Attachment K: Additional Information Submitted by the Appellant on April 2, 2020

Attachment L: City Council Agenda Report submitted for April 7, 2020 public hearing

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS UPHOLDING THE APPEAL BY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING: (1) ENVIRONMENTAL ASSESSMENT NO. EA18-0002; (2) SITE DEVELOPMENT PERMIT NO. 18-0012; AND (3) CONDITIONAL USE PERMIT NO. UP18-0012 TO ALLOW THE DEMOLITION OF AN EXISTING 22,300-SQUARE FOOT COMMERCIAL BUILDING AND DEVELOPMENT OF A HOTEL WITH UP TO 105 ROOMS AND A HEIGHT OF UP TO FIVE STORIES, A TOWER ELEMENT UP TO 73 FEET IN HEIGHT, A FLOOR-AREA RATIO UP TO 1.3, AND ONE LEVEL OF BELOW-GRADE PARKING; THE RELOCATION OF WIRELESS TELECOMMUNICATIONS EQUIPMENT TO THE ROOFTOP OF THE NEW BUILDING, AND THE ON- AND OFF-PREMISES SALE OF BEER AND WINE (TYPE 20 AND TYPE 70 ALCOHOLIC BEVERAGE LICENSES) ON A 1.14-ACRE SITE AT 1000 JACKLIN ROAD (APN 028-05-015)

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (collectively, “CEQA”), the City of Milpitas is the lead agency for the proposed project described below; and

WHEREAS, on October 6, 1977, the Planning Commission approved “S” Zone plans for a 22,300 square foot two-story sports facility, plus parking and landscaping on the 1.14-acre subject site located at 1000 Jacklin Road; and

WHEREAS, on May 8, 1996, the Planning Commission approved Conditional Use Permit No. UP 1339 for a 60-foot monopole for a wireless telecommunication facility and construction of a 173 square-foot equipment shelter on the north side of the two-story sports facility; and

WHEREAS, on July 24, 1996, the Planning Commission approved subsequent amendment, UP1352, to allow co-location of two other carriers and construction of second equipment enclosure on the east side of the two-story sports facility. Additionally, on November 18, 1998, the Planning Commission approved an amendment to Conditional Use Permit No. UP1339 to allow antenna replacement; and

WHEREAS, on June 28, 2000, the Planning Commission approved Conditional Use Permit No. 1553 and “S” Zone Amendment to allow the installation of wireless telecommunication antennas and an equipment enclosure; and

WHEREAS, on May 28, 2003, the Planning Commission approved the “S” Zone amendment for a new 62’-10” tall clock tower located on the west side of the building to conceal a total of 12 antennas and associated equipment; and

WHEREAS, on September 23, 2012, the Planning Commission approved Conditional Use Permit No. UP12-0017 and Minor Site Development Permit No. MS12-0034 for removal of three existing panel antennas with three new panel antennas, installation of six new remote radio units, and replacement of existing equipment cabinets for an existing wireless telecommunication monopole; and

WHEREAS, on May 28, 2014, the Planning Commission approved Conditional Use Permit Amendment No. UA14-0001 to allow installation of three new antennas to an existing monopole tower and associated equipment previously approved with Conditional Use Permit No. UP1339; and

WHEREAS, on October 23, 2018, Mark Tiernan, on behalf of the applicant Joe Gigantino, (the “Applicant”) submitted an application to the City of Milpitas for the approvals necessary to allow development of a 105-room hotel at the subject site (the “Project”). The Project thus consists of and requires:

- a. Site Development Permit SD18-0012: To allow the development of a hotel with up to 105 guest rooms, a building height up to five stories, and a tower element up to 73 feet in height on the 1.14-acre site; and
- b. Conditional Use Permit UP18-0012: To allow the hotel use, a floor-area ratio up to 1.3, the relocation of wireless telecommunications equipment to the roof of the new building, and the on and off-premises sale of beer and wine (Type 70 and Type 20 Alcoholic Beverage License); and

- c. Environmental Assessment EA18-0002: To review and assess all requested entitlements for consistency with the California Environmental Quality Act (CEQA).

WHEREAS, the property has a General Plan land use designation of Highway Services (HWS) and is located within the Highway Services (HS) Zoning District; and

WHEREAS, the Planning Division completed an environmental assessment for the project, and, based on which assessment, decided to prepare an Initial Study and Mitigated Negative Declaration (IS/MND) in accordance with the California Environmental Quality Act (CEQA), including, without limitation, CEQA Guidelines sections 15070 et seq. On July 19, 2019, the City provided a notice of intent to adopt a mitigated negative declaration to the public, responsible agencies, trustee agencies and the county clerk. The IS/MND was available for public review from July 19, 2019 through August 7, 2019 and was available for public review and inspection at City of Milpitas, 455 East Calaveras Boulevard, Milpitas, California; and

WHEREAS, the IS/MND reflects the independent judgment and analysis of the City, as lead agency under CEQA and, based upon the information contained in the IS/MND, pending any comments received thereon, and the whole record before the City, there is not a fair argument nor substantial evidence that the Project, together with Conditions of Approval, including without limitation, mitigation measures identified in the IS/MND and the Mitigation Monitoring and Reporting Program adopted herein, will not have a significant effect on the environment; and

WHEREAS, on December 11, 2019, the Planning Commission held a duly-noticed public hearing on the subject application, at which all those in attendance were given the opportunity to speak on the Project; and a continuation was requested by the Planning Commission at that hearing; and

WHEREAS, on January 15, 2020, the Planning Commission held a second duly-noticed public hearing on the subject application, at which all those in attendance were given the opportunity to speak on the Project; and

WHEREAS, the Planning Commission considered all written and oral testimony presented at the public hearing in making its decision; and

WHEREAS, the Planning Commission denied the issuance of Site Development Permit No. SD18-0012, Conditional Use Permit No. UP18-0012, and Environmental Assessment EA18-0002; and

WHEREAS, on January 27, 2020, within the time allowed by the Milpitas Municipal Code, Joe Gigantino (“Appellant” and “Applicant”) appealed the Planning Commission’s denial of issuance of Site Development Permit No. SD18-0012, Conditional Use Permit No. UP18-0013, and Environmental Assessment No. EA18-0002; and

WHEREAS, a duly-noticed public hearing on the appeal was scheduled on March 17, 2020, but due to the ongoing COVID-19 pandemic and an order by the Santa Clara County Health Officer to shelter in place, and with agreement from the appellant, the appeal hearing was rescheduled to April 7, 2020, to allow the City to facilitate a virtual meeting and provide all interested parties and individuals with the opportunity to submit comments on the Project; and

WHEREAS, the City provided all interested parties and individuals with the opportunity to submit comments on the Project via electronic mail, voicemail, or audio file prior to the meeting; and

WHEREAS, on April 7, 2020, the City Council held a duly-noticed public hearing on the subject appeal, at which time all those who wanted to speak on the Project were given the opportunity to submit written comments via electronic mail, and all comments received during the meeting read aloud by the City Clerk and her deputy; and

WHEREAS, the City Council closed the public hearing and continued the appeal to a special meeting on April 10, 2020, where the Council could continue their deliberations; and

WHEREAS, on April 10, 2020, the City Council considered all written and oral testimony presented at the public hearing on the appeal, including evidence presented by City staff, the Appellant, and the public in making its decision.

NOW THEREFORE, the City Council of the City of Milpitas hereby finds, determines and resolves as follows:

SECTION 1. Recitals

The City Council has considered the full record before it, which may include, but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and incorporated herein by reference.

SECTION 2. California Environmental Quality Act Findings

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to conform to the requirements of CEQA, the CEQA Guidelines (Title 14, California Code of Regulations §15000 et seq.), and the regulations and policies of the City of Milpitas. The purpose of this IS/MND is, among other things, to provide objective information regarding the environmental consequences of the proposed Project to the decision makers and the public and to identify measures to substantially lessen or avoid significant adverse environmental effects of the Project. The IS/MND was available for public review from July 19, 2019 through August 7, 2019. Also, in conformance with CEQA, the City has prepared a Mitigation Monitoring and Reporting Program for reporting or monitoring on the measures the City hereby has either required or made a condition of approval to the Project to mitigate or avoid significant environmental effects. The City Council hereby adopts the IS/MND and Mitigation Monitoring and Reporting Program in compliance with CEQA.

SECTION 3. Site Development Permit (Section XI-10-57.03(F)(1))

The City Council makes the following findings based on the evidence in the public record in support of Site Development Permit No. SD18-0012:

- A. *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

The project's contemporary architecture is compatible and appropriate with the surrounding buildings and uses within the immediate area. More specifically, the incorporation and combination of natural exterior materials and colors complement the recently renovated Shell Gas Station. The front elevation of the hotel building is oriented to the site facing north towards the proposed onsite vehicle circulation and parking area. The rear of the building will face the Hillview Office Center and the west side of the building will face the Jacklin Commons KinderCare. The surrounding buildings are primarily one-story commercial office buildings. Although the project proposes up to five stories, the exiting, mature landscaping surrounding the site will ensure the streetscape is consistent with existing the surrounding area. The contemporary architectural design of the proposed hotel is consistent with existing buildings and structures in the immediate area and complementary to adjacent and surrounding development.

- B. *The Project is consistent with the Milpitas Zoning Ordinance.*

The proposed project is consistent with the Milpitas Zoning Ordinance, as demonstrated and outlined in Table 1 below.

Table 1:
Summary of HS Development Standards

	Standard	Proposed	Complies?
<u>Setbacks</u> (Minimum)			
Front (North)	Major Street: 50 feet All other streets: 0 feet	134.1'	Yes
Side Yard (West)	0 feet	17'6"	Yes
Side Yard (East)	0 feet	4'5"	Yes

	Standard	Proposed	Complies?
Rear (South)	0 feet	3'2"	Yes
<u>Floor Area Ratio</u>	0.50	1.3	Yes*
<u>Max. Building Height</u>	None	73 feet (tower only)	Yes
<u>Landscaping</u>	25% of front yard setback	0' required front yard setback, so no landscaping required	Yes
<u>Off-Street Parking</u>	1 per guest room 105 rooms = 105 spaces	105 spaces	Yes

* With approval of a Conditional Use Permit and associated findings

C. The Project is consistent with the Milpitas General Plan.

The proposed project and associated use are consistent with the Milpitas General Plan, as outlined in Table 2.

Table 2:
General Plan Consistency

Policy	Conformance
2.a-I-7: Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication, and promote business retention.	Consistent. The project will expand employment opportunities through construction and operational jobs (est. 20-25 full time jobs and 5-7 part time jobs) within the hospitality sector. The addition of a new hotel in the area will also promote business activities in the City and minimize commute times for business travelers in the area.
2.a-I-12: Consider conversion from one employment land use to another, where the conversion would retain or expand employment capacity and revenue generation, particular for intensification on-site if the proposed conversion would result in a net increase in revenue generation	Consistent. The project converts an existing indoor sports facility to a hotel, resulting in a likely increase in revenue generation through such mechanisms as property taxes, transient occupancy taxes (TOT), and sales tax. It will support business and leisure travel within the City and region, which further generates revenue as visitors and travelers spend money on other goods and services in the area. The project will also expand employment capacity by adding 20-25 full time jobs and 5-7 part time jobs.
2.a-I-6: Endeavor to maintain a balanced economic base that can resist downturns in any one economic sector	Consistent. The proposed use will levy the transient occupancy tax per room each day, which provides the City with additional revenue needed to maintain essential services in the community. The hotel is expected to provide temporary lodging for business travelers on weekdays and other visitors on weekends. The location adjacent to the I-680 freeway allows to convenient access to major entertainment venues in Santa Clara County, such as Levi's Stadium and the SAP Arena, as well as attractions and events throughout the Bay Area.

2.a-I-17: Foster community pride and growth through beautification of existing and future development.	Consistent. The proposed development will significantly upgrade and beautify the site by demolishing an existing underutilized 40-year-old building and replacing it with a new modern hotel with contemporary architecture and site improvements. The hotel will be located a a major gateway to the City of Milpitas and provide excellent lodging facilities for visitors to the area.
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SECTION 4: Conditional Use Permit (Section XI-10-57.04(F)(1))

The City Council makes the following findings based on the evidence in the public record in approving Conditional Use Permit No. UP18-0012:

- A. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The hotel, 1.63 FAR, relocation of wireless communications equipment to the roof, and limited on- and off-premises sale of beer and wine are conditionally permitted uses, as specified per City Code Section(s) XI-10-5.02, XI-10-2.03 (“Floor Area Ratio” definition) and XI-10-53.11. The project allows a compatible land use that provides travel and business accommodations as well as meeting space that caters to both local and regional employment centers as well as regional attractions, such as Levi’s Stadium in Santa Clara and SAP Arena in San Jose. The project is located along VTA bus route #46, with bus stops on both sides of Jacklin Road. The project also converts an existing fitness facility into a higher and better use with improved aesthetics for the community and that has the potential to generate revenue for the City in terms of transit occupancy tax, sales tax and property tax.

The proposed hotel will enhance a primary gateway into the community by replacing a vacant, obsolete health club building with a new hotel featuring underground parking, full guest amenities, and contemporary architecture. The proposed project will include redevelopment of the site and the relocation of mobile telecommunications equipment to the roof of the new building and screening the equipment behind the parapet of the tower element. The proposed hotel will not create a dominating visual prominence in the neighborhood because the new building will be set back more than 250 feet from nearby residential neighborhoods, and direct views of the building will be buffered by existing office buildings and mature landscaping surrounding the site. The project is also located adjacent to an existing convenience store, gas station, and car wash to the north and the I-680 freeway to the east.

The project will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare. The project’s proposed use, at the proposed location, has been reviewed by the City’s Police Department and imposed project conditions contained in the resolution to ensure the safety and general welfare of the community. The project’s proposed FAR has been reviewed by the City’s Planning Department and Engineering-Traffic Division and meets the required findings set forth in section D and E of this section. The project will generate low peak-hour traffic, as demonstrated in the Traffic Operations Analysis.

The relocation of the wireless communications equipment to the roof of the new buildings will not be injurious or detrimental to the property or improvements, as the equipment will be relocated from the existing clock tower, ground-mounted equipment enclosure, and existing monopole to the roof of the building. All of the wireless equipment will be screened behind a parapet wall, which will increase the site’s aesthetics and safety.

Lastly, the limited on- and off-premises sale of beer and wine will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare because the beer and wine sales will be limited to hotel guests for consumption in the lobby and guest rooms. A complimentary happy hour will only be accessible to hotel guests. Additionally, the City’s Police Department has reviewed the beer and wine sales request and imposed project conditions contained in the resolution to ensure the safety and general welfare of the community.

- B. The proposed use must be consistent with the Milpitas General Plan.*

The proposed project and associated use is consistent with the Milpitas General Plan, as demonstrated and outlined in Table 2 in support of issuing the Site Development Permit. The General Plan land use designation for the subject property is Highway Services, which allows a wide range of personal and business services primarily oriented to customers arriving by automobile, including motels and other types of temporary lodging. The Highway Services land use designation is typically located at the intersection of major streets and freeways. As further described in the General Plan, this designation includes those commercial uses which customarily locate outside the Central Business District area and tend to require well-maintained grounds. The project is bounded by the Highway Services (HS) Zoning District to the north (occupied by a convenience store, gas station, and automatic car wash) and Administrative and Professional Office (CO) to the west and south (occupied by Jacklin Commons office park). Interstate 680 is located to the east of the subject property.

The proposed hotel use, 1.3 FAR, the relocation of wireless communications equipment, and limited on- and off-premises sale of beer and wine is consistent with various General Plan policies. The project will expand employment opportunity both through construction and operational jobs within the hospital sector. The addition of the hotel will also promote business activities in the City and minimize commute times for business travelers in the area. Additionally, the project will convert vacant employment land to a hotel, resulting in a likely increase in revenue generation through such mechanisms as property taxes, transient occupancy taxes (TOT), and sales tax.

C. The proposed use must be consistent with the Milpitas Zoning Ordinance.

The proposed project is consistent with the Milpitas Zoning Ordinance, as demonstrated and outlined in Table 1 in support of using the Site Development Permit. Further, with approval of a Conditional Use Permit, the Zoning Ordinance authorizes development of the hotel use, 1.3 FAR, relocation of wireless communications equipment, and limited on- and off-premises sale of beer and wine.

The City Council makes the following additional findings based on the evidence in the public record in support of Conditional Use Permit No. UP18-0012 relating to increased Floor Area Ratio:

D. The proposed development will generate low peak-hour traffic.

To confirm the project's traffic generation, the City conducted a Traffic Operations Analysis in accordance with the California Environmental Quality Act (CEQA). The Traffic Operations Analysis is included as an appendix to the Initial Study/Mitigated Negative Declaration, which is Exhibit 1 to Attachment A of this report. Included in Attachment E to this report is a supplemental memo prepared by Hexagon Transportation Consultants to provide further explanation about the project's traffic generation analysis.

The Traffic Operations Analysis shows that the project would generate 41 AM and 34 PM peak hour trips. AM peak hour traffic is defined as 7:00AM to 9:00AM, and PM peak-hour traffic is defined as 4:00PM to 6:00PM. The threshold for determining whether a project will have a significant impact on current traffic conditions is 100 net new trips during the AM and PM peak hours. Since the proposed hotel project would generate far fewer than 100 net new trips during the AM and PM peak hours, it does not meet the threshold for requiring a full traffic impact study under the guidelines for Traffic Impact Analysis (TIA) established by the Valley Transportation Authority (VTA). Furthermore, the Traffic Operations Analysis concluded that the number of projected AM and PM peak hour trips will not significantly degrade nor result in a critical delay of the Level of Service (LOS) in the immediate area. For these reasons, staff recommends that the Council can make the finding that the proposed hotel project would not contribute significantly to existing peak-hour traffic, during either the AM or PM peak timeframes.

E. The proposed development will not create a dominating visual prominence.

As noted above, the proposed hotel site is located immediately adjacent to an existing auto-oriented use (gas station, convenience store, and car wash) to the north and the I-680 freeway to the east. To the west and south, the site is set back from the nearest residential use by more than 250 feet. As envisioned by both the General Plan land use policies and Zoning Ordinance land development regulations for highway services, the site is buffered from nearby residential neighborhoods by smaller buildings in the surrounding office park and mature landscaping. These elements mitigate any physical or visual impacts to the immediate neighborhood from the proposed development.

With regard to site design, the proposed hotel follows a standard format with lobby and other public areas on the ground floor and guest rooms on the upper floors. The proposed hotel also includes below-grade parking to enhance the efficiency of development, parking, and circulation on the site. In addition, the architectural design of the proposed structure features a tower element for visual interest and the screening of telecommunications equipment behind a parapet, and the fifth floor is set back or recessed to reduce the visual bulk of the building. All exterior colors and materials are neutral to further reduce visual impacts and blend with the surroundings.

Renderings of the proposed hotel demonstrate that the new structure will not create a dominating visual prominence at this location because it is set back from adjacent residential neighborhoods to the west and south by more than 250 feet, and views from the immediate views from these areas are obscured by existing office buildings and mature landscaping. From the north and east, the site is directly visible from the I-680 freeway, which makes it a desirable location for a hotel. The existing health club building, clock tower, and telecommunications equipment on the site as well as an adjacent convenience store and gas station to the north are all directly visible from the freeway. Although the architectural design of the hotel includes a tower up to 72 feet in height, including a parapet designed to screen all mobile telecommunications equipment, the bulk of the new building will be 55 feet-6.5-inches from ground level. This is roughly seven feet shorter than the existing clock tower on the sight, which is 62 feet-10 inches in height.

As viewed from most areas of the City, including the hillsides to the east, the proposed hotel will blend with the surrounding urban environment and will not create a dominating visual prominence. The hotel will be visible from the nearby Hetch-Hetchy trail when viewed at a distance from the south, but the building will not dominate or block the larger view of the hillsides. The proposed architectural design of the hotel will be comparable to the sizes of nearby lodging establishments, including the Embassy Suites (nine floors, 1.1 mile away), Extended Stay America (three floors, 1.1 mile away), Home2 Suites (five floors, 3.1 miles away), and Holiday Inn (four floors, 3.2 miles away).

SECTION 5: City Council Decision and Approval.

The City Council of the City of Milpitas hereby upholds the appeal by approving Site Development Permit No. SD18-0012, Conditional Use Permit No. 18-0012, and Environmental Assessment No. EA18-0002 based on the above findings and subject to the Conditions of Approval attached hereto as **Exhibit 1** and incorporated herein.

PASSED AND ADOPTED this ____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Mary Lavelle, City Clerk

Rich Tran, Mayor

APPROVED AS TO FORM:

Christopher J. Diaz, City Attorney

EXHIBIT 1

**CONDITIONS OF APPROVAL
LA QUINTA HOTEL
SITE DEVELOPMENT PERMIT NO. SD18-0012,
CONDITIONAL USE PERMIT NO. UP18-0012, AND
ENVIRONMENTAL ASSESSMENT NO. EA18-0002
1000 JACKLIN ROAD (APN 028-05-015)**

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. **Environmental Assessment NO. EA18-0002, Site Development Permit NO. SD18-0012, and Conditional Use Permit NO. UP18-0012** (“Permit”) shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed and this Resolution has been recorded by the Permittee with the Santa Clara County’s Recorder Office and a copy shall be provided to the Planning Department. **(P)**
2. The Permittee shall develop the approved project in conformance with the approved plans (dated November 24, 2019), sample color and materials board, as approved or modified by the City Council, in accordance with these Conditions of Approval. **(P)**
3. Modifications to project. Any deviation from the approved site plan, floor plans, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the Permittee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**
4. Effective Date. The date of approval of this Permit is the date on which the City Council approved this Permit upon appeal. **(P)**
5. Conditions of Approval. As part of the issuance of building permits, the Permittee shall include within the first four pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**
6. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**
7. Permit Expiration. Pursuant to Section XI-10-64.06 of the Milpitas Municipal Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Municipal Code, an activity permitted by this Permit shall be deemed to have commenced when the project:
 - a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
8. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Municipal Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**

9. Project Job Account. If at the time of application for building permit there is a project job account balance due to the City for recovery of review fees, the review of permits will not be initiated until the balance is paid in full. **(E)**
10. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
11. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
12. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents (the "Indemnified Parties") from and against any and all third party claim, action, or proceeding against City and/or the Indemnified Parties to attack, review, set aside, void or annul the City's approval of SITE DEVELOPMENT PERMIT NO. SD18-0012, CONDITIONAL USE PERMIT NO. UP18-0012, and ENVIRONMENTAL ASSESSMENT NO. EA18-0002; including any environmental determination made therefore. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, reasonable attorneys' fees, and other reasonable expenses incurred in connection with such claim, action, causes of action, suit or proceeding. The Permittee shall pay to the City upon demand or, as applicable, on a monthly basis to counsel of City's reasonable choosing, amounts owed pursuant to the indemnification requirements prescribed in this condition, provided each such demand or monthly payment request includes reasonably detailed back-up documentation, including invoices and/or receipts, as applicable, for all amounts to be paid. Notwithstanding the foregoing, City shall have the right to redact invoices and/or receipts as necessary to preserve attorney-client privilege. City shall promptly notify the Permittee of any claim, action, or proceeding and shall engage in reasonable efforts to cooperate in the defense. If City fails to so promptly notify the Permittee, or if City fails to engage in reasonable efforts to cooperate in the defense, then the Permittee's indemnification obligations as set forth in this condition of approval shall thereafter terminate. The Permittee shall not be required to pay or perform any settlement unless the settlement is approved by the Permittee. The above indemnification is intended to be as broad as permitted by applicable law. **(CA)**
13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Municipal Code. **(P)**
14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable.
15. Previous Approvals. Permittee shall abide by and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit.
16. Conditional Use Permit. This Permit shall replace and supersede all previously approved Use Permits relating to the subject property.
17. Compliance with Fire Department and California Fire Code. The Project shall comply with the requirements of the Milpitas Fire Department and the California Fire Code as adopted by the City. Changes to the site plan and/or building(s) requires review and approval by the Fire Department. **(F)**
18. Compliance with Building Department. The project shall comply with the requirements of the Building Department and the International Building Code. **(B)**
19. Compliance with Housing Department: The permittee shall comply with the requirements in accordance with Section XII-1-5.02 of the Milpitas Municipal Code, in regards to Non-Residential Affordable Housing Impact Fee, which shall be paid prior to issuance of building permit.

20. Mitigation Monitoring and Reporting Program (MMRP). Permittee shall comply with the requirements of the MMRP (Exhibit 2) pursuant to State law (Public Resources Code Section 21081.6).

PROJECT SPECIFIC CONDITIONS

21. Proposed Venting: The project should incorporate venting systems that have the least amount of penetrations along the exterior facades to the extent feasible. If venting is proposed through the ceiling, a parapet wall (or similar structure) shall be installed to mask the vent from the view of the public right-of-way.
22. Responsible Alcohol Training - Permittee shall be solely responsible and liable for ensuring that all employees receive "Responsible Alcoholic Beverage Service" training as offered through programs established by the Alcoholic Beverage Control of the State of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours and made available for copy and inspection upon City request. **(P/PD)**
23. Alcoholic Beverage Control Licensing - Permittee shall at all times comply with all applicable State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol. **(P/PD)**
24. Video Surveillance: Permittee shall use security cameras at all access points into the hotel and underground parking structure, as well as the parking lot. Footage shall be made readily available in a universal (non-proprietary) format to the City of Milpitas Police Department for investigations upon formal request. Video footage shall be retained for at least one week of inception. **(PD)**
25. Surveillance Equipment Operation. Surveillance equipment shall not be inoperable at any time, other than when being serviced by a qualified professional surveillance equipment technician for no more than two (2) days at any given time and no more than six (6) days within any 365- day period. **(PD)**
26. Cellular Service. Appropriate devices shall be installed in the underground parking structure to ensure consumers have sufficient cellular signal to use their mobile devices to call for emergency services. If this is not feasible, there shall be several hardwired emergency phones within the underground parking lot to allow consumers to call for emergency services. **(PD)**
27. Radio Frequency Signals. Appropriate devices shall be installed in the underground parking structure to ensure law enforcement radio frequencies have sufficient signals to communicate with dispatch and other officers. **(PD)**
28. Guest Check-in Procedure. At the time of check-in, hotel staff members shall obtain and retain a valid government-issued identification number from all adult hotel guests. Implement clear check-in policies and provide proper training for desk clerks on guest screening and security procedures. Hotel staff members shall also obtain and retain the following for registered guests **(PD)**:
- a. Name, address and phone number
 - b. Vehicle information, not limited to the make, model, and license plate number of the vehicle if feasible.
 - c. The register record shall be maintained for a period of not less than two (2) years and may be inspected by the City upon request or a copy shall be provided to the City upon request.
29. Visitor Behavior. Prominently post notices and signs that clearly outline appropriate guest and visitor behavior to dissuade guests from engaging in illegal activities. **(PD)**
30. Emergencies. Property Manager shall file emergency notification form with the Police Department so law enforcement can contact property manager in the event of any major accident, emergency, or unforeseen circumstance. **(PD)**
31. Addressing. Address numbers shall be illuminated during hours of darkness and should be strategically positioned as to be readily visible from the street. Address numbers should have a minimum height of 12 inches. If numerous alarm zones are used, then zone numbers should be clearly marked above appropriate doorways. **(PD)**

32. Parking Signage. Parking lot areas shall have postings with appropriate signs per 22658(a) CVC to assist in removal of vehicles at the property owners'/managers' request. **(PD)**
33. Parking Signage. "No Trespassing/Loitering" signage shall be posted at the entrances of the parking lots placed in conspicuous areas. Signs should be at least 2' x 1' in overall size, with white background and black 2" high letters. **(PD)**
34. Garage Lighting. The underground garage shall have surveillance cameras and effective lighting. **(PD)**
35. Visibility. Any posters, material, and objects near exterior windows shall not block views in the hotel from the street. **(PD)**
36. Accessibility. Any and all areas controlled by electronic security devices (i.e. key fobs, access cards, keypads, etc.) shall have Knox boxes installed near such access points with the Knox boxes containing the appropriate security devices to gain entry. If access points are controlled by keypads, management shall provide the Police Department with the needed code(s) change. **(PD)**
37. Accessibility Map. An up-to-date map of the interior of the building shall be provided to the Police Department. The map shall minimally identify the locations of each hotel room, entry/exit points, elevators, storage areas, entry/exit points controlled by electronic security devices, locations of security cameras, maintenance areas, stairwells, etc. **(PD)**
38. Noise Ordinance Signage. Noise ordinance signage shall be posted in conspicuous areas. **(PD)**
39. Landscaping. Landscaping shall not conceal doors or windows from view, obstruct visibility of the parking lot from the street, nor hinder access to the roof, if needed. **(PD)**
40. Signage. Signage shall not be part of this approval and shall be applied for under a separate City permit or approval. All proposed signage shall also be subject to Traffic Engineering and Planning review and approval. **(P)**
41. Equipment Screening. All rooftop equipment shall be adequately screened from the parking lot areas and the public street. All ground mounted equipment shall be adequately screened, if feasible, and subject to the Planning Division review and approval. If the screening is proven infeasible as solely determined by Planning Director, then all ground mounted equipment and surrounding bollards (if any) shall be of design and color that will minimize visual impact. **(P)**
42. Public Art Requirement. Permittee shall comply with the City's Public Art Requirements for Private Development, as set forth in Milpitas Municipal Code Section XI-10-14. Fee shall be no less than one-half of one percent of building development costs and shall be payable at time of building permit issuance, or installation of "Public Art", as defined per MMC Section V-20-310 and XI-10-14.01. **(P)**
43. Lighting Plan. Prior to issuance of any building permit, Permittee shall submit a lighting and iso-illumination plan that shall demonstrate 1) safe and adequate lighting of the project site and 2) lighting is contained and does not spill over onto adjacent properties or create unwanted glare. Permittee shall provide detail, elevations and manufacturer's specifications on proposed light fixture for ground lighting, pedestrian scaled lighting (light bollards), light standards, and wall sconces subject to Planning Director approval. Proposed light fixtures shall be high quality and complement the architectural style of the building. **(P)**
44. On-Site Utilities. During building permit issuance, a detailed landscape plan shall be submitted and approved by the Planning Division that includes the following: location and screening of all transformers and utility devices including backflow preventers. Utilities shall be fully screened. **(P)**
45. Antenna Equipment Layout. Each carrier shall submit detailed equipment plans and apply for a Use Permit Amendment.
46. Antenna Relocations. All existing antennas shall be relocated to the rooftop. **(P)**
47. Antenna COWs. Any temporary cell on wheels (COWs) shall submit detailed equipment and enclosure plans to the Planning Department. **(P)**

48. Antenna COWs Duration. Any temporary cell on wheels (COWs) shall be limited to the duration of the project's construction lifecycle. All COWs shall be removed once the rooftop antenna building permits have been finalized. **(P)**

PRIOR TO CONSTRUCTION PLAN SUBMITTALS

*The following conditions shall be met **prior to** any detailed construction plan check submittals (Building or Engineering, except demolition and rough grade plans), unless otherwise approved by the Director of Engineering/City Engineer. City reserves the right to reject any plan check submittal if any of the following conditions are not met. **(E)***

49. Modifications: The Site Development Plan dated November 24, 2019 is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.
50. Solid Waste and Recycling Handling Plan: Permittee shall submit final Solid Waste and Recycling Handling Plan based upon City's previous comments for City's review and approval by the Engineering Department. The subject Plan shall show calculations of waste generation volumes and how materials will be transferred from the waste generation areas to the trash enclosure/external collection point; demonstrate how recycling shall have a separately maintained process from garbage handling; address other requirements such as waste generation and compactor sizing, chute shut-off and property management responsibility for bin management and litter control; and procure sufficient service frequency.
51. Stormwater Control Plan: Permittee shall submit City approved final Stormwater Control Plan (SWCP) that complies with the latest Municipal Regional Stormwater NPDES Permit, including Low Impact Development (LID) Section C3.c.i.(2)(b) measures for harvesting and reuse, infiltration, or evapo-transpiration, for City's review and approval by the Engineering Department.
52. Submittal Requirements: Permittee to ensure that all plan check submittals are in accordance with City's submittal check list for each permit type, including but not limited to, payment of permit fees and/or fee deposit at the time of the submittal.
53. Project Job Account/Fee Deposit: Permittee shall open a new PJ account as a deposit to cover the costs for Engineering Department's services for review and inspection of the project. The amount shall be determined based on the public improvement cost estimates as prepared by the Permittee's engineer.

PRIOR TO OFF-SITE PLAN APPROVAL/ENCROACHMENT PERMIT ISSUANCE

*The following conditions shall be addressed as part of the off-site improvement plan review and shall be met **prior to** encroachment permit issuance, unless otherwise approved by the Director of Engineering/City Engineer. **(E)***

54. Public Improvement Design Standards: All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:
- Milpitas Design Guidelines: (<http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/design-guidelines/>);
 - Standard details and specifications: (<http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/standard-details-and-specifications/>); and
 - Americans with Disabilities Act (ADA) requirements, where applicable.
55. Sanitary Sewer Calculations: Permittee shall submit a completed "Sewer Needs Questionnaire" form and sanitary sewer calculations to justify lateral size design, allocation of discharge for each of the lateral, and impact to the existing main. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.
56. Storm Drain Design: Permittee shall submit storm drain hydrology and hydraulic calculations based upon a 10-year storm event to justify the size of the storm drain lateral flowing full, without surcharging the main line pipe, and to be reviewed and approved by the Engineering Department.

57. Domestic Water and Fire Service Calculations: Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.
58. Water Meters (non-residential): Landscape water meters, defined as dedicated water service meters, shall be installed for all non-residential irrigated landscapes of 1,000 square feet or greater.
59. Specific Improvements: In addition to standard public improvements required under Milpitas Municipal Code (MMC) Title XI, Chapter 1, Section 7, Permittee shall install other specific improvements listed below including incidental improvements as required by the City as part of the encroachment permit.
- a) Extension of a new water main from Jacklin Road across the entire frontage of the project site.
 - b) Installation of a fire hydrant at the end of the newly installed water main.
 - c) Installation of separate water service tap and meter for each of the following services: commercial, irrigation, and fire.
 - d) Installation of separate utility service lines (domestic water, fire service, sanitary sewer) for each commercial building.
 - e) Installation of Type II slurry seal along Jacklin Road project frontage to the City Engineer's satisfaction. Limits of Jacklin Road project frontage slurry seal not to exceed Hillview Drive and 680 onramp up to Caltrans Right of Way.
 - f) Permittee shall abandon the existing 2" and 6" water lines serving the site, at Jacklin Road per City's abandonment standards and specifications and to the satisfaction of the City Engineer.
 - g) Permittee shall ensure all water services to the site have an above ground reduced pressure backflow preventer located behind the City meter, onsite and outside of any public utility easements.
 - h) Permittee shall ensure that all public utilities are within an existing or dedicated public utility easement.
 - i) Private sewer, water and storm utilities including, appurtenances, pumps, hydrants, manholes and inlets shall be outside of public easements and/or public right of way.
 - j) Permittee shall ensure the post-construction site stormwater runoff rate equals or is less than the pre-construction site stormwater runoff rate.
 - k) Permittee shall ensure adequate separation is provided between utilities.
 - l) Permittee shall CCTV the existing sanitary sewer and storm line beginning at the point of connection at the site up to the first manhole located on North Hillview Drive. A condition assessment of the sanitary sewer and storm line shall be provided to the City upon completion of the CCTV.
60. Abandonment of Existing City Utilities: Permittee shall cap, abandon or remove any unused existing public utilities based upon City's Abandonment Notes and to the City's satisfaction.
61. Relocation and Adjustment of Existing Public Utilities: Permittee shall relocate and/or adjust existing public utilities as needed that are in conflict with the proposed improvements.
62. Utility Protection: All existing public utilities shall be protected in place, or if necessary, relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas.
63. Water Service Agreement: Permittee shall complete a water service agreement to obtain water service.
64. Encroachment Permit: Prior to any work in the public right-of-way and/or public easement, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Engineering Department.
65. Pothole Encroachment Permit: Due to multiple new public utility service connections, Permittee shall pothole and verify all potential utility crossing conflict as part of the public improvement plan during the design stage.

PRIOR TO BUILDING PERMIT ISSUANCE

*The following conditions shall be addressed during the building plan check process and shall be met **prior to** any building permit issuance (except demolition permit and rough grade permit), unless otherwise approved by the Director of Engineering/City Engineer. (E)*

66. Public Easement Dedication: Permittee shall dedicate necessary emergency vehicle access easements, public service utility easements and other public easements deemed necessary for the project. Separate plat and legal description for each easement shall be submitted for review and approval by the City.
67. Abandonment/Quitclaim Easements: Permittee shall abandon/quit claim existing easements that are in conflict with or unnecessary for the project.
68. Concurrent Off-site Plan Reviews: Permittee shall submit separate off-site improvement plans for City's review and approval by the Engineering Department.
69. Utility Company Approval: Permittee shall obtain approval letters from utility companies (PG&E, AT&T, Comcast) for abandonment of existing and dedication of new public service utilities easements.
70. Improvement Agreement and Securities: Permittee shall execute an Improvement Agreement and provide improvement securities in accordance with MMC Title X, Chapter 1, Section 8, and submit all other supplemental documents as stipulated in the Improvement Agreement (such as certificate of insurance).
71. Private Easements: Permittee shall provide documentation to confirm the following private easements are dedicated/amended for the benefit of the project:
 - a) License agreement from adjacent northerly lot for fire & solid waste truck access.
 - b) License agreement from adjacent westerly lot for pedestrian access per C3.0 Preliminary Site Accessibility Plan.
 - c) Easement for the benefit of the adjacent northerly lot for private storm drain purposes.
 - d) Permittee to obtain concurrence from adjacent property owners for the bump out adjacent to the garage ramp which encroaches into the private ingress and egress easement.
72. Easements on the Building Permit Plans: Permittee shall depict all existing easements to remain based upon current preliminary title report and depict new easements on applicable building permit plans.
73. Stormwater Facility Operation & Maintenance Plan: Permittee shall incorporate design details into applicable construction plans in accordance with City approved Storm Water Control Plan (SWCP). Permittee shall also submit Stormwater Facility Operation & Maintenance Plan that describes operation and maintenance procedures needed to ensure that treatment Best Management Practices (BMPs) and other storm water control measures continue to work as intended and do not create a nuisance (including vector control).
74. Stormwater Management Facilities O&M Agreement: Permittee shall execute and record a Stormwater Management Facilities Operation and Maintenance (O&M) Agreement associated with the SWCP O&M Plan, including perpetual maintenance of treatment areas/units, as reviewed and accepted by the Engineering Department. The subject O&M Agreement shall be referenced in the CC&Rs, if applicable.
75. Water Supply and Force Majeure: The City reserves the right to suspend the issuance of building permits in case of an emergency declaration of water supply in the case of a major catastrophic event that restricts City's assurance to provide water supply.
76. Water Efficient Landscapes: Permittee shall comply with Milpitas Municipal Code Title VIII, Chapter 5 Water Efficient Landscapes for landscape design, including but not limited to, providing separate water meters for domestic water service and irrigation service and providing applicable landscape documentation package.

77. Solid Waste and Recycling Facility Design: Permittee shall comply with all applicable City design guidelines/details associated with haul route, turning radius, vertical and horizontal clearance, trash enclosure, staging area, storage area, etc.
78. Recycling Report Prior to Demolition Permit Issuance: Permittee shall submit Part I of a Recycling Report on business letterhead to the Building Department, for forwarding to the Engineering Department for review and approval. The report shall describe the following resource recovery activities:
- What materials will be salvaged.
 - How materials will be processed during demolition.
 - Intended locations or businesses for reuse or recycling.
 - Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.
- Permittee shall make every effort to salvage materials for reuse and recycling, and shall comply with the City's demolition and construction debris recycling ordinance.
79. Recycling Report Prior to Building Permit Issuance: Permittee shall submit Part II of the Recycling Report to the Building Department, for forwarding to the Engineering Department. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of "end dumps." Actual reuse, recycling and disposal tonnage amounts (and estimates for "end dumps") shall be submitted to the Building Department for approval by the Engineering Department prior to inspection by the Building Department.
80. Grease Interceptor: Provide grease interceptors for buildings with food service. Contact San Jose/Santa Clara Water Pollution Control Plant at <http://www.sanjoseca.gov/index.aspx?NID=1641> for sizing and location requirements for grease interceptor(s). No grease interceptor(s) shall be located in any public right-of-way or public easement areas.
81. Development Fees: Permittee shall pay the following development fees. The information listed in items "a" through "f" are based upon current fee rates; however, those fee rates are subject to change. The exact fee amount shall be determined at the time of building permit fee payment.
- Storm water connection fee at \$21,562/acre for commercial.
 - Water connection fee at \$5.97/gpd for commercial, based upon increased water usage.
 - Sewer connection fee at \$8.52/gpd for commercial, based upon increased average wastewater flow.
 - Wastewater Treatment Plant fee per MMC VIII, Chapter 2, Section 7.04.
 - Calaveras Boulevard Widening Traffic Impact fee per Resolution No. 7894.
 - 2.5% of applicable fees in accordance with City Resolution No. 7590 as Permitting Automation Fee.

DURING CONSTRUCTION

*The following conditions shall be complied with at all times **during** the construction phase of the project, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

82. Dewatering: If dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system.
83. Prohibition of Potable Water Usage: Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-6-5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council.
84. Construction Staging and Employee Parking: Permittee shall place all construction related materials, equipment, and arrange construction workers parking on-site and not located in the public rights-of-way or public easements.
85. Water Shut-down Plan: Permittee shall provide a water shut-down plan at least seven days in advance of the shut-down in coordination with the Engineering Inspector, and notify affected property owners/tenants when cut-in tee(s) is/are required.

PRIOR TO FIRST OCCUPANCY

*The following conditions shall be met **prior to** first building occupancy on either lot, unless otherwise approved the Director of Engineering/City Engineer. (E)*

86. Completion of Public Improvements: Permittee shall complete all public improvements as shown on City approved plans.
87. Landscape Certificate of Completion: Permittee shall submit a Certificate of Completion that complies with the Milpitas Municipal Code Water Efficient Landscapes ordinance.
88. Record Drawings: Permittee shall submit record drawings in AutoCAD, Tiff, and PDF formats for City records. Record drawings shall include all public improvements. Additionally, if the project uses recycled water, the permittee shall also submit record drawings of on-site irrigation facilities.
89. Private Job (PJ) Balance: Permittee shall pay for any remaining balance from the Private Job deposit.
90. All domestic, irrigation, and fire water services serving the site shall have at least a reduced pressure backflow preventer. All backflow preventer devices shall be tested by a certified backflow tester, and results of the test shall be submitted to the City before going into service.

Key:

(P) = Planning
(B) = Building
(E) = Engineering
(F) = Fire Prevention
(PD) = Police Department
(CA) = City Attorney

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

AGREEMENT

Permittee/Property Owner

The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the project property on the terms and conditions set forth in this resolution.

Dated: _____

Signature of Permittee

EXHIBIT 2

**MITIGATION MONITORING AND REPORTING PROGRAM
1000 JACKLIN ROAD**

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) is formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Milpitas La Quinta Hotel Project (project). The MMRP, which is found in Table 1, lists mitigation measures recommended in the IS/MND prepared for the proposed project and identifies mitigation monitoring requirements. The Final MMRP must be adopted when the City of Milpitas (City) makes a final decision on the project.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the Lead Agency to adopt an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance with the mitigation measures identified in the IS/MND during implementation of the project.

The MMRP is organized in a matrix format. The first two columns identify the potential impacts and corresponding mitigation measures. The third column, entitled Timeframe for Implementation, refers to when monitoring will occur to ensure that the mitigating action is completed. The fourth column, entitled Responsibility for Implementation, refers to the party responsible for implementing the mitigation measure. The fifth column, entitled, Oversight of Implementation, refers to the party responsible for oversight or ensuring that the mitigation measure is implemented.

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Table 1: Mitigation Monitoring and Reporting Program

Impact	Mitigation Measures	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
4.1 Aesthetics				
The proposed project could create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.	AES-1: Outdoor lighting shall be designed to minimize glare and spillover to surrounding properties. The project design and building materials shall incorporate non-mirrored glass to minimize daylight glare. All lighting elements shall comply with Sections XI-10-45.15-3 of the City's Zoning Ordinance and the proposed lighting plan shall be reviewed and approved by the City's Planning Division prior to issuance of a building permit.	Prior to issuance of a building permit	Project Applicant	City of Milpitas Planning Department
4.3 Air Quality				
The proposed project could violate air quality standards or contribute to an existing or projected air quality violation.	AIR-1: In order to meet the BAAQMD fugitive dust threshold, the following BAAQMD Basic Construction Mitigation Measures shall be implemented: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. • Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • A publicly-visible sign shall be posted with the telephone number and person to contact at the City of Milpitas regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations	During all phases of construction	Project Applicant/ Construction Contractor	City of Milpitas Planning Department

Table 1: Mitigation Monitoring and Reporting Program

Impact	Mitigation Measures	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
4.4 Biological Resources				
The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	BIO-1: If feasible, all vegetation removal shall be conducted during the non-breeding season (i.e., September 1 to January 31) to avoid direct impacts to nesting birds. If such work is scheduled during the breeding season, a qualified biologist or ornithologist shall conduct a pre-construction survey to determine if any birds are nesting within the project site. The pre-construction survey shall be conducted within 15 days prior to the start of work from March through May (since there is a higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through July. If active nests are found during the survey, the biologist or ornithologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the buffer shall be determined by the biologist or ornithologist in consultation with the California department of Fish and Wildlife, and would be based on the nesting species, its sensitivity to disturbance, and the expected types of disturbance.	Prior to vegetation removal, vegetation trimming, or ground-disturbing activities	Project Applicant/ Construction Contractor	City of Milpitas Planning Department
4.5 Cultural Resources				
The proposed project could cause a substantial adverse change in the significance of a historical resource.	CULT-1a: Prior to project ground disturbance, all construction contractor(s) responsible for overseeing and operating ground-disturbing mechanical equipment (e.g., on-site construction managers and backhoe operators) shall be alerted to the sensitivity of the project site for buried archaeological deposits. A qualified archaeologist shall conduct a "tailgate presentation" to alert relevant construction personnel of the appropriate procedures that should be undertaken if archaeological deposits or human remains are encountered during construction.	Prior to any ground disturbing activities	Project Applicant/ Construction Contractor	City of Milpitas Planning Department
	CULT-1b: Project ground disturbance shall be monitored by a qualified archaeologist. Monitoring shall continue at this location until the archaeologist determines that there is a low potential for subsurface archaeological deposits. The archaeological monitoring shall be overseen by an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards for archaeology.	During all ground disturbing activities	Project Applicant/ Construction Contract	City of Milpitas Planning Department
	CULT-1c: Should an archaeological deposit be encountered at any time during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology shall assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations for the treatment of	During all ground disturbing activities	Project Applicant/ Construction Contractor	City of Milpitas Planning Department

Table 1: Mitigation Monitoring and Reporting Program

Impact	Mitigation Measures	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<i>CUL-1c continued</i>	the discovery. If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), the applicant shall be responsible for funding and implementing appropriate measures for documentation and treatment of the resource. These measures may include recordation of the archaeological deposit, data recovery and analysis, and public outreach regarding the scientific and cultural importance of the discovery. Upon completion of the selected measures, a report documenting the methods, findings, and recommendations shall be prepared and submitted to the City for review, and the final report shall be submitted to the Northwest Information Center at Sonoma State University. Significant archaeological materials shall be submitted to an appropriate local curation facility and used for future research and public interpretive displays, as appropriate.			
The proposed project could disturb human remains, including those interred outside of formal cemeteries.	<u>CULT-2</u> : If human remains are identified during construction and cannot be preserved in place, the applicant shall fund 1) the removal and documentation of the human remains from the project site by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology; 2) the scientific analysis of the remains by a qualified archaeologist, should such analysis be permitted by the Native American Most Likely Descendent; and 3) the reburial of the remains, as appropriate. All excavation, analysis, and reburial of Native American human remains shall be done in consultation with the Native American Most Likely Descendent, as identified by the California Native American Heritage Commission.	During all ground disturbing activities	Project Applicant/ Construction Contractor	City of Milpitas Planning Department
4.7 Geology and Soils				
The proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<u>GEO-1</u> : Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this mitigation, a "qualified paleontologist" shall be an individual with the following qualifications: (1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer-reviewed paleontological journals; (2) at least two years of professional experience related to paleontology; (3) proficiency in recognizing fossils in the field and determining their significance; (4) expertise in local geology, stratigraphy, and biostratigraphy; and (5) experience collecting vertebrate fossils in the field. If the paleontological	During all ground disturbing activities	Project Applicant/ Construction Contractor	City of Milpitas Planning Department

Table 1: Mitigation Monitoring and Reporting Program

Impact	Mitigation Measures	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<i>GEO-1 continued</i>	resources are found to be significant and project activities cannot avoid them, measures shall be implemented to ensure that the project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City for review. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials. Public educational outreach may also be appropriate. The project applicant shall inform its contractor(s) of the sensitivity of the project site for paleontological resources and shall verify that the following directive has been included in the appropriate contract documents: <i>“The subsurface of the construction site may be sensitive for fossils. If fossils are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Fossils can include plants and animals, and such trace fossil evidence of past life as tracks or plant imprints. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Contractor acknowledges and understands that excavation or removal of paleontological material is prohibited by law and constitutes a misdemeanor under California Public Resources Code, Section 5097.5.”</i>			
4.8 Greenhouse Gas Emissions				
The proposed project may be inconsistent with the City's adopted Climate Action Plan.	<u>GHG-1:</u> The project applicant shall demonstrate compliance with the applicable measures to the City Planning Division prior to the issuance of a building permit. The following measures are considered to be applicable, feasible, and effective in reducing greenhouse gas emissions generated by the project: • Use reclaimed water, when available. • Provide unbundled parking. • Display real-time transit information within the lobby.	Prior to issuance of a building permit	Project Applicant	City of Milpitas Planning Department

Table 1: Mitigation Monitoring and Reporting Program

Impact	Mitigation Measures	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
4.9 Hazards and Hazardous Materials				
The proposed project could result in the release of hazardous materials into the environment as a result of ground disturbing activities.	HAZ-1: Prior to the issuance of grading permits, a limited soil gas and groundwater investigation shall be conducted at the site to determine whether MTBE, TBA, or other VOCs are present in the site subsurface at levels above established construction worker and residential environmental screening levels. Any soil with MTBE, TBA, or other VOCs concentration levels that exceed California State Title 26 threshold limits would be classified as a hazardous material. Once the soil sampling analysis is complete, a report of the findings shall be provided to the Planning Manager of the City of Milpitas Planning & Neighborhood Services Department for review prior to issuance of grading permits. If contaminated soils are found in concentrations above established thresholds for worker safety, a Site Management Plan (SMP) shall be prepared by a qualified hazardous materials consultant to establish management practices for handling contaminated soil or other materials encountered during construction activities.	Prior to the issuance of a grading permit	Project Applicant	City of Milpitas Planning Department
4.10 Hydrology and Water Quality				
The proposed project could violate water quality standards or waste discharge requirements.	HYD-1: Prior to construction, the project applicant shall prepare and implement a SWPPP, meeting Construction General Permit requirements (State Water Resources Control Board Order No. 2009-000-DWQ, as amended) designed to reduce potential adverse impacts to surface water quality through the project construction period. The SWPPP shall be submitted to the City for review and approval prior to the issuance of any permits for ground disturbing activities. The SWPPP shall be prepared by a Qualified SWPPP Developer in accordance with the requirements of the Construction General Permit. These include: BMPs for erosion and sediment control, site management/housekeeping/waste management, management of non-stormwater discharges, run-on and runoff controls, and BMP inspection/maintenance/repair activities. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction. The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate (depending on the Risk Level), sampling of the site effluent and receiving waters. A Qualified SWPPP Practitioner shall be responsible for implementing the BMPs at the site and performing all required monitoring and inspection/maintenance/repair activities.	Prior to the issuance of grading permits	Project Applicant	City of Milpitas Planning Department City of Milpitas Engineering Department

Table 1: Mitigation Monitoring and Reporting Program

Impact	Mitigation Measures	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
The proposed project could violate water quality standards or waste discharge requirements.	HYD-2: The project applicant shall fully comply with the Water Board stormwater permit requirements, including Provision C.3 of the MRP. The project applicant shall prepare and implement a SCP for the project. The SCP shall be submitted to the City for review and approval prior to the issuance of any permits for ground disturbing activities. The SCP would act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the operation of the proposed project. At a minimum, the SCP for the project shall include: • An inventory and accounting of existing and proposed impervious areas. • Low Impact Development (LID) design details incorporated into the project. Specific LID design may include, but is not limited to: using pervious pavements and green roofs, dispersing runoff to landscaped areas, and/or routing runoff to rain gardens, cisterns, swales, and other small-scale facilities distributed throughout the site. • Measures to address potential stormwater contaminants. These may include measures to cover or control potential sources of stormwater pollutants at the project site. • A Draft Stormwater Facility Operation and Maintenance Plan for the project site, which will include periodic inspection and maintenance of the storm drainage system. Persons responsible for performing and funding the requirements of this plan shall be identified. This plan must be finalized prior to issuance of building permits for the project.	Prior to the issuance of grading permits	Project Applicant	City of Milpitas Planning Department City of Milpitas Engineering Department
4.13 Noise				
The proposed project could expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	NOI-1: The project contractor shall implement the following measures during construction of the project: • Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. • Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site. • Locate equipment staging in areas that would create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all project construction. • Ensure that all general construction related activities are restricted to 7:00 a.m. and 7:00 p.m.	During all phases of construction	Project Applicant/ Construction Contractor	City of Milpitas Planning Department

Table 1: Mitigation Monitoring and Reporting Program

Impact	Mitigation Measures	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<i>NOI-1 continued</i>	Designate a "disturbance coordinator" at the City of Milpitas who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to correct the problem.			
The proposed project could conflict with the City's noise and land use compatibility standards.	<u>NOI-2:</u> In order to comply with the City's noise and land use compatibility standards, the following measures shall be implemented: - The proposed project shall include the installation of air conditioning which would allow hotel room windows to remain closed. - Standard building construction requirements consisting of windows and doors with a minimum rating of STC-28 are incorporated.	Prior to the issuance of a building permit	Project Applicant	City of Milpitas Planning Department City of Milpitas Public Works Department
4.17 Transportation				
The proposed project could substantially increase hazards due to a geometric design feature.	<u>TRA-1:</u> The project applicant shall implement one of the following measures to ensure adequate sight distance at the basement garage entrance: (1) setting back the building facing the main drive aisle; (2) using a see-through metal fence instead of the proposed short wall; (3) installing convex mirrors; or (4) installing audible and flashing lights warning system to alert vehicles on the main drive aisle of vehicles exiting the basement parking garage. The City shall confirm implementation of one of these measures prior to issuance of a building permit.	Prior to the issuance of a building permit	Project Applicant	City of Milpitas Planning Department City of Milpitas Engineering Department
	<u>TRA-2:</u> Prior to final design and issuance of a building permit, the site plan shall be reviewed by City staff to assess the adequacy of the garage entrance and ramp dimensions. Specifically, the ramp shall be able to accommodate two vehicles traveling in opposite directions simultaneously and shall provide adequate sight distance.	Prior to the issuance of a building permit	Project Applicant	City of Milpitas Planning Department City of Milpitas Engineering Department
	<u>TRA-3:</u> Prior to issuance of a building permit, the City shall confirm that the proposed project garage either (1) provides a vehicle turn around area at the end of the dead-end aisle or (2) shall be used for assigned parking only.	Prior to the issuance of a building permit	Project Applicant	City of Milpitas Planning Department City of Milpitas Engineering Department

Source: LSA 2019.

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455 E. Calaveras Blvd.
Milpitas, CA 95035

File with: Milpitas City Clerk
Milpitas City Hall, 3rd floor
455 E. Calaveras Blvd.
Milpitas, CA 95035

If questions, call:

PLANNING: (408) 586-3271
CITY CLERK: (408) 586-3001

City Clerk's Office

JAN 27 2020

RECEIVED

9:33 pm

PC



1. APPELLANT(S):

Name: Joseph R. Gigantino Jr
Company: Milpitas Fitness Inc
Address: 1477 Dry Creek Rd.
City/State/Zip: San Jose CA 95125

2. DECISION BEING APPEALED:

I (we), the undersigned, do hereby appeal a decision of the Planning Commission's (or other body's) approval of: Not adopting resolution No. 19-028.

Denying site permit SD18-0012, CUP UP18-0012, Environmental Assessment # 18-0002. Date of decision was January 15, 2020

PROJECT: La Quinta Hotel

LOCATION: 1000 Jacklin Road

DATE OF DECISION BEING APPEALED: January 15, 2020

3. STATE THE SPECIFIC RELIEF WHICH THE APPELLANT SEEKS: Appellant is seeking adoption of Resolution No. 19-028, adoption of mitigated Negative Declaration + mitigation monitoring + reporting program and approval of Site Development Permit No. SD18-0012, CUP # UP18-0012 and Environmental Assessment # 18-0002.

4. SUMMARY OF REASONS WHY THE APPELLANT CLAIMS ENTITLEMENT TO THE RELIEF SOUGHT: Appellant presented to the Planning Commission all support materials, plans, renderings and statics as requested in the motion from the 12/11/19 PC meeting. The Appellant believes the denial of Resolution 19-028 was not based upon the facts presented. The reason for denial was that the hotel would not foster community pride through the beautification of a 40 yr. old outdated empty building. Planning staff report concluded that the hotel will beautify the property with a modern hotel, interesting architecture and improved aesthetics. Therefore the project is consistent with the General Plan. Staff also concluded that with the conditioned measures to mitigate height and visual prominence impacts, and traffic, the project is consistent with the Zoning Code, pending approval of the Conditional Use Permit.

I, the undersigned, acknowledge the procedures for filing an appeal, including the responsibilities of public notices in accordance with the Milpitas Municipal Codes Title XI 10-64.04, as prescribed for zoning related hearings, and Title I 20-2.02 for Notices provided by mail.

DATE: 1/27/20
\$1,858

☒ PAID Filing Fee \$100.00
Cash

☒ Check No.

Ch # 1447

SIGNATURE

PRINT NAME: Joseph R. Gigantino

ADDRESS 1477 Dry Creek Rd

CITY/ST/ZIP San Jose CA 95125

PHONE #s: 408/605-4840

E-MAIL ADDRESS: Joe@workout.com

FORM & FEE RECEIVED BY:

Pam Caronogian
(PAM CARONOGIAN)
DEPUTY CITY CLERK
(City staff name)

DATE RECEIVED:

1/27/2020 @ 2:33 pm

Chk # 1447 ~ \$1,858



MILPITAS PLANNING COMMISSION STAFF REPORT

December 11, 2019

APPLICATION:

LA QUINTA HOTEL – 1000 JACKLIN ROAD – P-SD18-0012, P-UP18-0012, P-EA18-0002. An application for a Site Development Permit to allow the demolition of an existing 22,300-square foot commercial building (former health club) and the development of a new 105-room hotel, up to 73 feet in height (five stories), with a single level of underground parking and associated site improvements; and a Conditional Use Permit to allow the hotel use in the Highway Services Zoning District, an increase of allowable floor area ratio from 0.50 to 1.63, the relocation of wireless telecommunication antennas and equipment to the rooftop of the building, and the on- and off-sale of beer and wine (Type 70 and Type 20 Alcoholic Beverage License) on a 1.14-acre site located at 1000 Jacklin Road. The proposed action includes adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) in compliance with the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Staff recommends that the Planning Commission:

Conduct a public hearing and adopt Resolution No. 19-028, adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in compliance with the California Environmental Quality Act and approve Site Development Permit No. SD18-0012, Conditional Use Permit No. UP18-0012, and Environmental Assessment No. EA18-0002 to allow the demolition of an existing 22,300-square foot commercial building (former health club) and development of a new 105-room, five-story hotel with various site improvements; allow an increase in FAR from 0.50 to 1.63; allow the relocation of existing wireless telecommunication antennas and equipment on the site to the rooftop of the new building; and allow the on-premises sale of alcoholic beverages (beer and wine) on a 1.14-acre site located at 1000 Jacklin Road, subject to required findings and Conditions of Approval.

LOCATION:

Address/APN:

1000 Jacklin Road (APN: 028-05-015)

Area of City:

South of Jacklin Road / West of Interstate 680

PEOPLE:

Project Applicant:

Joseph Gigantino

Consultant(s):

Mark Tiernan (Representative)

Case Design Group (Architect)
Carlson, Barbee & Gibson (Engineer)

Property/Business Owner: Joseph Gigantino
Project Planner: Lillian Hua, Associate Planner

LAND USE:

General Plan Designation: Highway Services (HWS)
Zoning District: Highway Services (HS)

ENVIRONMENTAL:

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act (CEQA). The IS/MND was available for public review from July 19, 2019 through August 7, 2019. The IS/MND is available for public inspection at City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035 and the City's website.

EXECUTIVE SUMMARY

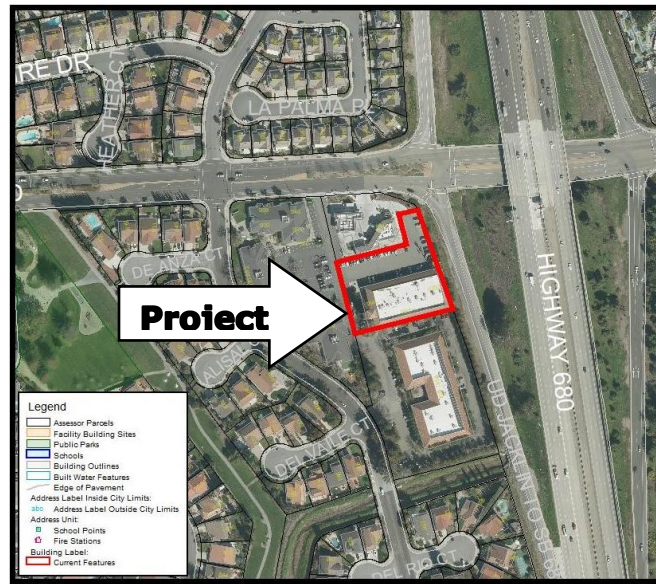
The application includes two entitlement requests to allow the future development of a 105-room, five-story hotel building, as follows:

1. Site Development Permit SD18-0012: To allow the development of a five-story building with 105 hotel rooms on the 1.14-acre site; and
2. Conditional Use Permit UP18-0012: To allow the hotel use, increase of allowable floor area ratio from 0.50 to 1.63, the relocation of wireless telecommunication antennas and equipment to the rooftop of the building, and the on- and off-sale of beer and wine (Type 70 and Type 20 Alcoholic Beverage License); and
3. Environmental Assessment EA18-0002: To review and assess all requested entitlements for consistency with the California Environmental Quality Act (CEQA).

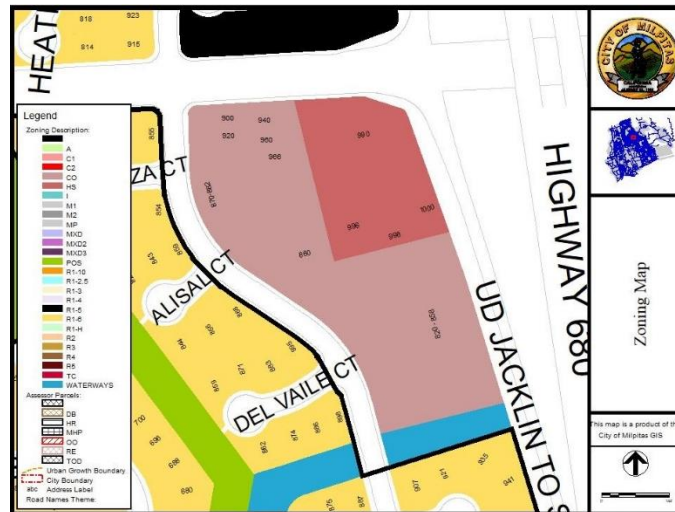
Staff has reviewed the requests outlined above and found them compliant with the policies, standards, and processes outlined in the City of Milpitas General Plan, Zoning Ordinance, and Municipal Code. The balance of this report provides specific details regarding each of these requests.

Staff recommends that the Planning Commission open and close the public hearing, consider the Initial Study and Mitigated Negative Declaration, and adopt Resolution No. 19-028, approving the above applications, subject to the conditions of approval included in Exhibit 1.

Map 1: Project Location



Map 2: Project Zoning Map



BACKGROUND

History

On October 6, 1977, the Planning Commission approved “S” Zone plans for a 22,300 square-foot, two-story indoor sports facility and associated site improvements on the 1.14-acre subject site.

On May 8, 1996, the Planning Commission approved Conditional Use Permit No. UP 1339 for a 60-foot monopole for a wireless telecommunication facility and construction of a 173 square-foot equipment shelter on the north side of the building. The Planning Commission also approved the following amendments to the wireless telecommunications facility:

- On July 24, 1996, the Planning Commission approved UP1352, to allow co-location of two other carriers and construction of a second equipment enclosure on the east side of the building.
- On November 18, 1998, the Planning Commission approved Conditional Use Permit Amendment No. UP1339 to allow an antenna replacement.
- On June 28, 2000, the Planning Commission approved an “S” Zone Amendment to install wireless telecommunication antennas and an equipment enclosure.
- On May 28, 2003, the Planning Commission approved the “S” Zone Amendment for a new 62’-10” tall clock tower located on the west side of the building. The clock tower was designed and constructed to conceal twelve wireless telecommunication antennas.
- On September 12, 2012, the Planning Commission approved Conditional Use Permit No. UP12-0017 and Minor Site Development Permit No. MS12-0034 for removal of three existing panel antennas with three new panel antennas, installation of six new remote radio units, and replacement of existing equipment cabinets on an existing wireless telecommunication monopole.
- On May 28, 2014, the Planning Commission approved Conditional Use Permit Amendment No. UA14-0001 to install three new panel antennas to the existing monopole tower and associated equipment.

More recently, the building tenants included Fitness 19 and Unlimited MMA (Mixed Martial Arts).

PROJECT DESCRIPTION

Overview

The proposed development consists of a five-story, 105-room hotel with 38 underground parking spaces and 67 surface parking spaces. The total area of the hotel will be 64,833 square feet. The brand and type of hotel is known as La Quinta Inn and Suites by Wyndham Hotels. The brand is a chain of limited service hotels oriented towards business travelers. The hotel includes king, double queen, and double queen suites, a great room lounge area and bar, a meeting room, fitness area, and an indoor pool and spa. The project also includes a request for the on- and off-sale of beer and wine (Type 20 and Type 70 Alcoholic Beverage License) at the hotel bar and pantry.

Location and Context

The project site is located at the southwest quadrant of I-680 and Jacklin Road and zoned Highway Services. The site is currently occupied by a 22,300 square-foot indoor sports facility, a monopole with 15 antennas, a stealth clock tower with 12 antennas, and various other wireless telecommunication equipment and enclosure. The structure and the existing telecommunication equipment would be demolished for the proposed new development. The site is a land-locked parcel located behind the Shell gasoline station, near the I-680 southbound on-ramp. Table 1 below summarizes the project site’s land use designation and surrounding uses:

Table 1:
Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Uses
Subject Site	Highway Services (HWS)	Highway Services (HS)	Indoor Sports Facility
North	Highway Services (HWS)	Highway Services (HS)	Shell gasoline station
South	Professional and Administrative Office (PAO)	Administrative and Professional Office (CO)	Hillview Office Center
East	N/A	N/A	Interstate 680
West	Professional and Administrative Office (PAO)	Administrative and Professional Office (CO)	Jacklin Commons KinderCare

PROJECT ANALYSIS

General Plan Conformance

The General Plan designation for the subject property is Highway Services, which allows a wide range of personal and business services primarily oriented to automobile customers as well as transient residential uses such as motels or mobile home parks. This designation includes those commercial uses which customarily locate outside the Central Business District area and tend to require well-maintained grounds. The project is bounded by the Highway Services (HS) Zoning District to the north and Administrative and Professional Office (CO) to the west and south. Interstate 680 is located to the east of the subject property.

The project is in conformance with the applicable policies and standards in the City's General Plan, as outlined in Table 2:

Table 2:
General Plan Consistency

Policy	Conformance
2.a-I-7: <i>Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication, and promote business retention.</i>	Consistent. The project will expand employment opportunities through construction and operational jobs (est. 20-25 full time jobs and 5-7 part time jobs) within the hospitality sector. The addition of a new hotel in the area will also promote business activities in the City and minimize commute times for business travelers in the area.
2.a-I-12: <i>Consider conversion from one employment land use to another, where the conversion would retain or expand employment capacity and revenue generation, particular for intensification on-site if the proposed conversion would result in a net increase in revenue generation</i>	Consistent. The project converts an existing indoor sports facility to a hotel, resulting in a likely increase in revenue generation through such mechanisms as property taxes, transient occupancy taxes (TOT), and sales tax. It will encourage tourism within the City, as tourists from different parts of the country and world need access to goods and services within the City, which further generates revenue.
2.a-I-6: <i>Endeavor to maintain a balanced economic base that can resist downturns in any one economic sector</i>	Consistent. The proposed use will levy the transient occupancy tax per room each day, which provides the City with additional revenue needed to maintain a balanced economic base. Along with temporary housing for business travelers on the weekdays, the location allows tourists to access public transit via the bus stop along Jackson Road to transport people to major entertainment sectors in Santa Clara County, such as Levi's Stadium and the SAP Arena.
2.a-I-17: <i>Foster community pride and growth through beautification of existing and future development.</i>	Consistent. The development will upgrade the parcel by demolishing an existing underutilized 40-year-old building and replacing it with a new modern hotel, improving the site's aesthetics, visibility, curb appeal, and general circulation throughout the development.

The project is consistent with the General Plan in the following manner:

- Elevates the City's economic development goals through job creation within the construction and hospitality sector;
- Establishes an additional transient occupancy tax generator, with little to no impact on long standing residential uses;
- Highlights and reinforces the City's economic development goals by providing a pleasant venue for overnight guests who likely utilize goods and services of local businesses.

Zoning Conformance

The proposed project conforms to the development standards required in the Highway Services zone (HS). Table 3 below demonstrates project consistency with these development standards:

Table 3: Zoning Conformance

	Standard	Proposed	Complies?
<u>Setbacks</u> (Minimum)			
Front (North)	Major Street: 50' All other streets: 0'	134.1'	Yes
Side Yard (West)	0'	17'6"	Yes
Side Yard (East)	15' when abutting R District	4'5"	Yes
Rear (South)	0' 15' when abutting R District	3'2"	Yes
<u>Floor Area Ratio</u> (Maximum)	0.50	1.63	Yes*
<u>Building Height</u> (Maximum)	None	73' (five stories)	Yes
<u>Landscaping</u>	25% of front yard setback	0' required front yard setback, so no landscaping required	Yes
<u>Off-Street Parking</u>	1 per guest room 105 rooms=105 spaces	105 spaces	Yes
* This project requires approval of a Conditional Use Permit to allow an increase in FAR based on acceptable findings.			

Parking

The project site has an existing license parking agreement with the westerly adjacent property, known as Jacklin Commons KinderCare. However, the adjacent property owner and the project applicant will no longer continue the license agreement. Therefore, the applicant has revised the plans to reduce the number of rooms to 105 in order to satisfy their parking requirement. Based on the parking requirements for use pursuant to MMC Section XI-10-53.09, the project requires one parking space per guest room. Since the hotel has 105 guest rooms, the parking requirement is 105 spaces. The project provides 38 parking spaces in the basement and 67 parking spaces in the surface lot, totaling the required 105 spaces.

As demonstrated above, the proposed project is consistent with the development standards and zoning regulations pertaining to the HS zoning district, except for the Floor Area Ratio (FAR). Information regarding the required CUP, including analysis of the proposed hotel use, the FAR exception, and the proposed on-site sale of alcoholic beverages follows below.

Conditional Use Permit

A Conditional Use Permit (CUP) pursuant to Milpitas Municipal Code Section(s) XI-10-57.04, XI-10-7.02, XI-10-2.03 (“Floor Area Ratio” definition) and Milpitas Municipal Code Table XI-10-5.02-1, is required for the project for the following items:

- The proposed hotel use
- An exception to the allowable Floor Area Ratio (FAR)
- On-site alcoholic beverage sales

Proposed Hotel Use

The proposed hotel use is a conditionally permitted use within the underlying Highway Services General Plan land use designation and zoning. The project is a compatible land use that provides travel and business accommodations as well as conference facilities that cater to both local and regional employment centers as well as regional attractions, such as Levi’s Stadium in Santa Clara, Oracle Arena and Oakland-Alameda County Coliseum in Oakland, and SAP Center in San Jose. The project also replaces a 40-year-old indoor sports facility with a new use that will generate revenue for the City via property taxes, sales tax, and Transit Occupancy taxes. The project also improves the site physically and aesthetically with a new five-story structure that supports new economic, business and employment opportunities, including approximately 20 to 25 full and part-time jobs for operations of the facility. The findings required for approval of a CUP are provided below.

Exception to allowable Floor Area Ratio (FAR)

As previously discussed, the project complies with all development standards for the Highway Services Zoning District except for the Floor Area Ratio (FAR). The project proposes a Floor Area Ratio of 1.63 while the Highway Services Zoning Designation has a maximum allowance of 0.50.

The FAR can be increased through the approval of a CUP, per Milpitas Municipal Code Section XI-10-2.01 (“Floor Area Ratio” definition) if findings can be made to demonstrate the following: 1) the proposed development will generate low-peak hour traffic, and 2) will not create a dominating visual prominence. Staff recommends approval of the FAR increase due to the proposed use and the quality and style of architecture proposed for the structure.

- **Low-Peak Hour Traffic** – To confirm the project’s traffic generation, the City conducted a Traffic Operations Analysis in accordance with the California Environmental Quality Act (CEQA). The Traffic Operations Analysis is available on the City’s website as an appendix to the Initial Study/Mitigated Negative Declaration, and a supplemental memo detailing the project’s traffic generation is included as Attachment E. The project would generate 41 AM and 34 PM peak hour trips. AM peak hour traffic is defined as 7:00AM to 9:00AM, and PM peak hour traffic is defined as 4:00PM to 6:00PM. Since the project would generate fewer than 100 net new trips during the AM and PM peak hours, a full traffic impact study is not necessary per Valley Transportation Authority (VTA) Transportation Impact Analysis (TIA) guidelines. Furthermore, the number of projected AM and PM peak hour trips will not significantly degrade nor result in a critical delay of the Level of Service (LOS) in the immediate area. For these reasons, staff has determined the project does not significantly generate peak hour traffic, during both the AM and PM times.
- **Dominating Visual Prominence** - The proposed hotel design and exterior components substantially decrease the potential for creating a dominating visual prominence. The exterior finishes include ceramic tiles in a vintage wood slot design and light and dark shades of gray stucco. Colors include “thunder gray” and “mega greige”. These colors are darker earth tones that will blend well with existing buildings in the surrounding business park. The building is also setback 250 feet from Jacklin Road and 240 feet from Hillview Drive. While the height of the building is taller than the existing buildings in the immediate vicinity, it is commensurate in size to nearby lodging establishments, like the Embassy Suites (nine stories), located one freeway exit south of the project site on Calaveras Boulevard. Additionally, the renderings (Figures 1, 2, and 3) demonstrate that the new building will not create a dominating visual prominence. The project’s entry tower will be 72’ tall, while the top of the fifth-floor rooms will be 55’6.5” from the ground. The proposed FAR will not create a dominating visual prominence as the existing clock tower is 62’10”, and the change in height and building mass will not create a dominating visual prominence. The proposed design, its architectural elements, and the commensurate sizes of nearby lodging establishments, including, but not limited to, Embassy Suites (nine floors), Extended Stay America (three floors), Home2 Suites (five floors), and Holiday Inn (four floors) enable the proposed project to appropriately fit into the neighborhood and the City, and thus meets the required findings.



Figure 1: View from Jacklin and North Hillview



Figure 2: View from DeAnza Court



Figure 3: View from Alisal Court

On-site Alcoholic Beverage Sales

The Highway Services Zoning District allows alcoholic beverage sales via a Minor Conditional Use Permit, per Milpitas Municipal Code Table XI-10-5.02-1. The applicant is requesting a Type 70 (On Sale General – Restrictive Service) and Type 20 (Off-Sale Beer and Wine) licenses from the Department of Alcohol Beverage Control (ABC), which authorizes and governs such licenses. A Type 70 license authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises. This type of license is normally issued to a “suite-type” hotel, which exercises the license privileges with “complimentary” happy hour to members and guests of the hotel brand. A Type 20 license authorizes the sale of beer and wine for consumption off the premises where sold. The applicant is requesting to serve beer and wine during an evening social from 6-7:30pm, three to four days a week, and to sell beer and wine in the lobby’s market area, adjacent to the front desk. The license types have been discussed and approved by the Police Department, with the implementation of standard conditions associated with alcohol sales.

According to ABC, the project site falls within an area of undue concentration, given that the relevant census tract area is only authorized for seven on-sale licenses and currently, there are eight on-sale active licenses. For ABC to grant the pending license application, the applicant will have to demonstrate to ABC that public convenience or necessity would be served by its issuance (Business & Professions Code Section 23958.4(b)(1)). If ABC approves the licenses, the City will assist in the documentation needed by ABC to obtain such license.

The Milpitas Police Department reviewed the proposed license types for this location and recommends the following conditions of approval in the Resolution to address public safety:

- Responsible Alcohol Training - Permittee shall be solely responsible and liable for ensuring that all employees receive “Responsible Alcoholic Beverage Service” training as offered through programs established by the Alcoholic Beverage Control of the State of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours and made available for copy and inspection upon City request.
- Alcoholic Beverage Control Licensing - Permittee shall comply with all applicable State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol at all times.

As demonstrated above, the appropriate conditions which ensure the public health and safety of the City have been incorporated into the resolution to authorize the sale of alcoholic beverages and enable staff to recommend approval of the on-site alcoholic beverage sales for the project.

Wireless Communication Equipment

As discussed in the background section above, the project site obtained a Conditional Use Permit for a 60-foot monopole for a wireless telecommunication facility and various equipment enclosures around the existing building, as well as a 62’-10” tall clock tower containing antennas located on the west side of the building. The proposed project involves the demolition of the existing building, and therefore, removal of the wireless telecommunication equipment and enclosures. During the construction process, the wireless carriers will temporarily be allowed a Cell on Wheels (COW) inside a new enclosure in the surface parking lot. COWs are telecommunication infrastructures placed on a trailer approved for their temporary use. However, the COWs shall be limited to one enclosure and shall be limited in duration to the construction of the building. The COWs and the enclosure shall be removed prior to issuance of the Certificate of Occupancy.

Once the new building has been constructed, the project will relocate all wireless equipment from the monopole to the building’s rooftop. All equipment will be screened from view pursuant to MMC Section XI-10-54.16.

Site & Architectural Design

The applicant worked diligently with staff to create a design that is of high quality and substantial scale of the surrounding commercial and residential areas. This includes changes to the previous color palette and placement and articulation of exterior materials. Further distinctive architectural features include the following:

- The building is designed with modern architectural features. The design provides articulation and visual interest with change in plane on the front and rear facades, as the “**Mega Greige**” stucco panels are recessed while the “**Iron Corten**” ceramic panels project forward to break up the mass of the overall building façade.
- Building materials include a combination of three-part stucco in “mega greige,” “thunder gray,” and “duck white,” and ceramic panels in “iron corten”.
- The ground floor features clear, anodized glass windows with aluminum frames, accentuated by the aluminum flush porte-cochere in a stone white finish.

- High quality, modern signage and associated logo.

The north and south sides of the building face Interstate 680. All elevations are accentuated by high quality design features. The design of the project is inspired by the policies associated with La Quinta “Del Sol” prototype. The product type calls for bold exterior colors, shapes, and textures. Below is a rendering going southbound on Interstate 680:



Figure 4: Proposed La Quinta Hotel via from southbound I-680

The second figure demonstrates the proposed La Quinta hotel from northbound Interstate 680 freeway.



Figure 5: Proposed La Quinta Hotel from northbound I-680

Landscaping

The existing conditions of the project site consist of ornamental landscaping along the perimeter and one mature tree located on the western border of the site. One mature tree will be removed, and nineteen trees will be planted as part of the proposed project.

The landscaping plan includes shrubs, small evergreen trees, and adequate groundcover throughout the site. The site periphery will receive new landscaping, including several trees within the parking area to provide shading and mitigate any potential heat island effect.

Traffic

As previously discussed, a traffic operations analysis report was conducted for the project. The report reviewed trip generation, impact analysis, parking, and site circulation. In conclusion, the proposed project is consistent with the land uses permitted as per the City of Milpitas General Plan and is projected to add approximately 422 daily trips. The number of daily trips (including a.m. and p.m. peak hour trips) are not projected to have a significant impact on the LOS in the immediate vicinity.

Access & Circulation

The project site is near Interstate 680 and Jacklin Road. The project utilizes four existing shared driveways: two on Jacklin Road and two on North Hillview Drive, which provide multiple routes for guests to access the hotel. Onsite circulation and drive aisles have been reviewed by staff to ensure ample access and spacing requirements for fire truck access and solid waste management. The site will include 67 surface parking spaces and 38 subterranean parking spaces. The basement garage would be accessed via the entrance on the west side of the hotel building adjacent to the main north-south drive aisle connected to Jacklin Road.

Due to the landlocked nature of the parcel, the developer has obtained pedestrian access rights through the adjacent westerly property.

Grading, Drainage and Stormwater

The scope includes the demolition of the existing building and all surface pavements on the site. The total depth of excavation for development of the underground parking garage and all utilities is nine feet. A total of 6,500 cubic yards of soil are anticipated to be cut, 2,000 cubic yards of soil are anticipated to be filled, and approximately 4,500 cubic yards of cut are anticipated to be exported offsite in a total of 450 truck trips.

The proposed project would not result in a change in impervious surface. Upon completion, the project would cover approximately 44,950 square feet (91 percent) of the project site with impervious surface and the remaining 4,775 square feet (9 percent) with pervious surface. The proposed storm drainage infrastructure would drain towards the center of the site into a new 12-inch storm drain. Bioretention areas would also provide appropriate vegetation and water quality treatment in vegetated areas. On-site drainage is required to be compliant with the Santa Clara County National Pollutant Discharge Elimination System (NPDES) C.3 requirements for Low Impact Development (LID).

Utilities

The project site is in an urban area and is currently served by existing utilities, including: water, sanitary sewer, storm drainage, electricity, gas, and telecommunications infrastructure. Existing and proposed utility connections are discussed below.

Solid Waste and Wastewater

The project includes a new trash enclosure located in the northeast portion of the project site in the parking lot, adjacent to Interstate 680. The color and materials of the trash enclosure will blend in with the proposed building.

The San Jose/Santa Clara Water Pollution Control Plan (WPCP) provides wastewater treatment for Milpitas. The City maintains existing sanitary sewer lines within the vicinity of the site, including a 12-inch line within the driveway west of the project site. The project also includes the installation of a new on-site 6-inch wastewater line that would connect to the City's existing line.

Water

Water service is provided by the Santa Clara Valley Water District (SCVWD). The proposed project includes the installation of new water lines on the site would connect to the existing 8-inch main located within the driveway west of the project site.

Electricity and Gas

The proposed project would include connections to the existing Pacific Gas and Electric (PG&E) electricity and gas lines. An existing transformer is located in the southwest corner of the project site. The transformer would provide electricity to the project site.

Green Building

As required by the Cal Green (Building) Code, the Milpitas Municipal Code and the Climate Action Plan, the proposed hotel building will achieve LEED silver status.

Climate Action Plan

The City of Milpitas adopted a Climate Action Plan (CAP) in 2013 and established Greenhouse Gas (GHG) reduction goals, policies and actions for new and existing development projects. The CAP identifies six main Action Areas with specific GHG reduction measures, including energy, water, transportation and land use, solid waste, and off-road equipment. The proposed project is consistent with several CAP measures, for example, those associated with the Transportation and Land Use Action Area. The project consists of a new hotel on an infill site that locates guests and employees near existing residential and commercial uses, reducing the demand for travel by single occupancy vehicles. Implementation of Mitigation Measure GHG-1 would require the proposed project to include the applicable measure:

Mitigation Measure GHG-1: The project shall demonstrate compliance with the applicable measures to the City Planning Division prior to the issuance of building permits. The following measures are applicable, feasible, and effective in reducing greenhouse gas emissions generated by the project:

- Use reclaimed water, when available
- Display real-time transit information within the lobby

Implementation of Mitigation measure GHG-1 would implement applicable measures included in the CAP that are applicable to the project to reduce GHG emissions. Overall, the mitigated project would implement GHG reduction measures in compliance with the CAP and, therefore, would not be a significant source of GHG emissions.

Development Fees

The development is subject to the following fees, payable at the time of building permit:

Public Art Fee

The project will comply with the City's Public Art Requirements for Private Development, as outlined in Milpitas Municipal Code Section XI-10-14. The fee is currently set at one-half of one percent of building development costs. The proposed project will pay the fee based on the construction valuation at the time of building permit issuance.

Affordable Housing Linkage Fee

Pursuant to MMC Section XII-1-5.01, any non-residential development is subject to payment of a non-residential affordable housing linkage fee. The project will pay the fee pursuant to Resolution No. 8852. The fee will be determined by the building permit application date and collected prior to building permit issuance.

FINDINGS FOR APPROVAL

A finding is a statement of fact relating to the information that the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action.

Site Development Permit

To approve the Site Development Permit, the following findings must be made pursuant to Milpitas Municipal Code Section XI-10-57.03(F):

1. *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

The project's contemporary architecture is compatible and appropriate with the surrounding buildings and uses within the immediate area. More specifically, the incorporation and combination of natural exterior materials and colors complement the recently renovated Shell Gas Station. The front elevation of the hotel building is oriented to the site facing north towards the proposed onsite vehicle circulation and parking area. The rear of the building will face the Hillview Office Center and the west side of the building will face the Jacklin Commons KinderCare. The surrounding buildings are primarily one-story commercial office buildings. Although the project proposes a total of five (5) stories, the landscaping will ensure the streetscape and foliage density is consistent with the surrounding area. La Quinta's "Del Sol" product type's design concept is consistent with the immediate area and creates an aesthetically pleasing and harmonious relationship with adjacent and surrounding development.

2. *The project is consistent with the Milpitas Zoning Ordinance.*

The project, associated use, and development criteria are consistent with the Milpitas Zoning Ordinance, as demonstrated and outlined in Table 3 above.

3. *The project is consistent with the Milpitas General Plan.*

The project and associated use are consistent with the Milpitas General Plan, as demonstrated and outlined in Table 2 above.

Conditional Use Permit

To approve the Conditional Use Permit, the following findings must be made pursuant to Milpitas Municipal Code Section XI-10-57.04(F)(1):

1. *The proposed use at this location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

A hotel, FAR increase, relocation of wireless communication equipment to the rooftop, and sale of all types of alcohol are conditionally permitted uses, as specified per City Code Section(s) XI-10-5.02, XI-10-2.03 (“Floor Area Ratio” definition) and XI-10-53.11. The project allows a compatible land use that provides travel and business accommodations as well as meeting space that caters to both local and regional employment centers as well as regional attractions, such as Levi’s Stadium in Santa Clara and SAP Arena in San Jose. The project is located along VTA bus route #46, with bus stops on both sides of Jacklin Road. The project also converts an existing fitness facility into a higher and better use that has the potential to generate revenue for the City in terms of transit occupancy tax, sales tax and property tax. The project fosters aesthetic improvements to the area with a new five-story structure that incorporates a harmonious design with nearby commercial office structures, which will encourage new economic, business and employment opportunities within the City of Milpitas, without having to compromise the public health, safety and general welfare of property or improvements within the general vicinity.

2. *The proposed use is consistent with the Milpitas General Plan.*

The proposed project and associated use are consistent with the Milpitas General Plan, as demonstrated and outlined in Table 2 above.

3. *The proposed use is consistent with the Milpitas Zoning Ordinance.*

The proposed project, associated use, and development criteria are consistent with the Milpitas Zoning Ordinance, as demonstrated and outlined in Table 1 above.

ENVIRONMENTAL REVIEW

An Environmental Assessment (EA18-0002) for this project was conducted by environmental consultant LSA, on behalf of the City, in accordance with the California Environmental Quality Act (CEQA), as amended, and with state and local guidelines implementing CEQA. On the basis of the Initial Study (IS), LSA has concluded that the project will not have a significant effect on the environment and, therefore, has prepared a Mitigated Negative Declaration (MND).

On July 19, 2019, the City provided a notice of intent to adopt a mitigated negative declaration to the public, responsible agencies, trustee agencies and the County Clerk. The IS/MND was

available for public review from 07/19/2019 through 08/07/2019 on the City's website. As of the drafting of this staff report, staff received no comment on the environmental document.

In connection with the adoption of the IS/MND, the record supports findings in accordance with CEQA Guidelines sections 15070, *et seq.* that:

1. The IS/MND reflects the independent judgment and analysis of the City, as lead agency under CEQA; and
2. Based upon the information contained in the IS/MND, any comments received thereon, and the whole record before the City, there is not a fair argument nor substantial evidence that the project will have a significant effect on the environment.

PUBLIC COMMENT/OUTREACH

The applicant led a community outreach session on November 6, 2019. Approximately 539 owners and residents were invited to the drop-in meeting. 13 residents attended the meeting.

Staff provided public notice of the application in accordance with City and State public noticing requirements. A notice was published in the Milpitas Post on November 29, 2019. In addition, 539 notices were sent to owners and occupants within 1,000 feet of the project site. A public notice was also provided on the project site, on the City's Website, www.ci.milpitas.ca.gov, and posted at City Hall. At the time of publishing this report, staff has received 17 public comments.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open the Public Hearing to receive comments;
2. Close the Public Hearing; and
3. Consider the Initial Study and Mitigated Negative Declaration in accordance with CEQA Guidelines, as stated; and

Adopt Resolution No. 19-028 approving Site Development Permit No. SD18-0012, Conditional Use Permit No. UP18-0012, and Environmental Assessment No. EA18-0002 to allow construction of a 105-room, five-story hotel with various site improvements, an increase to the allowable FAR from 0.50 to 1.63, the relocation of cellular antennas to the rooftop of the building, and the ability to serve and sell beer and wine on premises, subject to findings and Conditions of Approval.

ATTACHMENTS

- A: Resolution 19-028
- B: Project Plans
- C: IS/MND for La Quinta Hotel
- D: Hexagon Supplemental Traffic Memo
- E: Public Comments



MEETING MINUTES

MILPITAS PLANNING COMMISSION

December 11, 2019 7:00 PM

CITY HALL COMMITTEE ROOM

455 E. CALAVERAS BLVD., MILPITAS, CA 95035

- I. CALL MEETING TO ORDER** **Chair Mandal** called the meeting to order at 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE** **Commissioner Chua** led the Pledge of Allegiance.
- III. ROLL CALL**
- Present:** Chair Mandal, Vice Chair Morris, Commissioner Chuan, Alcorn, Chua, Ablaza
- Absent:** Commissioner Tao
- Staff:** Ned Thomas, Jessica Garner, Ethan Walsh, Adrienne Smith, Lillian VanHua, Elizabeth Medina, Assistant Police Chief Kevin Moscuzza, Economic Development Director Alex Andrade
- IV. CONFLICT OF INTEREST DECLARATION**
- City Attorney Ethan Walsh** asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.
- Chair Mandal** stated that due to conflict of interest, living within 500 feet of project sites, he will recuse himself from agenda Item #IX-1 and Item #IX-3.
- Commissioner Chua** shared that she lives along Jacklin/N. Milpitas Blvd. and has gotten clearance from City Attorney that she has no conflict of interest.
- V. APPROVAL OF AGENDA**
- Chair Mandal** asked if staff or Commissioners had changes to the agenda. **Planning Director Ned Thomas** said with the approval of the commission, that Item #IX-2 will be moved to beginning of tonight's agenda.
- Motion** to approve the December 11, 2019 agenda as amended.
- Motion/Second: Commissioner Chua/Commissioner Ablaza
- AYES: 6
- NOES: 0
- ABSTAIN: 0
- VI. ANNOUNCEMENTS**
- Planning Director Ned Thomas** provided departmental updates to the commission regarding:
- City Hall closure during the holidays, 12/24/19 through 1/1/2020.

- Due to the New Year holiday, January’s Planning Commission meeting dates have changed to the 3rd and 5th Wednesdays of the month; 1/15/20 and 1/29/20.
- At 1/15/20 meeting, we will elect new Chair and Vice Chair.
- Training/coaching for Planning Commissioners will continue in January.

Commissioner Chuan shared that he had brief phone meeting with Mark Tiernan last week and met with Mark Robson and Armando Gomez this week. He also stated that he forwarded all the public comment emails he received to the Planning Staff.

Commissioner Alcorn mentioned that he also met with Mark Robson this week.

Commissioner Chua shared that this week she also had brief meetings with the Robson team; and residents, Mr. Tayani, Mr. Doll and Ms. Navarro regarding LaQuinta Hotel.

Chair Mandal disclosed that he met with BAPS project management earlier.

VII. PUBLIC FORUM

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

Resident, Rob Means, 1421 Yellowstone Ave., shared his opinion of the lame stream media and articles of impeachment against President Trump.

Motion to close Public Forum.

Motion/Second: Commissioner Chuan/Commissioner Tao

AYES: 6

NOES: 0

ABSTAIN: 0

VIII. APPROVAL OF MEETING MINUTES

Chair Mandal called for approval of the November 13, 2019 meeting minutes of the Planning Commission.

Motion to approve Planning Commission meeting minutes as presented.

Motion/Second: Commissioner Chuan/Commissioner Chua

AYES: 5

NOES: 0

ABSTAIN: 1 (Alcorn)

IX. PUBLIC HEARING

IX-2 BAPS MANDIR FAÇADE REMODEL AND CANOPY ADDITION – 1430 California Circle – P-UA19-0002, P-MS19-0010 – Conditional Use Permit Amendment to allow an increase in building height above 35 feet within the Industrial Park Zoning District, and a Minor Site Development Permit to allow changes to an existing building

Planning Commission Meeting Minutes

December 11, 2019

Page 2

façade and associated site improvements. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301 (Existing Facilities) and Section 15183 (Projects Consistent with a Community Plan or Zoning). Project Planner: Lillian VanHua, (408) 586-3073, lhua@ci.milpitas.ca.gov

Project Planner Lillian VanHua showed a presentation and discussed the project.

Chair Mandal invited applicant to share information in regards to their project. Bhavesh Patel from BAPS shared a presentation with the Planning Commission.

Vice Chair Morris shared she loved the design. She asked how high is the façade/dome and how consistent it will be with surrounding area. A representative from BAPS said it is about 65 feet. Ms. VanHua added there is no building height limitation within the industrial park zoning district; however, the building will approximately be same height as neighboring hotels.

Commissioner Chua mentioned she saw the original project plan two years ago and is very impressed with the plans presented today. Ms. Chua asked clarifying questions in regards to design and materials that will be used. BAPS representative noted details of the design and that material will come from India. Ms. Chua commended BAPS on being a wonderful active member of the Milpitas community hosting health events, offering classes, and community services, etc. Planning Director Thomas clarified that though the building is being used for a non-industrial use in industrial zoning, improvements can be removed if returned to an industrial use building.

Commissioner Chuan asked about time frames of phases noted in the presentation. Mr. Patel said due to financing it will be in increments over the 3 years. Mr. Chuan asked if the permit issued expires in two years, what will happen then. Ms. VanHua said additional Conditions of the Approval in the resolution will allow applicant to complete all phases under initial permit issued. Mr. Chuan wanted applicant to address the public comment received in regards to loud noise when hosting events. Mr. Patel noted that the construction will not expand the building so it will not increase the the number of attendance/congregation, when hosting events PD is present making sure they are following guidelines.

Commissioner Ablaza asked if the applicant owned the property. Mr. Patel confirmed that they do own the property.

Chair Mandal asked if there has there been an outreach program to contact neighbors inviting them to events of their organization. Mr. Patel said they did an open house recently, no new people showed up, however, Ms. Chua attended. Mr. Mandal said that he was happy to hear that invitations were extended to the community.

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

Eleven members in support of the project, ranging from high school students to adults, all members of the congregation, spoke to the commission. A few comments they shared were that BAPS helped them learn spiritual values, loved the spirit of BAPS service to the community, BAPS helps people personally evolve, and BAPS Mandirs Temples is their second home.

Motion to close the public hearing.

Motion/Second: Commissioner Alcorn/Commissioner Chua

AYES: 6

NOES: 0

Motion to adopt Resolution No. 19-003, approving Conditional Use Permit Amendment UA19-0002 and Minor Site Development Permit MS19-0010, subject to the attached Conditions of Approval.

Motion/Second: Commissioner Chua/Commission Chuan

AYES: 6

NOES: 0

ABSTAIN: 0

IX-1 LA QUINTA HOTEL – 1000 Jacklin Road – P-SD18-0012, P-UP19-0012, P-EA18-0002 – Site Development Permit, Conditional Use Permit, and Environmental Assessment to allow development of a 105-room hotel, up to 73 feet in height (five stories), with a single level of underground parking, the relocation of wireless telecommunication antennas and equipment to the rooftop of the building, and the on-and off-sale of beer and wine (Type 70 and Type 20 Alcoholic Beverager License) on a 1.14-acre site in the Highway Services (HS) Zoning District. The proposed action includes consideration of an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements for the California Environmental Quality Act (CEQA). Project Planner: Lillian VanHua, (408) 586-3073, lhua@ci.milpitas.ca.gov

Project Planner Lillian VanHua showed a presentation and discussed the project.

Vice Chair Morris invited applicant of the property to share information in regards to their application. Owner, Joseph Gigantino and several LaQuinta Hotel project team members shared a presentation with the Planning Commission regarding the LaQuinta/Wyndham brand, property history, security plan, zoning and community outreach.

Commissioner Alcorn asked, if project goes into construction phase, how many construction workers will be present and parked at project site. Project Manager, Mark Tiernan said depending over the phases, over a predicted 18-month building schedule, construction personnel can range from anywhere from 25 to 60 people on site. Referencing the parking problem during the construction of the apartments surrounding The Pines, Mr. Alcorn asked about the 105 parking spaces to 105 rooms. With LaQuinta's estimate of hotel being occupied at 70-80%, Mr. Tiernan feels confident about 105 parking spaces. Mr. Alcorn asked if LaQuinta has policies in place for hotel parties/gathering. Mr. Tiernan stated that this hotel will not offer conference rooms or holiday parties; gatherings would be confined to guest rooms/suites. Another LaQuinta Hotel team member shared their guest policies; must be 21 or older, no cash reservations, credit card must be on file, noise complaint procedures, simply that they will not be a "party" hotel. Mr. Alcorn revisits the possible parking problem, that if not enough on-site parking, guests would resort to neighborhood parking. Mr. Tiernan immediately disagreed and said they will not have that problem explaining their registration procedure (providing drivers license

and license plate number) and not allowing oversized vehicles to park on premises. Mr. Gigantino noted there is no parking on Hillview Drive and would not be able to park an oversized truck in the neighboring cul de sacs. Mr. Alcorn continued to express more concerns about the parking crunch on Hillview Drive. Mr. Gigantino said guests with oversize vehicles would have other lodging options (Embassy Suites, etc.) than rather park in a cul de sac and have to walk to the LaQuinta Hotel.

Commissioner Chua, referencing how her commute was not impacted when driving to work while Levi's Stadium was being built, asked how will traffic be managed during construction and made seamless. Mr. Tiernan referenced the parking layout and stated that those working will be parked against the construction. Another LaQuinta Hotel team member stated that the construction site will be screened and fenced off. Ms. Chua asked what would be the timing of the construction vehicles on and off site. LaQuinta representative said it could take anywhere from 14-16 months to build from the hours of 6:45am-3:30pm.

Commissioner Chuan asked if a PD security assessment report been done. Ms. VanHua said PD's Memo of Recommendations are incorporated in Conditions of Approval 22-39. Assistant Police Chief Kevin Moscuza spoke about auto break-ins, burglaries; PD does not have data to support auto burglaries with correlation to the proximity of a hotel; mentioning the City's burglary rate is down by 17%. Mr. Chuan asked if there are any concerns about prostitution, drugs, trafficking or other crimes in this project area. Assistant Police Chief Moscuza did not have crime activities statistic data regarding specific hotels; however, the most frequent crimes that happen at hotels are warrant arrests. Assistant Police Chief Moscuza shared that over 15 years, each of the midnight officers on duty are assigned a hotel, developing a relationship with the personnel running the hotels, a partnership the City utilizes to minimize any criminal activity. The LaQuinta representative added that Wyndham takes crime and safety very seriously; they train the teams (in-person, online), there are monthly safety and security meetings, are partnered with Polaris Security Group who works very closely with police; wanting their employees, their guests and community to be safe. Mr. Chuan asked questions about occupancy forecast of 70-80%. LaQuinta said that forecast is market dependent and can change throughout the year.

Commissioner Ablaza addressed concerns he received from the from community. Mr. Ablaza asked Mr. Gigantino will you allow your hotel to be a haven of low lives, drug users and alcoholics. Mr. Gigantino said absolutely not. Mr. Ablaza asked if the location is zoned commercial or residential. Ms. VanHua stated it is zoned for Highway Services; project site is surrounded by administrative and commercial offices. Mr. Thomas confirmed the Highway Services Zone is designated for hotels, motels, gas station, things that would service highway travelers; zoning for Highway Services is meant to be located where a primary road meets a freeway. Mr. Ablaza asked what is the demographic of their guests at their Morgal Hill site; inquiring what class of people does the hotel attract. The LaQuinta representative said it is a mix; during the week is corporate guests, on weekends it is family and sport teams.

Commissioner Alcorn asked about the statement Mr. Gigantino made in his presentation of a drop in traffic of 46% for the hotel business vs. the existing health club. Mr. Gigantino said that he chose a business with less impact than health club, interated the check-in/check out times and referenced the traffic study previously presented.

Commissioner Chua referenced the study from LSA referencing Air Quality and Noise section and asked Planning Staff to state a few of it's findings.

Commissioner Ablaza asked the construction team what safeguards do they have so children will not get in construction site. The LaQuinta representative said it will be fenced off and screened. Mr. Ablaza asked if there will be security during construction. The LaQuinta representative shared that typically they do not hire security during construction, however, Mr. Gigantino said that he can do that during school hours. Mr. Ablaza then asked how much revenue will the Transit Occupancy Tax (TOT) bring in. Economic Development Director, Alex Andrade shared current TOT data which is an estimated annual revenue of \$650,000; various factors could affect this estimate, such as the increase of the TOT increasing from 10% to 14%, the economy, average daily room rates, occupancy rates, and overall supply of rooms. Mr. Ablaza asked how will the TOT monies be used and how will it benefit our community. Mr. Andrade stated it will go to City's General Fund and those dollars go into central services such as police, fire, and infrastructure projects.

Commissioner Morris shared that she feels the project is a good project but her main concern is what could be built at site if it is not a hotel, a project that is less desirable. She also mentions this site is zoned for a hotel.

Vice Chair Morris invited members of the audience to address the commission.

Approximately forty-five community members shared their opinions of the LaQuinta project. Many of those who *opposed* the hotel project were primarily long-term residents of the Hillview neighborhood. The majority of their concerns were:

- Decrease of property value
- Traffic congestion
- Losing the view of the hills
- Construction noise
- Height of hotel
- Loss of privacy
- Safety of their children when walking or biking in the area.
- Hotel will bring criminal activity
- Hotel parking may overflow to neighborhoods
- Impact of quality of life
- Hotel will change Hillview neighborhood and will not foster community pride
- Construction will impact naptime of KinderCare students
- Hotel not blending with neighborhood

Of the forty-five community members who spoke, twelve individuals stated they support the project. These twelve persons consisted of current Hillview residents, Milpitas residents and former colleagues of Mr. Gigantino. They shared they *supported* the project because:

- They have previously worked with Mr. Gigantino and he is a good man
- Mr. Gigantino has done many great things for Milpitas, he is a valued member of the community
- Doesn't see any harm with bringing a hotel to the community
- It can be a hotel to host sports teams benefiting Milpitas High sport clubs
- Crime at hotels can be better managed than Air B&Bs
- A hotel will be an improvement of what is already there
- It is zoned appropriately for a hotel

- Will bring in revenue of \$500-800k
- Parking can be monitored and controlled
- Gym was previously there and child care facility was not affected

Motion to close the public hearing.

Motion/Second: Commissioner Alcorn/Commissioner Chua

AYES: 5

NOES: 0

In closing, Mr. Gigantino said the contract he signed with LaQuinta is for twenty years; the hotel that will be there will be for twenty years, the current building has been there for forty. Of the suggestions from the public (Trader Joe's, medical building, education center), he did not receive lease inquiries from any of those types of businesses; they were for storage, RV lots, car lots, fast food, church, shelters, and hotels. He shared no matter what is built there, there will be construction. Mr. Gigantino shared information about his San Jose property under construction and the mitigation that is in place where it is not affecting the neighboring businesses. He mentioned it is hard for him to understand the concern with crime and a new hotel. He referenced when the Jacklin gas station was brought to the commission and the turnout was similar to this evening's; saying that as a resident he would have more concern about gas leaks, thousands of strangers getting gas in our city, not crime in a hotel. Mr. Gigantino also noted that Kindercare and Chinese school are tenants, not property owners, not sure when their lease will end.

Commissioner Chua asked if the City has any hotels that are close to schools. Assistant Police Chief Moscuza said not in the proximately of proposed project. Ms. VanHua shared there are hotels near Spangler and on Main Street. Ms. Chua asked what is the crime rate of hotel near Spangler. Assistant Police Chief Moscuza stated he did not have data however he is not aware that crime is related to hotel. Ms. Chua asked for Mr. Gigantino to address privacy issue. Mr. Giganto said with the way the hotel is facing, and the distance of a football field 460 feet away from homes, guests would not be able to identify a face, noting that windows will be facing north

Commissioner Morris shared concern about the privacy with how tall the hotel will be and asked if Applicant is adamant about making this project site a hotel.

Commissioner Chuan asked clarified parking 105 spots/105 rooms, where will employees park. Joe states that is city ordinance.

Motion to continue decision of this project to a date certain being January 15, 2020, with the following items be presented to commission:

- Construction Plan
- Safety/Security Plan
- Renderings of angles
- Distance to Neighborhood
- Arrangement of Trees
- Parking Plan
- Have Hexagon present
- Feedback from January 8th LaQuinta Hotel Neighborhood meeting

Motion/Second: Commissioner Chua/Commissioner Ablaza

AYES: 4

NOES: 1 (Alcorn)

ABSTAIN: 0

IX-3 ROBSON HOMES SINGLE-FAMILY DEVELOPMENT – 1005 N PARK VICTORIA – PD18-0001, SD18-0015, MT18-0003, EA19-0003 – Consider revisions to a Planned Unit Development, Site Development Permit, Vesting Tentative Map, and Environmental Assessment, for a previously considered residential subdivision that now includes four on-site affordable housing units as directed by the City Council. The overall project is a single-family residential subdivision with 34 market rate homes ranging in floor areas of approximately 2,500-2,900 square feet and four affordable homes with floor areas of approximately 1,580 square feet, located on individual lots on an approximately 4.88-acre parcel. Ten of the homes will include above-garage accessory dwelling units (ADUs) approximately 485 square feet in size. The project includes 26 on-street guest parking spaces and approximately 78,500 square feet of landscaped open space. The City has prepared an Initial Study and Mitigated Negative Declaration for this project in accordance with the California Environmental Quality Act (CEQA). Project Planner: Adrienne Smith, (408) 586-3287, asmith@ci.milpitas.ca.gov

Project Planner Adrienne Smith showed a presentation and discussed the revised project that was previously presented to the commission on August 28, 2019.

Vice Chair Morris invited Robson Homes Project Manager, Richard Yee to share information in regards to their updated project application.

Commissioner Alcorn said he liked project before and after speaking with concerned members of community, he shared that he thinks it is the best case scenario for that plot of land.

Commissioner Chua agreed with Commissioner Alcorn. She said she really, really commend the team for working together for what is presented today.

Vice Chair Morris invited members of the audience to address the commission.

Rankin Drive Resident, Frank Evans, said it will be too crowded. He also asked to not change the zoning and shared his concerns about the vehicles that come down Country Club Drive and traffic in the area.

Motion to close the public hearing.

Motion/Second: Commissioner Chuan/Commissioner Alcorn

AYES: 5

NOES: 0

Motion to adopt Resolution No. 19-033 recommending that the Milpitas City Council approve the General Plan Amendment (GP18-0001), Zoning Map Amendment (ZA18-0003), Planned Unit Development (PD18-0001), Site Development Permit SD18-0015,

Vesting Tentative Map (MT18-0003), and Environmental Assessment (EA19-0003) subject to the attached Conditions of Approval.

Motion/Second: Commissioner Alcorn/Commissioner Chua

AYES: 5

NOES: 0

X. NEW BUSINESS

NO ITEMS

XI. ADJOURNMENT

The meeting was adjourned at 12:46 am.

Motion to adjourn to the next meeting.

Motion/Second: Commissioner Morris/Commissioner Ablaza

AYES: 5

NOES: 0

*Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina*

MEMORANDUM

Department of Planning



To: Planning Commission
From: Lillian VanHua, Associate Planner
Subject: P-SD18-0012, P-UP18-0012, P-EA18-0002: La Quinta Hotel; 1000 Jacklin Rd
Date: January 15, 2020

BACKGROUND

On December 11, 2019, the Planning Commission held a public hearing for a proposal to develop a new, 105-room hotel, known as La Quinta Hotel, located at 1000 Jacklin Road. Prior to the hearing, 539 notices were sent to owners and occupants within 1,000 feet of the project site, and since early November, there have been two City-facilitated community meetings and several meetings with residents in the neighborhood and City staff to discuss the proposal and the corresponding analysis. Additionally, the applicants have conducted several meetings with residents and stakeholders.

During the public hearing on December 11, 45 people commented on the proposal. The public's primary concerns included pedestrian and traffic safety during construction, obstructed views of the hillsides, potential criminal activity and privacy issues, and traffic concerns when the hotel is operational. The Planning Commission voted 5-0 to close the public hearing. After discussing the proposal and receiving responses from the applicant and staff on various questions related to construction and operation of the proposed hotel, the Planning Commission voted 5-0 to continue their discussion to their next regular meeting on January 15, 2020. The motion included a specific request for the following information:

- Construction plan
- Safety and security plan during construction and when the hotel is operational
- Parking plan during construction and when the hotel is operational
- Additional renderings of the proposed building from various view points
- Diagram showing distance to adjacent neighborhoods
- Arrangement of trees as visual barriers
- Explanation of traffic analysis prepared for the project
- Measures taken to mitigate building height
- Feedback received at the neighborhood meeting on January 8, 2020

This memo provides addresses the above items as a supplement to the original staff report presented to the Planning Commission on December 11, 2019.

ANALYSIS

As detailed in the original staff report, the proposed hotel at 1000 Jacklin Road is consistent with the Milpitas General Plan land use designation of Highway Services (HWS) and meets all the standards and regulations for this type of development within the Highway Services (HS) Zoning District. Based on staff's analysis, the project also meets the required findings for approval of a Site Development Permit and Conditional Use Permit for a hotel use, a Floor-Area Ratio (FAR) of 1.63, and the limited sale of alcoholic beverages to hotel guests.

As requested, the following information is provided for additional review and consideration by the Planning Commission:

Construction Plan

Exhibit 1 attached to this memo is a preliminary construction plan provided by the applicant. This plan identifies generally where six-foot security fencing, construction materials, and parking for construction workers will be located on the site. The plan also shows how the builder will manage construction traffic in and out of the site. Construction traffic will not be allowed to access the site from Hillview Avenue, and all trucks will enter and exit the site from Jacklin Road. Like all other construction projects in the City, the Building and Fire Departments will require the applicant to submit a detailed construction plan prior to initiating any activity on the site. Both departments will work closely with the applicants to minimize disruption from construction activities on adjacent properties and businesses. The applicant and staff will provide additional details about the construction plan at the hearing and answer any questions.

Safety and Security Plan

The applicant is required to install 24-hour security cameras at all access points into the hotel and underground parking area. The cameras will be operational seven days a week, and all footage will be made available to the Police Department upon formal request. All hotel staff members will receive training on procedures for notifying the police and managing incidents that may arise, and at least one hotel staff person will always be on duty. Except for the lobby entrance, all doors leading into the building will be secured and will require a key card or fob for access.

As noted at the public hearing on December 11, 2019, hotel guests will be required to provide personal identification and a credit card to make a reservation at the proposed hotel. The hotel will not accept cash payments. Additionally, all hotel staff members will receive training on how to identify illegal activities, such as human trafficking or prostitution, and will be required to report such activities to the Milpitas Police Department. An officer will be assigned to visit the hotel regularly and maintain a close communication with hotel management. Hotel records will be available for review by the Police Department upon formal request.

Regarding safety, the Milpitas Police Department recently received a public records request for all incidents at hotels throughout the city and released a 79-page document that provided a list of all incidents, including both criminal and non-criminal activities. Approximately 90 percent of the data represents non-criminal incidents such as accidental 911 phone calls, medical calls, courtesy tow service, officers stopping by their assigned hotel as required by directives, lost or found property, lost or found people, welfare checks etc. According to the Milpitas Police Department, the data *does not* demonstrate a correlation between criminal activity occurring at hotels impacting criminal activity at surrounding facilities or residential neighborhoods.

Parking Plan

Exhibit 2 attached to this memo is a preliminary plan for parking on the site during construction of the hotel. The existing paved parking lot will provide approximately 25 spaces for construction workers, and the entire construction area will be surrounded by a six-foot security fence with access through a controlled gate. When construction activities are occurring on the site, a trained flag person will be stationed at the gate to manage circulation and monitor traffic safety and security on the site.

Like all other construction projects in the City, the Building and Fire Departments will require the applicant to submit a detailed traffic control plan prior to initiating any activity on the site. Both departments work closely with the applicants to minimize disruption from construction activities on adjacent properties and businesses. The applicant and staff will provide additional details about the construction plan at the hearing and answer any questions.

The resolution for approval includes a condition of approval that will require all parking to always be available to guests free of charge once the hotel is operational. This is intended to ensure that hotel guests always have adequate parking available and to eliminate any possibility of temporary paid parking if a large regional event nearby creates demand for off-site parking.

Additional Renderings

Exhibit 3 attached to this memo provides a series of accurate renderings of the proposed hotel. As requested by the Planning Commission, the renderings show the hotel from various vantage points in the adjacent neighborhood and the nearby Hetch Hetchy Trail to demonstrate the limited visual impact of the proposed structure.

Exhibit 4 attached to this memo is a series of now-and-then renderings showing the proposed hotel in comparison to the existing clock tower. The renderings show views from Hillview Avenue looking east and from Jacklin Road looking south. A third rendering shows the excellent visibility of the proposed hotel looking southwest from the I-680 freeway near Jackling Road.

Exhibit 5 attached to this memo demonstrates how the applicant has modified the design of the hotel to remove all west-facing windows in the stairwells. In addition, the west-facing windows at the end of each hallway will have textured or patterned obscure glass to eliminate direct views to the west. These changes were made to address privacy concerns raised by the neighbors to the west. The applicant and staff will review each of the photos and answer any questions at the hearing.

Distance to Neighborhood

Exhibit 6 attached to this memo is a diagram showing various distances from the proposed hotel to the front and back yards of residences in surrounding neighborhoods to the north, south, and west. To the east, the subject site abuts the southbound access ramp to I-680 from Jacklin Road.

Exhibit 7 attached to this memo shows views from the approximate height of the third, fourth, and fifth floor windows of the proposed hotel. These drone images were shown from 33 feet, 43 feet, and 53 feet, 43 feet and demonstrate views from future guest rooms to the north and south. The fifth floor of the hotel will be larger family suites that are less likely to be occupied than the regular guest rooms. The applicant and staff will review the distance diagram and each of the photos and answer any questions at the hearing.

Arrangement of Trees as Visual Barriers

Exhibit 8 attached to this memo provides photographs showing how the proposed hotel site is buffered from adjacent residential neighborhoods to the west and south by office buildings and approximately 67 mature trees with estimated heights from 30 to 40 feet. These trees create an effective visual barrier between the hotel site and adjacent neighborhoods. The applicant's drone images taken from various heights to show what can be seen from each of the upper three floors of the hotel also demonstrate the extent to which the tree canopy screens residential properties from the hotel site. The applicant and staff will review the photographs at the hearing.

Traffic Analysis

Exhibit 9 is a memo summarizing the Initial Study/Mitigated Negative Declaration (IS/MND) and traffic analysis conducted by an objective third-party environmental and transportation consulting firm at the request of the City. As explained in the CEQA document prepared for this project, the traffic consultant used a three-step process to estimate potential traffic impacts produced by the proposed hotel: 1) trip generation; 2) trip distribution, and; 3) trip assignment. Trip generation estimates the magnitude of traffic entering and exiting the site during the weekday AM and PM peak hours. Trip distribution estimates the different directions that traffic to and from the site would travel. In the final step, each of the vehicle trips generated by the proposed project is assigned to one of the project driveways.

The traffic analysis is based on data collected through empirical research to correlate common land uses and levels of traffic generated by each type of use. In this case, the consulting firm applied the standard trip generation rate for a business hotel (the proposed land use type) to predict future traffic impacts from the new development. Trip generation rates used for this study are published by the Institute of Transportation Engineers (ITE) in the Trip Generation Manual, 10th Edition, for Business Hotels (ITE 312).

As stated in the traffic memo, the proposed 105-room project would generate 422 daily vehicle trips, with 41 trips occurring during the AM peak hour and 34 trips occurring during the PM peak hour. Because the project would generate fewer than 100 net new trips during the AM and PM peak hours, a full traffic impact study is not necessary per Valley Transportation Authority (VTA) Transportation Impact Analysis (TIA) guidelines.

Based on comments made by residents at the January 8th neighborhood meeting, most traffic issues are associated with the three nearby schools during peak commute hours. These traffic issues exist independent of the proposed hotel, and traffic analysis conducted specifically for the hotel project indicates no significant increase in traffic during AM and PM peak hours. A representative from Hexagon Transportation Consultants will attend the public hearing and help answer questions about the traffic analysis.

Measures to Mitigate Building Height

The Conditional Use Permit for the proposed project would allow a maximum building height of up to 73 feet. However, only the tower element of the building, which comprises 28% of the overall building, would extend to this height. The average height of the proposed building would be 59 feet-6 inches, which is less than the existing 63-foot clock tower. The slightly taller tower element enhances the building's architectural design, emphasizes the hotel entrance, provides a location for signage, and screens mobile telecommunications equipment mounted on the roof.

The tower element also creates visual interest by framing the porte cochere at the main entrance and providing a vertical recess around the windows at the northwest corner of the building. Far from being a visual obstruction, the tower element is more modern and dynamic than the existing clock tower and adds to the visual variety of the city's urban architecture.

To help mitigate the height of the building and enhance privacy, the top (fifth) floor is set back approximately eight feet from the north façade of the building. This setback is shown on Sheets A501 and A502 in the plan set. In addition, darker colors and materials are used for the fifth story to reduce the visual impact and perceived height of the overall building. The V-shaped porte cochere at the entrance to the building provides a light and elegant counterpoint to the otherwise straight lines and blocky shapes of the primary structure.

As noted above, the applicant has modified the design of the hotel to remove all west-facing windows in the stairwells. In addition, several of the other renderings show that the proposed height of the building will have a minimal visual impact from various perspectives throughout the area, and the drone shots demonstrate that the proposed building height will not create new privacy issues for residential areas to the west, north and south of the site.

PUBLIC COMMENT/OUTREACH

The applicant hosted a second neighborhood meeting on January 8, 2019, to receive additional feedback from members of the community. Meeting invitations were mailed to approximately 539 property owners and residents in the area, and approximately 40 residents attended the meeting.

Those who attended the meeting sat in a large circle, and the applicant and staff responded to questions and comments. Several asked if the applicant would consider a smaller two-story motel, and others questioned the need for another hotel in Milpitas. Many residents raised concerns about traffic congestion on Jacklin Road, which most agreed is largely generated by the concentration of schools nearby. Some raised questions about allowing a higher FAR at this site.

The owner of the adjacent office complex (Jacklin Commons) stated that her company had explored buying the vacant health club but decided against it. Although she anticipates that hotel guests would likely spill over into her parking area, she acknowledged that new development would activate the site and have an overall positive impact on property values.

Staff provided public notice of the application in accordance with City and State public noticing requirements. A notice was published in the Milpitas Post on January 3, 2019. In addition, 539 notices were sent to owners and occupants within 1,000 feet of the project site. A public notice was also provided on the project site, on the City's website, www.ci.milpitas.ca.gov, and posted at City Hall. All new public comments received by staff as of the publication of this report are included in the packet.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open the Public Hearing to receive comments;
2. Close the Public Hearing; and
3. Consider the Initial Study/Mitigated Negative Declaration in accordance with CEQA; and

Adopt Resolution No. 19-028 approving Site Development Permit No. SD18-0012, Conditional Use Permit No. UP18-0012, and Environmental Assessment No. EA18-0002 to allow construction of a 105-room, five-story hotel with associated site improvements; to allow an FAR of 1.63 on the site; to relocate cellular equipment and antennas to the rooftop of the building; and to allow the limited on-sale of alcoholic beverages (beer and wine) in conjunction with the hotel, subject to findings and Conditions of Approval.

ATTACHMENTS

A: Staff Report, dated December 11, 2019

B: Resolution 19-028

C: Project Plans

D: IS/MND for La Quinta Hotel

E: Hexagon Supplemental Traffic Memo

F: Public Comments received before and since December 11, 2019 public hearing

G: Additional Information requested by the Planning Commission on December 11, 2019

Exhibit 1 – Construction Plan

Exhibit 2 – Parking Plan

Exhibit 3 – Renderings – views toward hotel from various vantage points

Exhibit 4 – Renderings – comparative now-and-then views of the project site

Exhibit 5 – Renderings – modified western façade showing windows removed from stairwell

Exhibit 6 – Distance diagram

Exhibit 7 – Drone images showing views from future hotel windows at various heights

Exhibit 8 – Photos of mature trees located south and west of the subject site

Exhibit 9 – Summary memo by LSA and Hexagon regarding the IS/MND and CEQA analysis



MEETING MINUTES

MILPITAS PLANNING COMMISSION

January 15, 2020 7:00 PM

CITY HALL COMMITTEE ROOM

455 E. CALAVERAS BLVD., MILPITAS, CA 95035

- I. CALL MEETING TO ORDER** **Chair Mandal** called the meeting to order at 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE** **Commissioner Tao** led the Pledge of Allegiance.
- III. ROLL CALL** **Present:** Chair Mandal, Vice Chair Morris, Commissioner Alcorn, Chuan, Chua, Ablaza, Tao
- Absent:**
- Staff:** Ned Thomas, Jessica Garner, Ethan Walsh, Lillian VanHua, Elizabeth Medina, Assistant Police Chief Kevin Moscuzza, Fire Chief Albert Zamora, Economic Development Director Alex Andrade, Traffic Engineer Steve Chan
- IV. CONFLICT OF INTEREST DECLARATION** **City Attorney Ethan Walsh** asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.
- Chair Mandal** stated that due to conflict of interest, based on his residence being too close of proximatey to the location of proposed hotel in Item #X-1, he will recuse himself.
- V. ELECTION OF CHAIR AND VICE CHAIR FOR 2020** **Attorney Ethan Walsh** facilitated elections for Chair and Vice Chair.
- Chair Mandal** invited members of the audience to address the commission on this topic and there were none.
- Motion** to close Public Forum.
- Motion/Second: Commissioner Morris/Commissioner Tao
- AYES: 7
- NOES: 0
- ABSTAIN: 0
- Chair Mandal nominated Commissioner Chua for Chair; Chua second.
- Vice Chair Morris nominated Chair Mandal for Chair; Planning Director Ned Thomas interjected noting that Chair Mandal's term has expired.
- Commissioner Alcorn nominated Commissioner Tao for Chair; Morris second.

Vote for Commissioner Tao to serve as Chair:

AYES: 4 (Alcorn, Chuan, Tao, Ablaza)

NOES: 3 (Mandal, Morris, Chua)

City Attorney Walsh stated that by a 4-3 vote, Steve Tao has been elected Chair for the 2020 year.

Commissioner Mandal nominated Vice Chair Morris for Vice Chair; Chua second.

Chair Tao nominated Commissioner Alcorn for Vice Chair; Chuan second.

Vote for Commissioner Alcorn to serve as Vice Chair:

AYES: 3 (Alcorn, Chuan, Tao)

NOES: 4 (Mandal, Morris, Chua, Ablaza)

City Attorney Walsh stated that by a 3-4 vote, motion to elect Timothy Alcorn for Vice Chair for the 2020 year is unsuccessful.

Vote for Vice Chair Morris to serve as Vice Chair:

AYES: 4 (Mandal, Morris, Chua, Ablaza)

NOES: 3 (Chuan, Tao, Alcorn)

City Attorney Walsh stated that by a 4-3 vote, Demetress Morris has been elected Vice Chair for the 2020 year.

VI. APPROVAL OF AGENDA

Chair Tao asked if staff or Commissioners had changes to the agenda and there were none.

Motion to approve the January 15, 2020 agenda as presented.

Motion/Second: Commissioner Mandal/Commissioner Chua

AYES: 7

NOES: 0

ABSTAIN: 0

VII. ANNOUNCEMENTS

Commissioner Chuan, Commissioner Alcorn and Commissioner Chua shared that this week they met with several residents in regards to the LaQuinta project.

Chair Tao stated that he met with applicant. He also noted that he had a meeting to schedules to meet with residents but it was cancelled.

Planning Director Ned Thomas provided departmental updates to the commission regarding:

- Emails that are regularly sent to the Planning Commission with updates, items of interest, and activities in the community.

- Copies of all communications/public comments that were received by the Planning Department, in regards to the project, have been distributed to commissioners and public to review.

VIII. PUBLIC FORUM

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

Motion to close Public Forum.

Motion/Second: Commissioner Chuan/Commissioner Morris

AYES: 7

NOES: 0

ABSTAIN: 0

IX. APPROVAL OF MEETING MINUTES

Chair Tao called for approval of the December 11, 2019 meeting minutes of the Planning Commission.

Commissioner Chuan said there was an error on page 8; referencing the vote for LaQuinta Hotel. Commissioner Alcorn noted that he voted no.

Secretary Medina said that it was noted and will be reviewed*.

**Vote for Item IX-1 on December 11, 2019 – LA QUINTA HOTEL – 1000 Jacklin Road – P-SD18-0012, P-UP19-0012, P-EA18-0002 was reviewed via webcast (5:10). Commissioner Chua made the motion continue decision of this project to a date certain being January 15, 2020, with a list of specific items the Applicant needs to present to the Commission. Commissioner Ablaza second, with a vote of 4-1 (Alcorn).*

Motion to approve Planning Commission meeting minutes as amended.

Motion/Second: Commissioner Chuan/Commissioner Alcorn

AYES: 6

NOES: 0

ABSTAIN: 1 (Tao)

X. PUBLIC HEARING

X-1 LA QUINTA HOTEL – 1000 Jacklin Road – P-SD18-0012, P-UP19-0012, P-EA18-0002 – Site Development Permit, Conditional Use Permit, and Environmental Assessment to allow development of a 105-room hotel, up to 73 feet in height (five stories), with a single level of underground parking, the relocation of wireless telecommunication antennas and equipment to the rooftop of the building, and the on- and off-sale of beer and wine (Type 70 and Type 20 Alcoholic Beverager License) on a 1.14-acre site in the Highway Services (HS) Zoning District. The proposed action includes consideration of an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements for the California Environmental Quality Act (CEQA). Project Planner: Lillian VanHua, (408) 586-3073, lhua@ci.milpitas.ca.gov

Project Planner Lillian VanHua did a follow up presentation to the hearing on December 11, to include the following additional information requested from the Commissioners:

- Construction plan

- Safety and security plan during construction and when the hotel is operational
- Parking plan during construction and when the hotel is operational
- Additional renderings of the proposed building from various view points
- Diagram showing distance to adjacent neighborhoods
- Arrangement of trees as visual barriers
- Explanation of traffic analysis prepared for the project
- Measures taken to mitigate building height
- Feedback received at the neighborhood meeting on January 8, 2020

Prior to Ms. VanHua's presentation, Director Ned Thomas reminded the audience members of Staff's role. Mr. Thomas stated that the role of Staff is to review the project for its consistency with the City of Milpitas General Plan and the Zoning Ordinance, then preparing a Staff Report, make recommendations to the Planning Commissioners. Mr. Thomas added that the Planning Staff are not decision makers, they do not vote, but make recommendations based on our best professional experience/knowledge; Staff facilitates the development of the review process for all development across the City, regulating based on policies and regulations established by the City Council, while following a strict set of ethical principals for honesty, transparency, fairness and trust.

Commissioner Chuan asked if the drone photos presented were magnified by a lense when taken. Ms. VanHua deferred question to applicant who provided the images.

Representation from LSA, Matthew Wiswell and Teresa Wallace showed a presentation to explain their CEQA and Mitigated Declaration reports provided for the LaQuinta Hotel project.

Commissioner Chuan wanted to know why a full environmental impact report was not conducted. Mr. Wiswell said after analyzing the twenty stated topics that CEQA covers, and if finding there are significant/unavoidable impacts that can't be reduce to a less than significant level with mitigation, that is when an EIR would be prepared. Mr. Wiswell added that they did not identify any topics that could not be reduced with mitigation.

Commissioner Ablaza asked why Ed Levin Park was a part of the CEQA report. Mr. Wiswell shared that Ed Levin Park was mentioned in the Aesthetic section of the report, as it relates to Scenic Vistas; Ed Levin is identified in the City's General Plan as a Scenic Vista.

Representation from Hexagon Transportation Consultants, Brett Walinski and Eric Si, shared how they arrived with the transportation analysis for the LaQuinta Hotel; project trip generation and project parking demand.

Commissioner Chua asked clarifying questions regarding the data in the chart presented. Mr. Walinski shared that the information comes from the ITE Trip Generation Manual, a industry standard resource that transportation engineers use to generate rates. Ms. Chua asked how rates were selected for this project and if rates used were specific to the location near the Highway 680. Mr. Walinski said the rate is the number of trips coming to and from a hotel use with similar characteristics (Business Hotel category); not based on specific location. Ms. Chua asked if the rates

are from the booklet with generic rates. Mr. Walinski said it is an industry standard rate. Ms. Chua then asked how old is the data. Mr. Walinski said the data is collected over decades, 1980s to today, and based on many surveys. Ms. Chua continued to ask if this data is from ten years ago. Mr. Walinski said it will span over data from the 80s until today; continuing to say that data gets compiled from survey responses from different Business Hotels submitted to ITE.

Commissioner Chuan asked if this same data would be applied to a LaQuinta Hotel being built in Union City. Mr. Walinski said yes, the Business Hotel rate would be used for any LaQuinta Hotel. Mr. Chuan asked if this traffic analysis also take into account of the area around the hotel; the school traffic on Hillview Drive and Escuela Parkway. Mr. Walinski shared that the data are driveway/vehicle counts at a LaQuinta Hotel; as for the surrounding areas, that would require an offsite analysis, where offsite analysis are triggered by more than 100 peak hour trips. The LaQuinta Hotel Business Hotel data had far less than 100 peak hour trips, so an offsite analysis was not done.

Chair Tao asked if Hexagon conducted any actual onsite/offsite traffic surveys or traffic counts. Mr. Walinski said they did parking surveys in the area; at the time they started the traffic study, the existing use (gym) had just closed. Mr. Tao asked if the maximum generated trip data is during peak and at maximum occupancy. Mr. Walinski said that is correct, it is based on full occupancy.

Commissioner Ablaza asked about the existing fitness building daily trips/traffic data. Mr. Walinski said that the data is a projection from ITE Manual, as when they were supposed to survey the site, the existing use was closed. Mr. Ablaza clarified the data asking if the traffic would significantly go down with a hotel business. Mr. Walinski stated that compared to traffic that a health club would have, hotel use parking would generate significantly less daily traffic, even during peak hours.

Planning Director Thomas took the time to clarify and explain traffic analysis referencing the ITE Manual.

City Attorney Ethan Walsh explains the decision points the commissioners have regarding this project:

1. Is project in compliance with CEQA? Based on the findings of Staff, the consultants, the prepared Mitigated Negative Declaration determined that with the proposed mitigation, the project would not have a significant impact on the environment. Should the commission disagree with that point, as a part of their motion they must state the reason, based on evidence that has been provided to them.
2. Is the Site Development Permit per the City's Zoning Code; the Commission is to find the layout, the site, the design, the proposed building structure and landscaping are compatible or aesthetically harmonious with adjacent surrounding developments. Is project consistent with the General Plan and Zoning Ordinance?
3. Does the Conditional Use Permits proposed uses, at the proposed location that will not be detrimental or injurious to the property or improvements in the vicinity or the public health, safety or general welfare. And again, is project consistent with the General Plan and Zoning Ordinance?

Chair Tao invited applicant of the property to share information in regards to additional information requested by the commissioners.

Referencing the conclusion slide, Mr. Mark Tiernan, LaQuinta project manager addressed privacy, construction site plan, safety/security plan, parking plan, showcased new renderings of views, arrangement of trees, traffic analysis, liquor sales, hotel occupancy rate, distance from neighborhood, hotel design, and measures taken to mitigate building height and shared feedback received at neighborhood meeting.

Commissioner Ablaza asked what fencing material will be used during construction and how strong is it. Mr. Tiernan said they will use whatever material is recommended by the City of Milpitas; Chief Fire Prevention Officer Eric Emmanuel said galvanized steel. Mr. Ablaza asked what will be the level of noise during construction. Matthew Wiswell, LSA representative referencing the NMD report stating that typical construction equipment would be at 50 feet from site; 85 dBA being the highest sound level identified. Mr. Ablaza asked what would be the time schedule for the delivery of materials. Mr. Tiernan stated that they will adhere all guidelines laid out by the City; will not be during peak hours. Mr. Ablaza asked if there is any other city that will have the same building design as the one proposed. Mr. Tiernan said not yet; this will be the first wave of the new design of LaQuinta Hotels.

Commissioner Chuan revisited his question regarding photos taken with drone and if there was any magnification. Photographer, Micheal McMann said the drone photos were taken at about 95 degrees, normal human eye sight average is 125 degrees; there were no augmentation to images. Mr. Chuan asked about Bond Measure AA regarding sending a population of high school students to Samuel Ayer High; when will they begin to send students there. Mr. Tiernan said the Superintendent of MUSD shared it would be in 2022; before the hotel is finished.

Commissioner Ablaza asked which demographic of students will go to Samuel Ayer High School. Mr. Tiernan said they have been told it would be high school students who live south of Calaveras and those apart of the Magnet program.

Chair Tao asked if the general contractor would be responsible for construction gates and gate operations. Mr. Tiernan said the City of Milpitas requires the general contractor to hire an independent contractor, and train the third party about the policies and procedures. Mr. Emmanuel shared that California Fire Code (not the City of Milpitas) Chapter 33 requires certain conditions be met at any building project, one being having a Fire Prevention Program Superintendent to follow the fire code and will be responsible all conditions by the City's Building, Fire, and Planning departments. Mr. Tao asked what will be construction hours that are being proposed. Mr. Tiernan said 7:30am through 3:30-4pm.

Commissioner Chuan, referencing the Staff report, asked how did Staff find that the project "foster community pride and growth through beautification of the existing and future developments" consistent with General Plan and what is the criteria. Ms. VanHua noted that Staff felt it is consistent and the development will upgrade the parcel by demolishing an existing unutilized 40-year old building and replace it with a new modern building improving the sites aesthetics, visibility, curb appeal and general circulation throughout the development; through the analysis that this new building will replace an older building which will generally beautify the site, which would foster community pride. Mr. Thomas clarified the finding, city wide

perspective and economic development. Mr. Chuan stated he feels there is some subjectivity there.

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

Of nearly fifty visits to the podium to speak, seven individuals (four current residents, two former residents, and one non-resident) shared their support of the LaQuinta project. They shared that the project would bring Milpitas economic benefits, is a smart change, and one resident who works for a hotel in Milpitas, said she actively sees PD at her hotel site.

The remainder of the speakers opposed the project. Their main concerns were:

- Privacy
- Construction timing
- Traffic reports provided are not specific to Milpitas
- Safety concerns of Tian Tian Chinese School and KinderCare students
- Views of the hills being obstructed
- Quality of life being impacted
- Size and height of hotel
- Parking
- Traffic
- Alcohol sales
- Location of project
- LaQuinta being a low-budget hotel

Motion to close the public hearing.

Motion/Second: Commissioner Alcorn/Commissioner Chua

AYES: 7

NOES: 0

In closing, Joe Gigantino shared he felt Mr. Tiernan did a great job of providing the additional information requested by the Commission. Touching on the concerns of KinderCare, Mr. Gigantino said having owned the gym for 22 years, has never had a problem with KinderCare and thinks its organization is run professionally; to think that a student of theirs would get out of the facility and wander over into the construction site or hotel, is absolutely false. Mr. Gigantino reminds the Commission that Kindercare is a tenant and they may move. Mr. Giantino stated that noise will be a factor when breaking ground, however; when working on inside of building (carpet, framing, furniture, etc.) there will not be a lot of noise during that time. Mr. Giantino referenced the comment that LaQuinta is low-budget hotel; he noted that there are over 700 LaQuintas with one in the Bay Area being the upscale prototype. With being in the Silicon Valley, Mr. Gigantino continued, people are paying an exuberant amount for hotels because there is a low inventory. Mr. Gigantino addressed the drone shots saying the pictures were taken with a fixed HD lens with no zoom and no wide angle. Mr. Gigantino shared some history of the property; he bought it from the original developers that had original plans for it to be a Motel 6; but instead owner decided to put a health club there. Mr. Gigantino noted after providing the additional information requested by the Commission, he is a thousand percent sure this is the perfect project for this site. Not asking to change the zoning, or asking any consideration from the City of Milpitas, Mr. Gigantino said that he is asking to put a hotel where it was designed for and envisioned back when they made this commercial zone, zoned Highway Services.

Fire Chief Albert Zamora shared the Fire Department's protocols when it comes to construction; site visits (scheduled and unannounced), construction meeting with City Staff to ensure rules and regulations are being followed by applicants.

Assistant Police Chief Kevin Moscuza spoke about the information in a 79-page document requested via PRA in regards to crimes at hotels. Mr. Moscuza clarified what types of police department calls are made for hotels and describes their instances. Mr. Moscuza stated there is no direct correlation between hotels and crimes.

Commissioner Chua verified with Mr. Thomas that revenue is not purview of the Planning Commission. Mr. Thomas said revenue is noted in the Staff report because it is a benefit to the City, for information purposes only; there is not a finding based on it. Ms. Chua said that in the Staff report it references "revenue generation". Ms. VanHua noted that is a part of the General Plan policies, which is provided for all projects presented to the Commission.

Commissioner Chuan asked about General Plan consistency regarding promoting business retention. Mr. Chuan touched on concerns he heard during public hearing about Kindercare and the Tian Tian Chinese School, the possibility of these private schools leaving Milpitas. Economic Development Director Alex Andrade said economic development is about business retention, business expansion and business attraction; noting that all business in Milpitas are important and serve their purposes. Mr. Andrade also said when looking at this project, we need to look at the highest and best; this particular area is a prime location for a hotel.

Chair Tao asked about a designated area for ride share services. Mr. Gigantino said that their Uber/Lyft areas would be located at pick up /drop off. Mr. Tao asked if there are any provisions or designs for generators/electricity back up. Mr. Gigantino said there is. Mr. Tao, considering the surrounding areas, asked if Staff has looked into commercial lighting. Mr. Gigantino said they will work with lighting experts and sure they understand there is neighborhoods in the area. Mr. Thomas referenced the aesthetic section of Mitigated Negative Declaration, one of the mitigated measures is to address light source/light glare. The LaQuinta Architect added that it is in plans to provide a shadow study. Mr. Tao asked about signage. The architect said that will be addressed at later date. Mr. Tao inquired about security. Mr. Allan Ames spoke about the hotel's key lock system.

Prior to a motion being made, Vice Chair Morris said she has concerns about the child care and height of building. Ms. Morris suggested to just have City Council take a look at this project and have the City Council make the final conclusion. Ms. Morris consulted with Mr. Walsh about City Council making the final decision. Mr. Walsh clarified that with a Condition Use Permit and Site Development Permit, the Planning Commission is the decision maker and they have a responsibility to make a decision.

Motion to deny Resolution No. 19-028 approving Site Development Permit No. SD18-0012, Conditional Use Permit No. UP18-0012, and Environmental Assessment No. EA18-0002 to allow construction of a 105-room, five-story hotel with associated site improvements; to allow an FAR of 1.63 on the site; to relocate cellular equipment and antennas to the rooftop of the building; and to allow the limited on-sale of alcoholic beverages (beer and wine) in conjunction with the hotel, subject to findings and Conditions of Approval. *Reason of denial, stated by Vice Chair Morris: the building*

itself, the location, the cultural fit for the neighborhood, the traffic study seems to be inconclusive.

Mr. Thomas stated that the traffic study is conclusive. Mr. Walinski said the guidelines for how traffic studies are done and impact criteria are very clear and were followed; special rates were not created for this project, standard rates and procedures were used.

Commissioner Chua said the one of the findings that must be addressed is the traffic. She said she is very disappointed with the data from Hexagon because the rates are based on generic data that is applicable to any type of hotel business. Ms. Chua continues saying that they are looking for data that is more specific to this location in our neighborhood, which makes the data to her and her peers, inconclusive. Mr. Walinski shared that the studies are done with a consistent standard; there is a process, a rule book.

Commission Alcorn stated that if they are going to put forth a motion to deny this project, they need to present evidence to why they are denying the project. Mr. Alcorn said the evidence that has been brought to them in regards to traffic, whether they agree or not, is that it would be low impact, as so with crime. With the motion on the table to deny, Mr. Alcorn continued, the Commission need to present a way that it does not comply with the General Plan or if it does not meet one of the findings. Mr. Alcorn asked if any Commissioners has any evidence of that, please bring it forward for the motion maker and the second to add in to motion.

Commissioner Chuan said one of the items, he brings forth to the motion maker and the second to deny the project is the inconsistency to “foster community pride”. Mr. Chuan said Staff’s finding that the project fosters community pride is subjective.

City Attorney Walsh asked the motion maker to restate the motion for the record.

*Vice Chair Morris made the **Motion** to deny Resolution No. 19-028 disapproving Site Development Permit No. SD18-0012, Conditional Use Permit No. UP18-0012, and Environmental Assessment No. EA18-0002 to allow construction of a 105-room, five-story hotel with associated site improvements; to allow an FAR of 1.63 on the site; to relocate cellular equipment and antennas to the rooftop of the building; and to allow the limited on-sale of alcoholic beverages (beer and wine) in conjunction with the hotel, subject to findings and Conditions of Approval. Reasons of denial, stated by Vice Chair Morris: she has problems with the findings in terms of traffic, some findings of the location (not the zoning, the location), how it culturally fits in, how it culturally benefits the neighborhood, and the project is inconsistent with the General Plan 2.a-I-17, stating that the project does not “Foster community pride and growth through beautification of existing and future development.”*

Motion/Second: Vice Chair Morris/Commission Chua

AYES: 3 (Chuan, Morris, Chua)

NOES: 3 (Ablaza, Alcorn [stated he doesn’t agree with how motion was stated], Tao)

ABSTAIN: 0

City Attorney Walsh stated the motion to deny the project for the stated reasons, with a 3-3 vote did not pass.

Commissioner Chua wanted Commissioner Alcorn to elaborate on his vote. Mr. Alcorn did not agree with how the motion was stated to include traffic; said he cannot vote for a motion about traffic simply because the evidence brought forward does not say that traffic will be impeded.

City Attorney Walsh stated that someone can make a motion either to approve or deny the project.

*Commissioner Ablaza made the **motion** to approve Resolution No. 19-028 approving Site Development Permit No. SD18-0012, Conditional Use Permit No. UP18-0012, and Environmental Assessment No. EA18-0002 to allow construction of a 105-room, five-story hotel with associated site improvements; to allow an FAR of 1.63 on the site; to relocate cellular equipment and antennas to the rooftop of the building; and to allow the limited on-sale of alcoholic beverages (beer and wine) in conjunction with the hotel, subject to findings and Conditions of Approval. Mr. Ablaza added that the specific findings for the FAR are included in the Staff report (from Section 8, page 9) to be incorporated in the Resolution for the Conditional Use Permit.*

Motion/Second: Commission Ablaza/Chair Tao

AYES: 2 (Ablaza, Tao)

NOES: 4 (Chuan, Alcorn, Chua, Morris)

ABSTAIN: 0

City Attorney Walsh stated with a 2-4 vote, the motion fails.

City Attorney Walsh recommended that someone, again make a motion either to approve or deny the project.

Vice Chair Morris attempts to leave the chamber prior to motion due to a real emergency at home; however she returns to her seat for the vote.

*Commissioner Chua made the **Motion** to deny Resolution No. 19-028 disapproving Site Development Permit No. SD18-0012, Conditional Use Permit No. UP18-0012, and Environmental Assessment No. EA18-0002 to allow construction of a 105-room, five-story hotel with associated site improvements; to allow an FAR of 1.63 on the site; to relocate cellular equipment and antennas to the rooftop of the building; and to allow the limited on-sale of alcoholic beverages (beer and wine) in conjunction with the hotel, subject to findings and Conditions of Approval. *Reasons of denial, stated by Commissioner Chua: The project is inconsistent with the General Plan 2.a-I-17, stating that the project should "Foster community pride and growth through beautification of existing and future development."**

Motion/Second: Commission Chua/Vice Chair Morris

AYES: 4 (Morris, Chua, Alcorn, Chuan)

NOES: 2 (Ablaza, Tao)

ABSTAIN: 0

City Attorney Walsh stated the motion to deny the project passed with a 4-2 vote.

Commissioner Morris excuses herself off the dais prior to adjournment.

X. NEW BUSINESS

NO ITEMS

XI. ADJOURNMENT

The meeting was adjourned at 12:46 am.

Motion to adjourn to the next meeting.

Motion/Second: Commissioner Alcorn/Commissioner Chuan

AYES: 5

NOES: 0

*Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina*



PROJECT DATA

APN #028-05-015
ADDRESS: 1000 JACKLIN ROAD
ZONING: HS
GENERAL PLAN: HWS
SITE AREA: 49,725sf/1.142 Acre
BUILDING AREA: 64,833 SF
FAR: 1.30:1
BUILDING COVERAGE: 16250 SF (32%)
PARKING LOT: 28,560sf
LANDSCAPED AREA: 3,335sf
CONSTRUCTION TYPE: IIIB/SPRINKLED
OCCUPANCY: R2
STORIES: 5
NUMBER OF ROOMS: 105 (NO MANAGERS UNIT)
PARKING: 105 SPACES
HEIGHT: 73ft / 5 STORIES
ALLOWABLE HEIGHT: 75ft / 5 STORIES
ALLOWABLE AREA PER FLOOR: 16,000sf
PROPOSED AREA PER FLOOR: 14,125sf

BUILDING CODE SUMMARY

APPLICABLE CODES
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA REFERENCED STANDARDS CODE
2016 CALIFORNIA FIRE CODE

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PANEL SCHEDULE & DETAILS

PROJECT CONTACT DIRECTORY

OWNER
Joseph R. Gigantino Jr.
(Milpitas Fitness Inc.)
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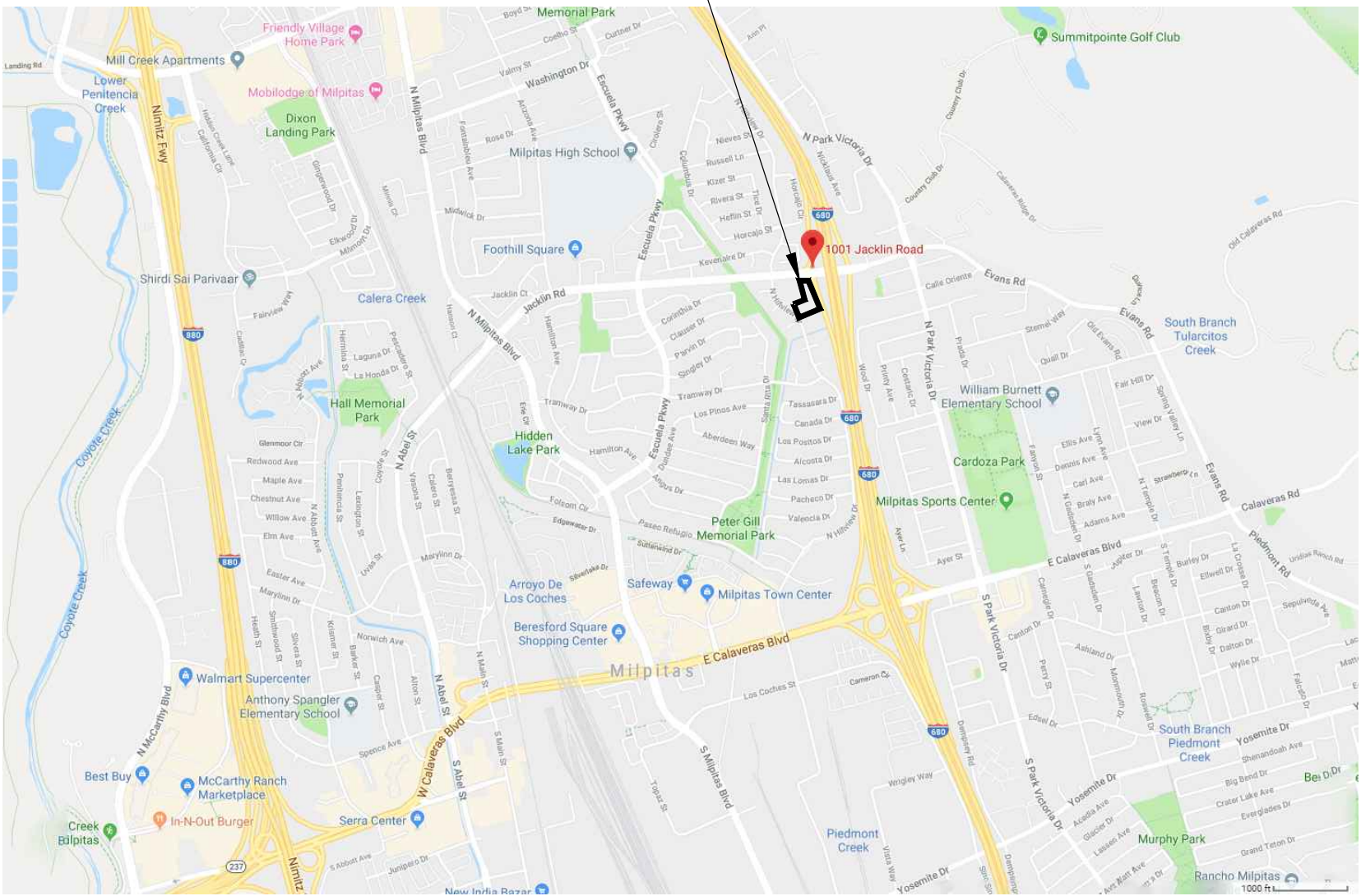
OWNER'S CONSULTANTS CARRIED BY CITY
ENVIRONMENTAL CONSULTANT
Teresa Wallace
LSA
theresa.wallace@lsa.net
(510) 236-6810

CDG

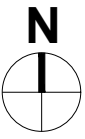
Pacific Inns

CDG

SITE



VICINITY MAP



FLOOR AREA RATIO CALCULATION

FLOOR	SQUARE FOOTAGE	TOTALS:
FIRST FLOOR	13,436 SF	
SECOND FLOOR	13,028 SF	
THIRD FLOOR	13,028 SF	
FOURTH FLOOR	13,028 SF	
FIFTH FLOOR	12,313 SF	64,833 SF
LOT SIZE	49,725 SF	
RATIO:	1.30:1	

PARKING TABLE

PARKING TYPE	SURFACE	BASEMENT	TOTALS:
STANDARD	41	23	64
COMPACT (40% MAX)	26	15	41
TOTAL:	67	38	105

SHALL BE PROVIDED

1. AUTOMATIC FIRE SPRINKLER SYSTEM TO CONFORM WITH NFPA 13 STANDARD.
2. FIRE ALARM SYSTEM (MANUAL WITH SMOKE ALARMS).
3. STANDBY POWER FOR ELEVATORS.

NOTE: Parcel is in Flood Zone X.
A State Construction General Permit,
Notice of Intent, and SWPPP are required
for this project. SEE CIVIL ENGINEERING.

SWPPP NOTE: This project disturbs more than one acre and will be required to meet the State Construction General Permit by filing a notice of intent and Storm Water Pollution Prevention Plan (SWPPP) with the California State Water Resources Control Board prior to issuance of demolition or grading permit.

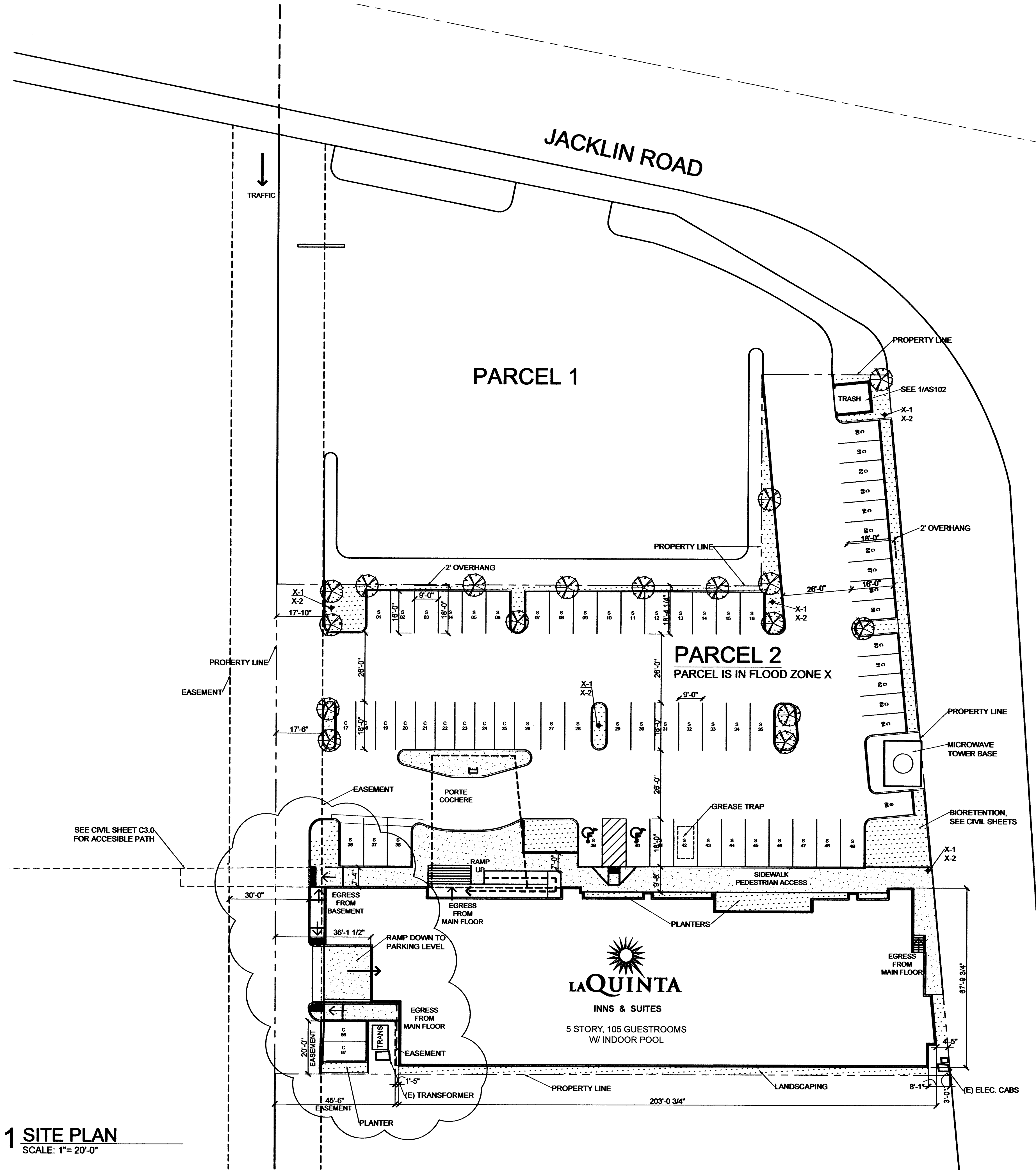
Case Design Group
232 S.E. Oak Street
Suite 101
Portland Oregon 97214
503.863.4235



PERMIT SET 11.24.19

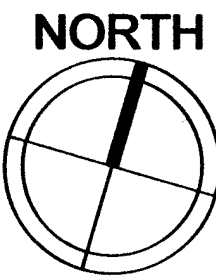
1 SITE PLAN

SCALE: 1"= 20'-0"



PARKING TABLE			
PARKING TYPE	SURFACE	BASEMENT	TOTALS:
STANDARD	41	23	64
COMPACT (40% MAX)	26	15	41
TOTAL:	67	38	105

◆ X-1: PARKING POLE LIGHT
 X-2: BUILDING WASH LIGHT ATTACHED TO X-1



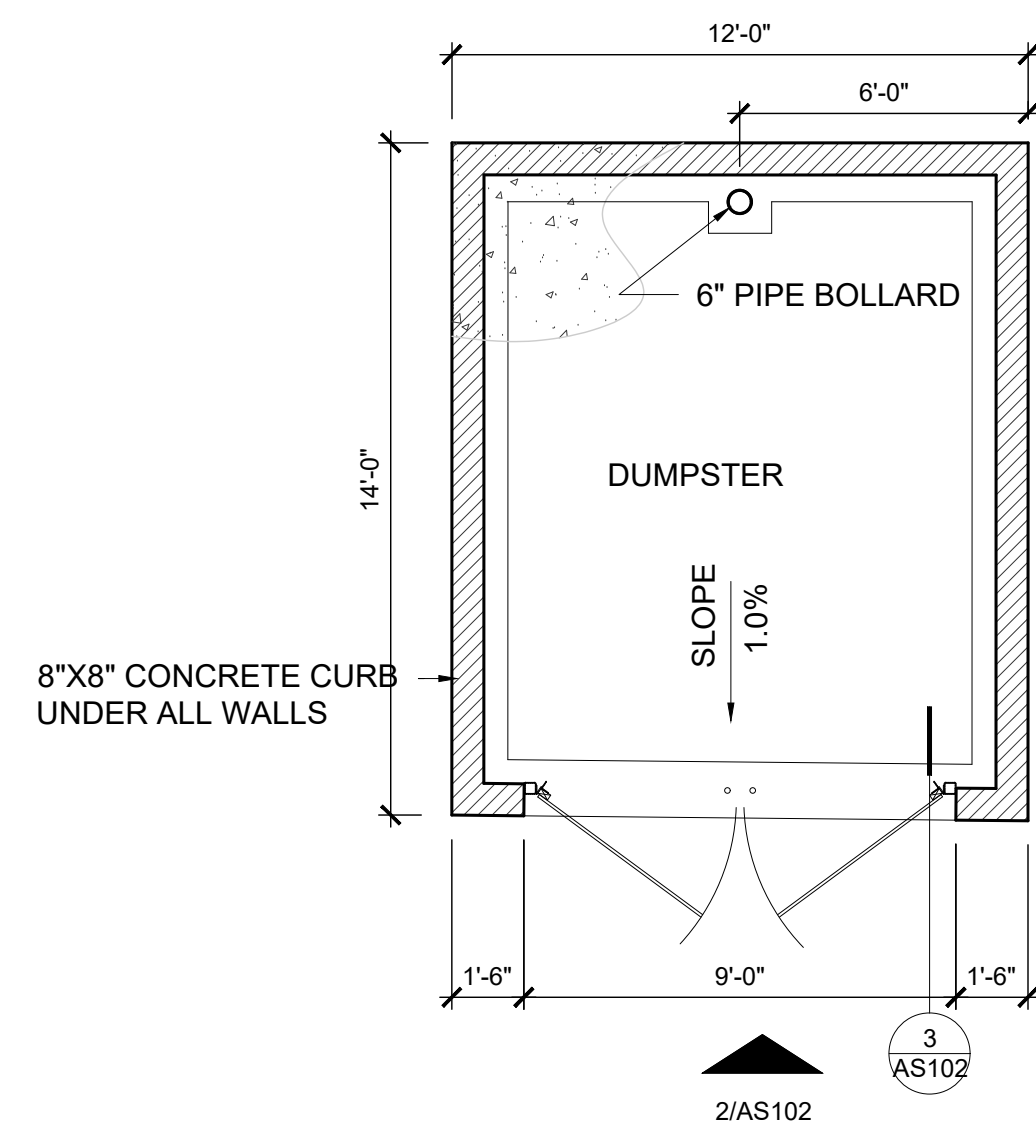
PRESUBMITTAL SET 09.11.19

Case Design Group
 232 S.E. Oak Street
 Suite 101
 Portland Oregon 97214
 503.863.4235

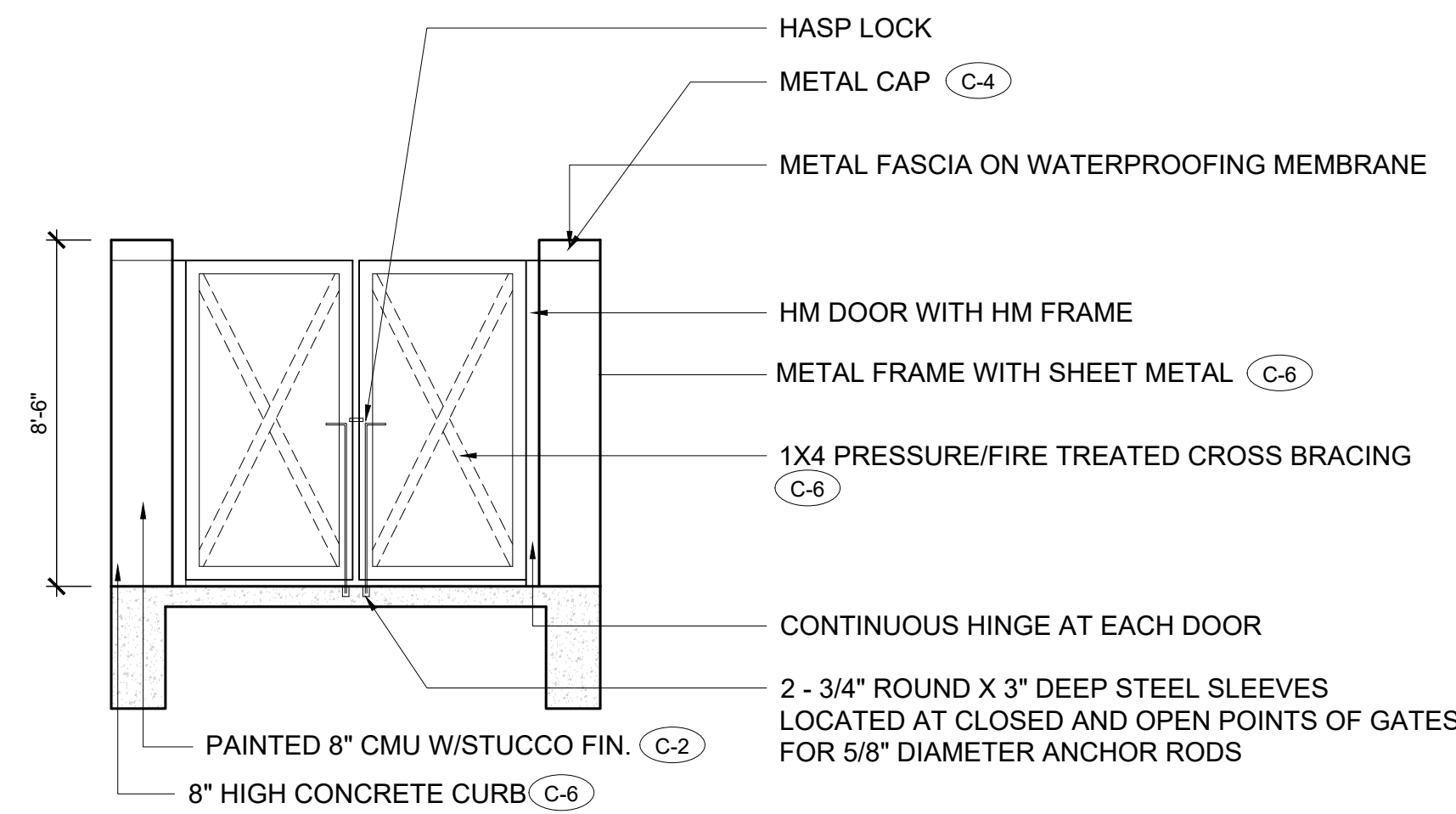


SITE PLAN

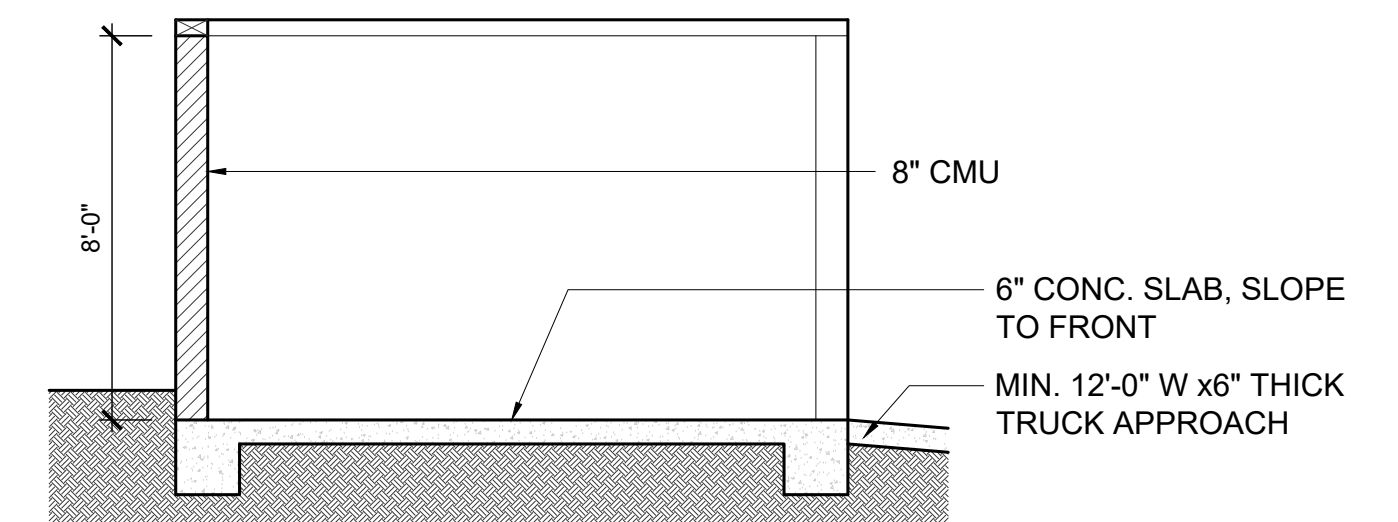
AS101



1 DUMPSTER & STORAGE ENCLOSURE
SCALE: 1/4" = 1'-0"



2 DUMPSTER & STORAGE SHED ELEVATION
SCALE: 1/4" = 1'-0"



3 DUMPSTER & STORAGE ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

COLOR SCHEDULE	
C-1	CERAMIC PANELS MANUF: NEOLITH COLOR: IRON CORTEN CONTACT: PETER HOLLAND HOLLAND MARBLE 972.247.1621
C-2	3 PART STUCCO FINISH PAINTED SW-7645 - THUNDER GRAY
C-3	3 PART STUCCO FINISH PAINTED SW-7031 - MEGA GREIGE
C-4	3 PART STUCCO FINISH PAINTED SW-7010 - DUCK WHITE
C-6	DOOR & FRAME PAINT (AS NOTED) SW-7645 - THUNDER GRAY
C-7	ALUMINUM (TOWER PARAPET EXTENSIONS) PAC-CLAD - SILVER
C-8	ALUMINUM (WINDOWS, STOREFRONT, & PTAC GRILLS) CLEAR ANODIZED
C-9	ALUMINUM FLUSH PANELS (PORTE-COCHERE) PAC-CLAD - STONE WHITE FINISH

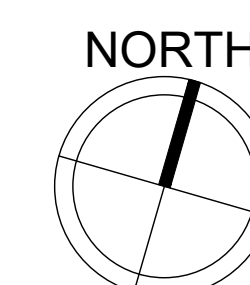
PRELIMINARY SET 04.29.19

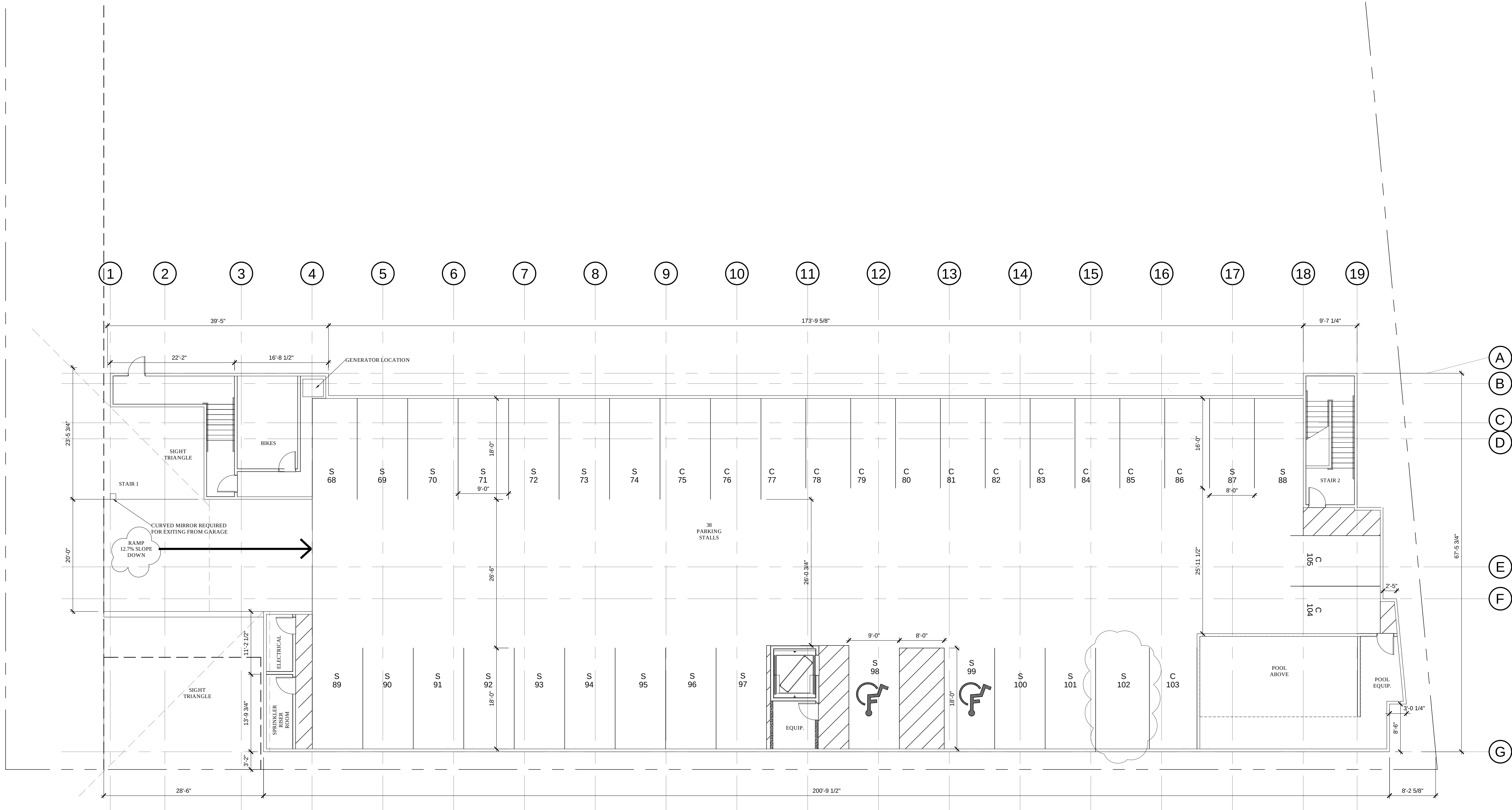
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SHADOW STUDY
SHADOWS PROJECTED AT NOON,
DECEMBER 22, 2018





1 BASEMENT FLOOR PLAN

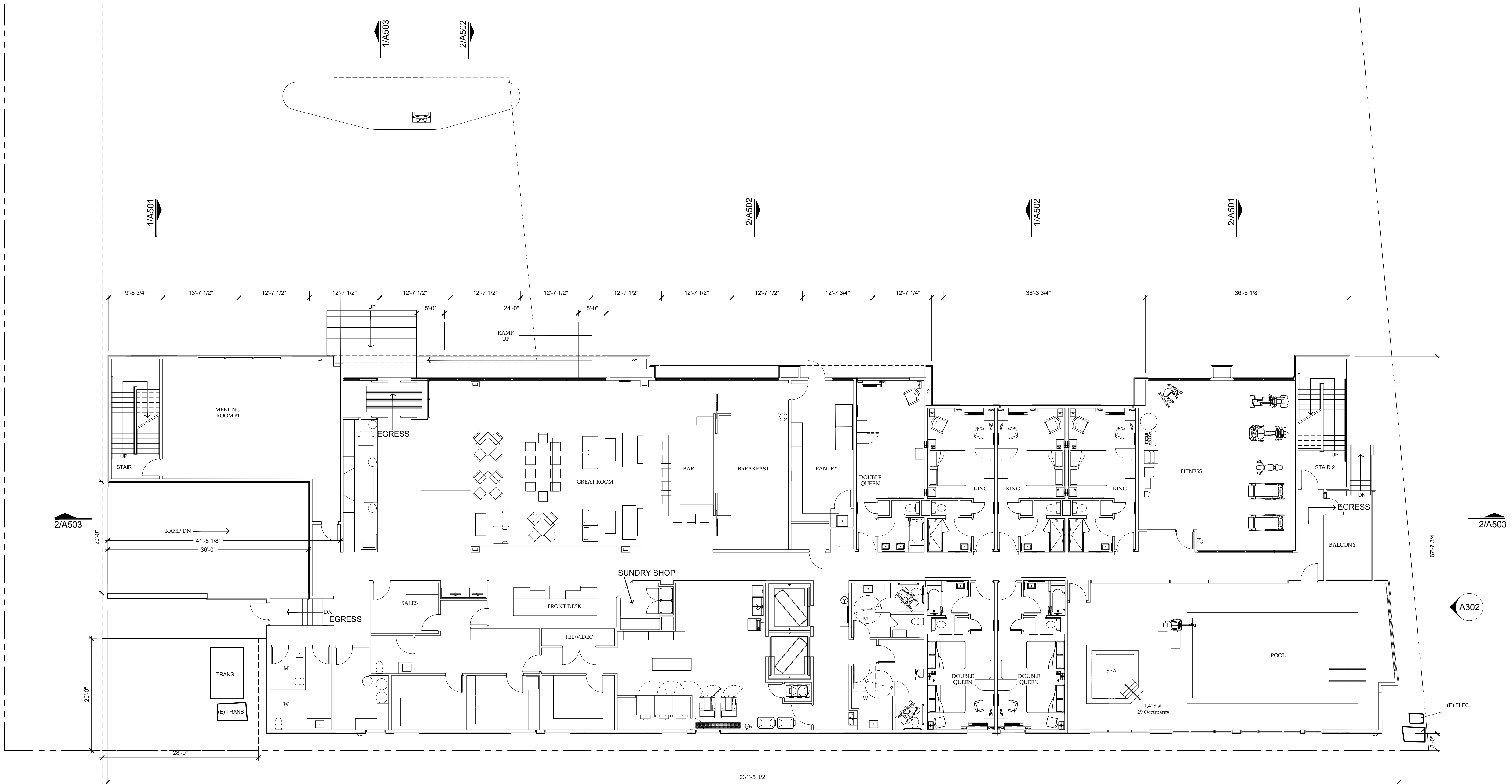
SCALE: 1/8" = 1'-0"

PARKING TABLE	
PARKING TYPE	BASEMENT
STANDARD	23
COMPACT	15
TOTAL:	38

PRESUBMITTAL SET 09.11.19
REVISIONS PER CITY COMMENTS - 07.08.19

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1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY SET 09.11.19

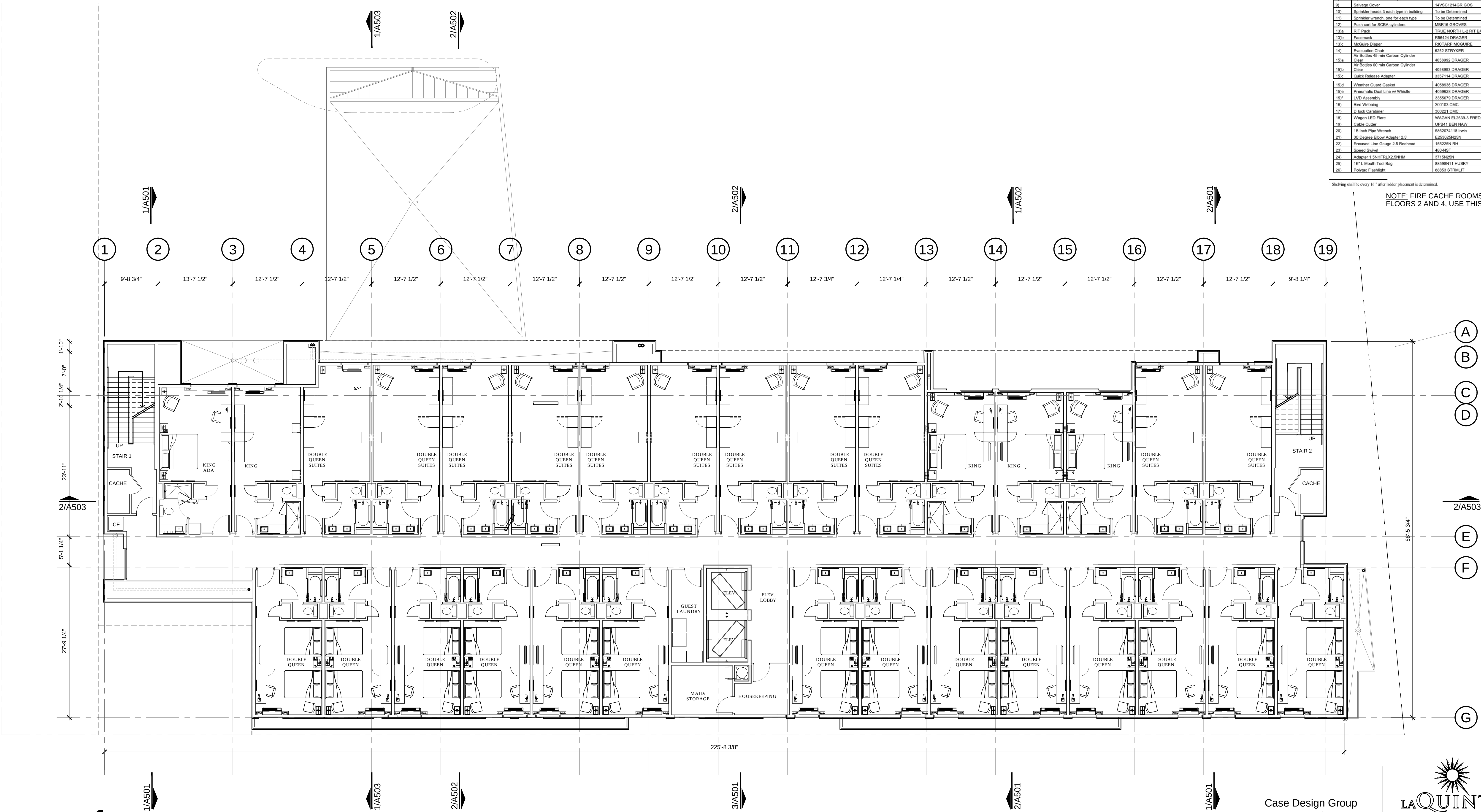
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FIRE CACHE ROOM LIST			
#	ITEM DESCRIPTION	PART NUMBER	PER ROOM
1a	2.5 inch Hose Pack Straps	Turning Out Solutions	24
1b	2.5 x 50 Foot Durabuilt Hose	2823X50VEN NAFH	8
1c	Straight Tip 1-1/8 x 1.5 NH	FSS10TFT	2
1d	Ball Valve 2.5 Female x 1.5 Male	J140F	2
1e	Universal Spanner Wrench	00100001 AKR	2
1f	Gated Wire	AYLNJNF TTT	2
1g	2 1/2 x 1 1/2 reducer	0728N18N	2
2a	50' banded hose roll	DF817X50R19NH NAFH	2
2b	Red Hose Ret. Bands	HRRBARC	2
3	15' Stinger length hose	DF3X15V28NH NAFH	2
4	Halligan Style Tool	HAL1P36	1
5a	Pick head size	6P19HW	1
5b	Flat head size	6P19ZW	1
6	Attic ladder	10102L.G.LITTLE QUANT	1
7	Ames Wrecking bar	75036	1
8	Open door industries stops	WVY DDI	24
9	Salvage Cover	1419C-1214GR GDS	4
10	Sprinkler heads 3 each type in building	To be Determined	3
11	Sprinkler wrench, one for each type	To be Determined	1
12	Push cart for SCBA cylinders	MBR16 GROVES	1
13a	RIT Pack	TRUE NORTH L2 RIT BAG	1
13b	Paxmanak	255624 DRAGER	1
13c	McGuire Diaper	RIC1ARP MCGUIRE	1
14	Evacuation Chair	6252 STRYKER	1
15a	Air Bottles 45 min Carbon Cylinder	4058992 DRAGER	8
15b	Air Bottles 60 min Carbon Cylinder	4058993 DRAGER	1
15c	Quick Release Adapter	3357114 DRAGER	8
15d	Weather Guard Gasket	4058936 DRAGER	9
15e	Pneumatic Dual Line w/ Whistle	4059628 DRAGER	1
15f	LVD Assembly	3355679 DRAGER	1
16	Red Webbing	200103 CMC	4
17	D lock Carabiner	300221 CMC	2
18	Wagon LED Flare	WAGAN EL2639-3 FRED	2
19	Cable Cutter	UPB41 BEN NAW	1
20	18 inch Pipe Wrench	5862074118 Inwin	1
21	30 Degree Elbow Adapter 2.5"	235302829N	4
22	Encased Line Gauge 2.5 Redhead	155225N RH	2
23	Speed Swivel	480-NST	1
24	Adapter 1.5NH/RLX2.5NHM	3715N25N	2
25	16" L Mouth Tool Bag	86598N11 HUSKY	2
26	Polytas Flashlight	88863 STRDLIT	2

*Slicing shall be every 16" after ladder placement is determined.

NOTE: FIRE CACHE ROOMS ON FLOORS 2 AND 4, USE THIS EQUIP. LIST

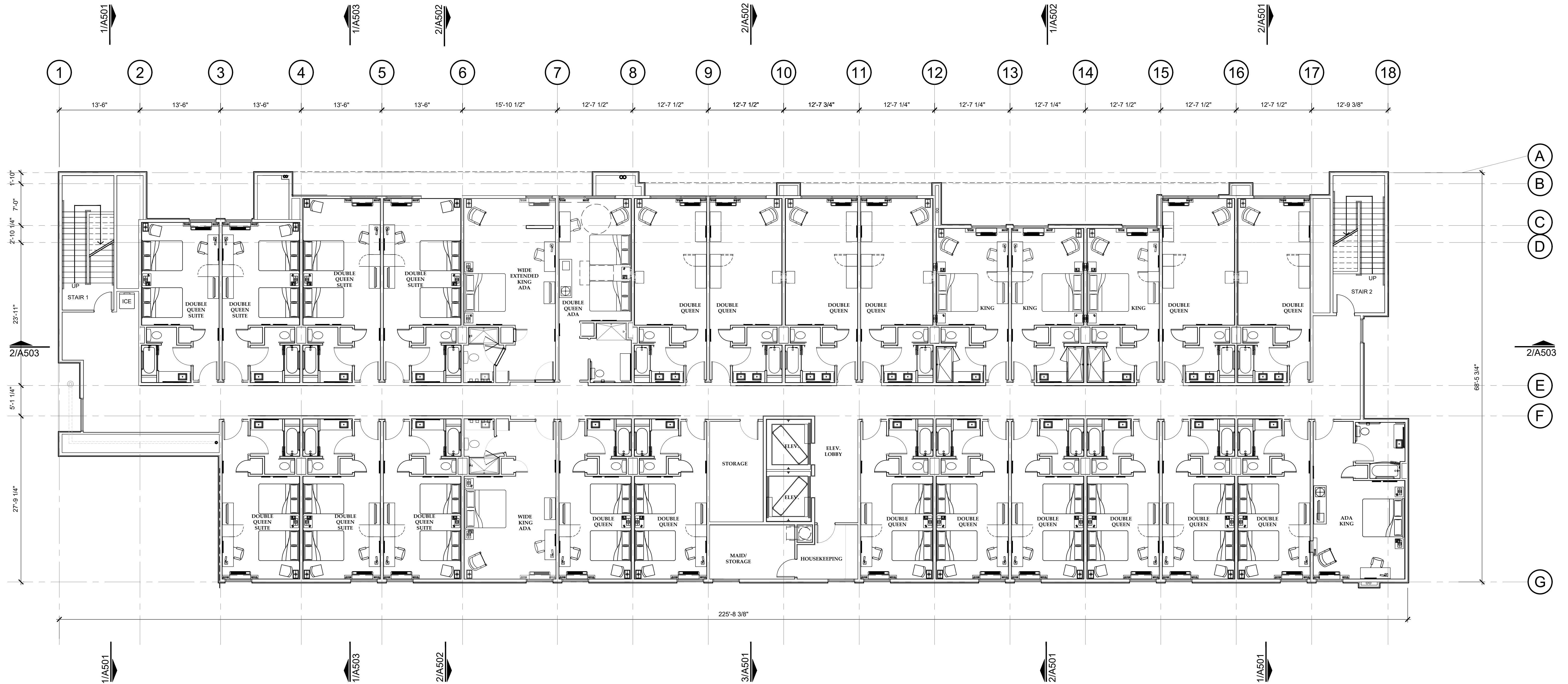


1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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1 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

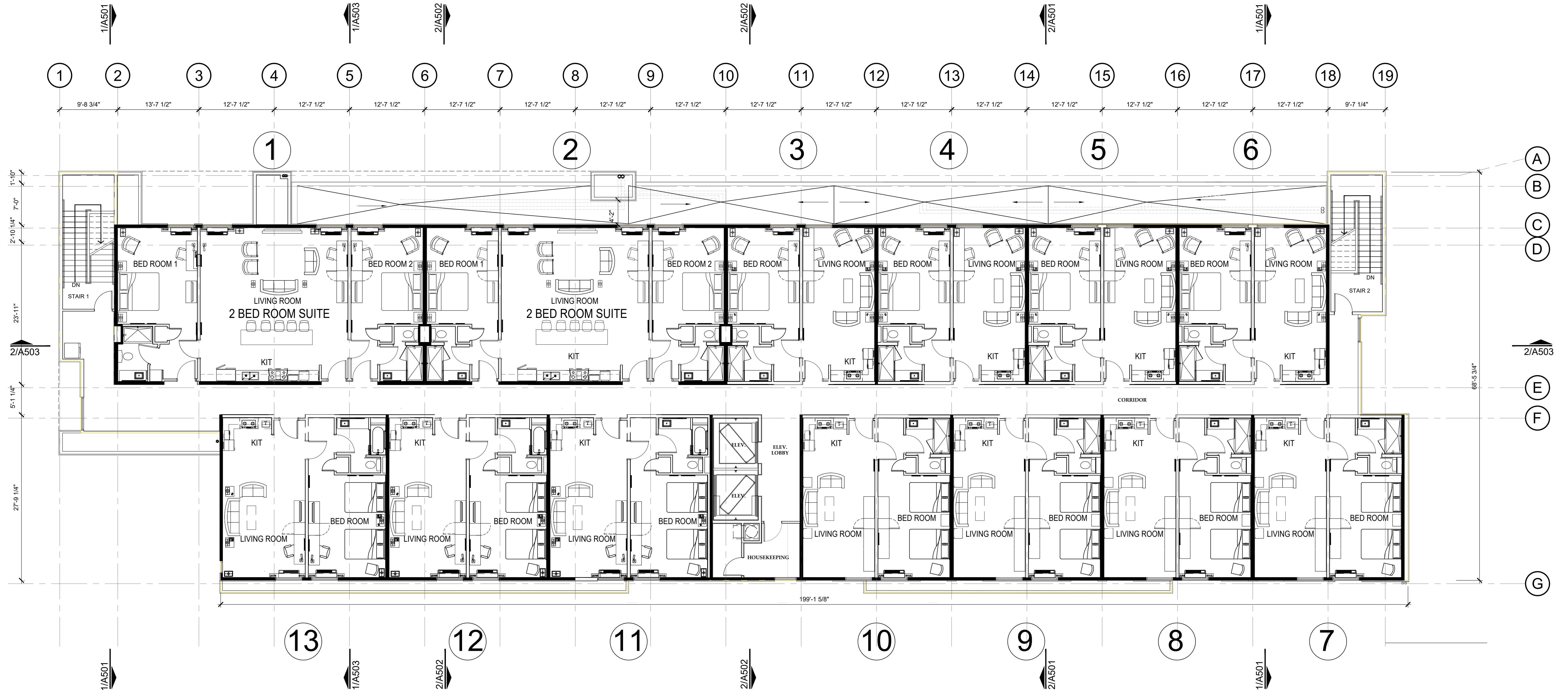
PRELIMINARY SET 04.29.19

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CDG005



1

FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

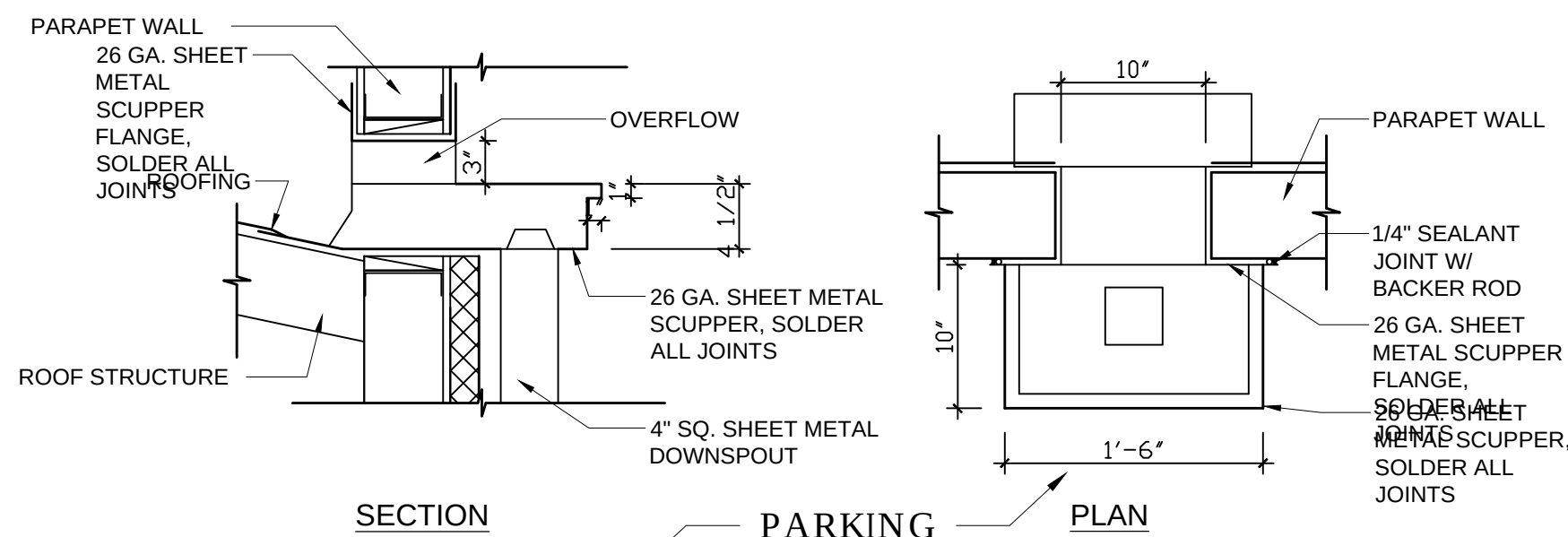
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PERMIT SET 11.24.19

FIFTH FLOOR PLAN

A105



3 SCUPPER DETAIL
SCALE: 1" = 1'-0"

WB AL 1500 Series Aluminum Access Door

DETAIL & SUBMITTAL SHEET

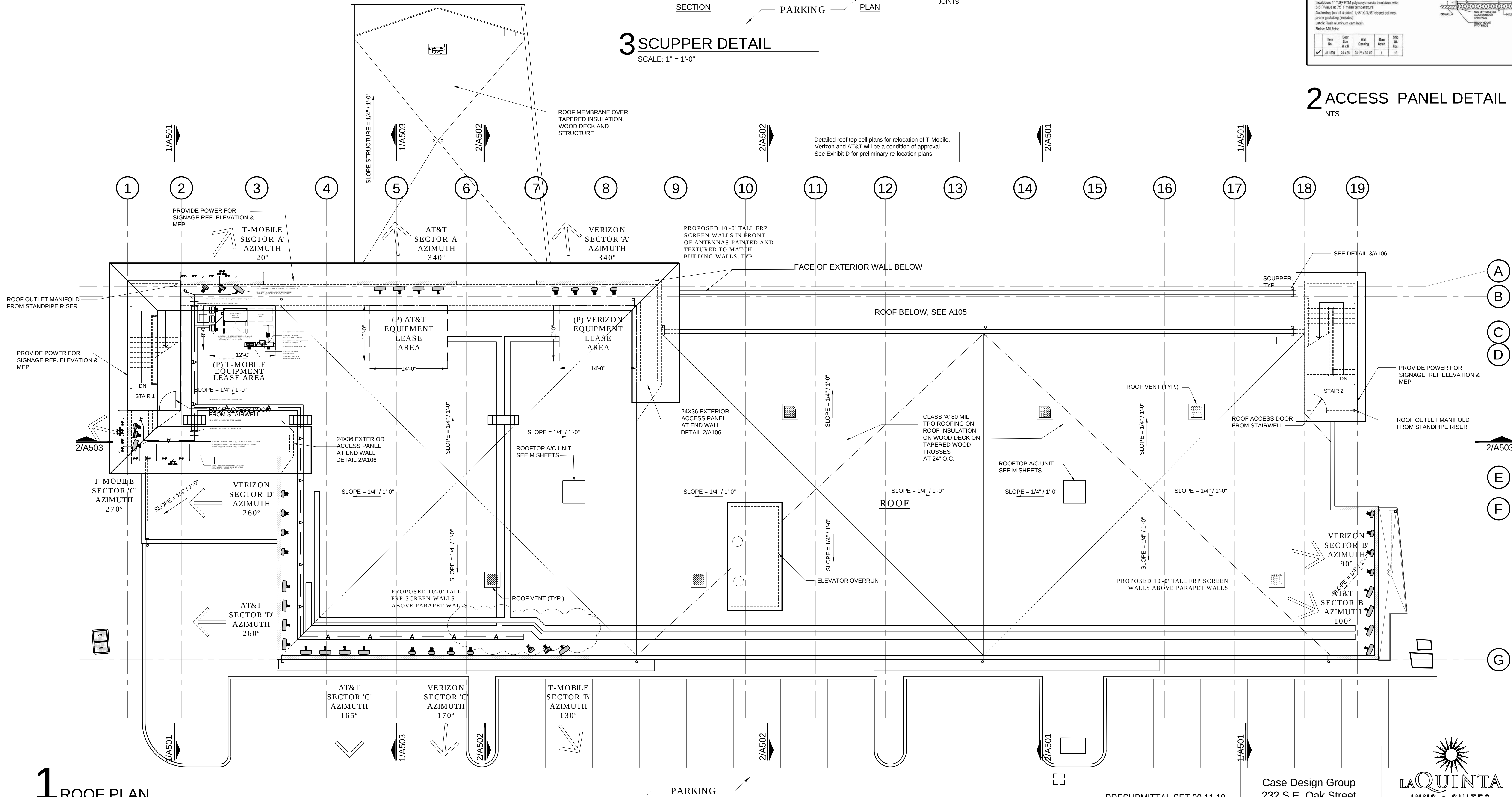
FRONT ELEVATION

SECTION DETAIL

SPECIFICATIONS:
Material: Non-Insulated Aluminum 2003 door and surround trim.
Door: Flush to edge of frame.
Frame: 1 1/2" x 12" internal aluminum extrusion flange with 1 1/2" deep mounting frame.
Hinge: Concealed continuous piano type.
Insulation: 1" rigid polyisocyanurate insulation, with R-5 R-Value at 75° F mean temperature.
Gasketing: (on all 4 sides) 1/8" x 3/16" closed cell neoprene gasketing (included).
Latch: Flush aluminum cam latch.
Finish: Mill Finish.

Item No.	Item	Door Size W x H	Wall Opening	Door Case	Ship Wt. Lbs.
✓	AL 1500	24 x 36	24 1/2 x 36 1/2	1	12

2 ACCESS PANEL DETAIL
NTS

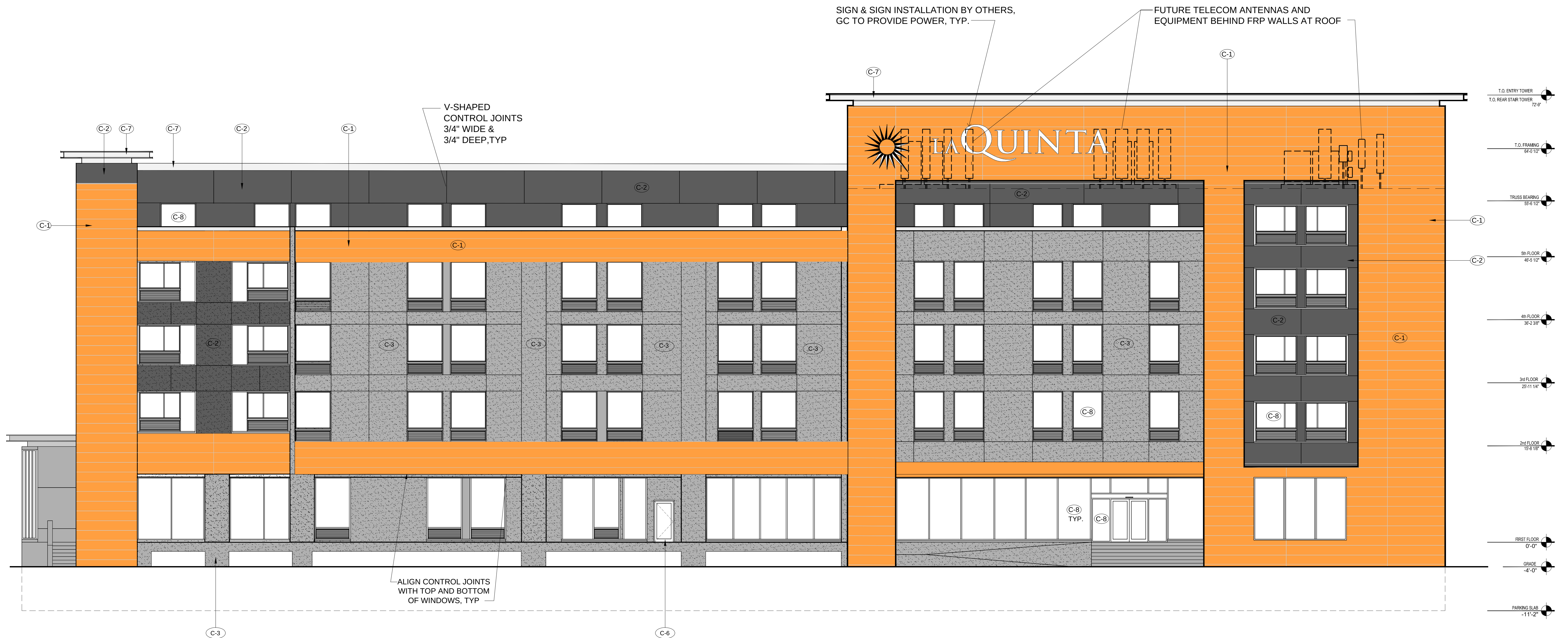


1 ROOF PLAN
SCALE: 1/8" = 1'-0"

PRESUBMITTAL SET 09.11.19
RESUBMITTAL SET - 09.12.19

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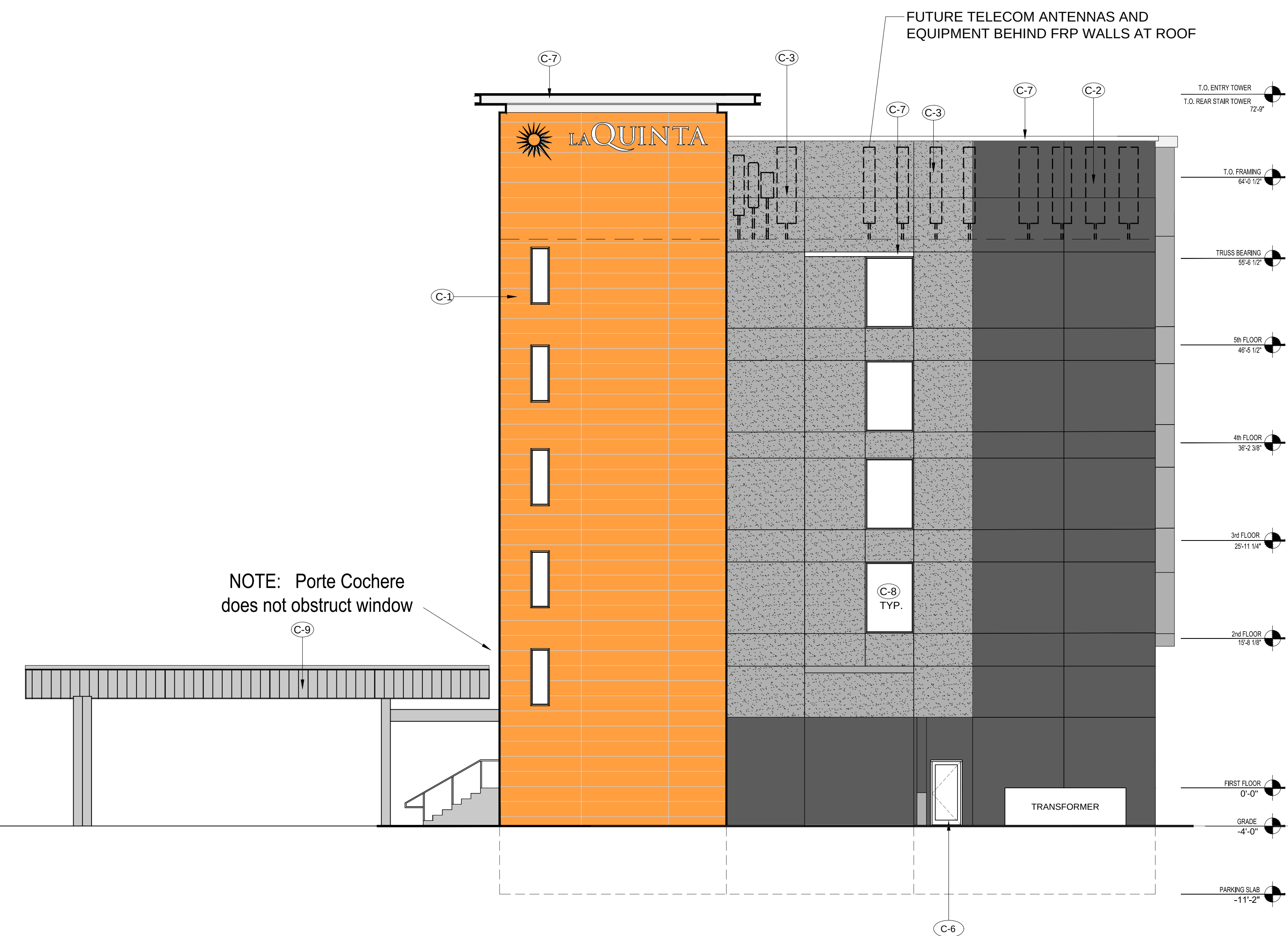
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEDULE	
C-1	CERAMIC PANELS MANUF: NEOLITH COLOR: IRON CORTEN CONTACT: PETER HOLLAND HOLLAND MARBLE 972.247.1621
C-2	3 PART STUCCO FINISH PAINTED SW-7645 - THUNDER GRAY
C-3	3 PART STUCCO FINISH PAINTED SW-7031 - MEGA GREIGE
C-4	3 PART STUCCO FINISH PAINTED SW-7010 - DUCK WHITE
C-6	DOOR & FRAME PAINT (AS NOTED) SW-7645 - THUNDER GRAY
C-7	ALUMINUM (TOWER PARAPET EXTENSIONS) PAC-CLAD - SILVER
C-8	ALUMINUM (WINDOWS, STOREFRONT, & PTAC GRILLS) CLEAR ANODIZED
C-9	ALUMINUM FLUSH PANELS (PORTE-COCHERE) PAC-CLAD - STONE WHITE FINISH

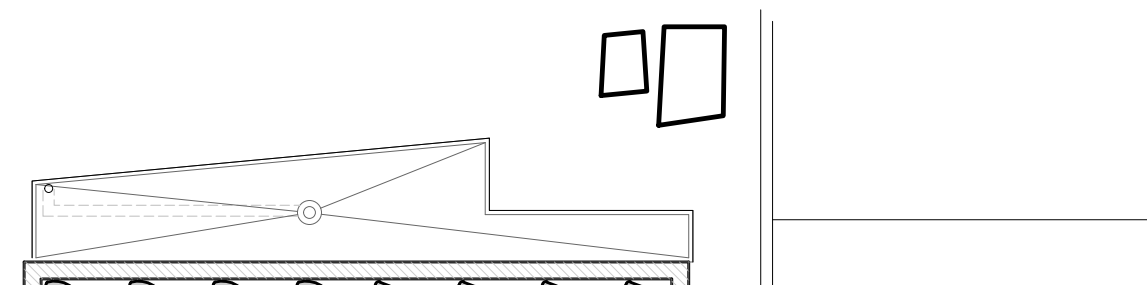
PRELIMINARY SET 04.12.19

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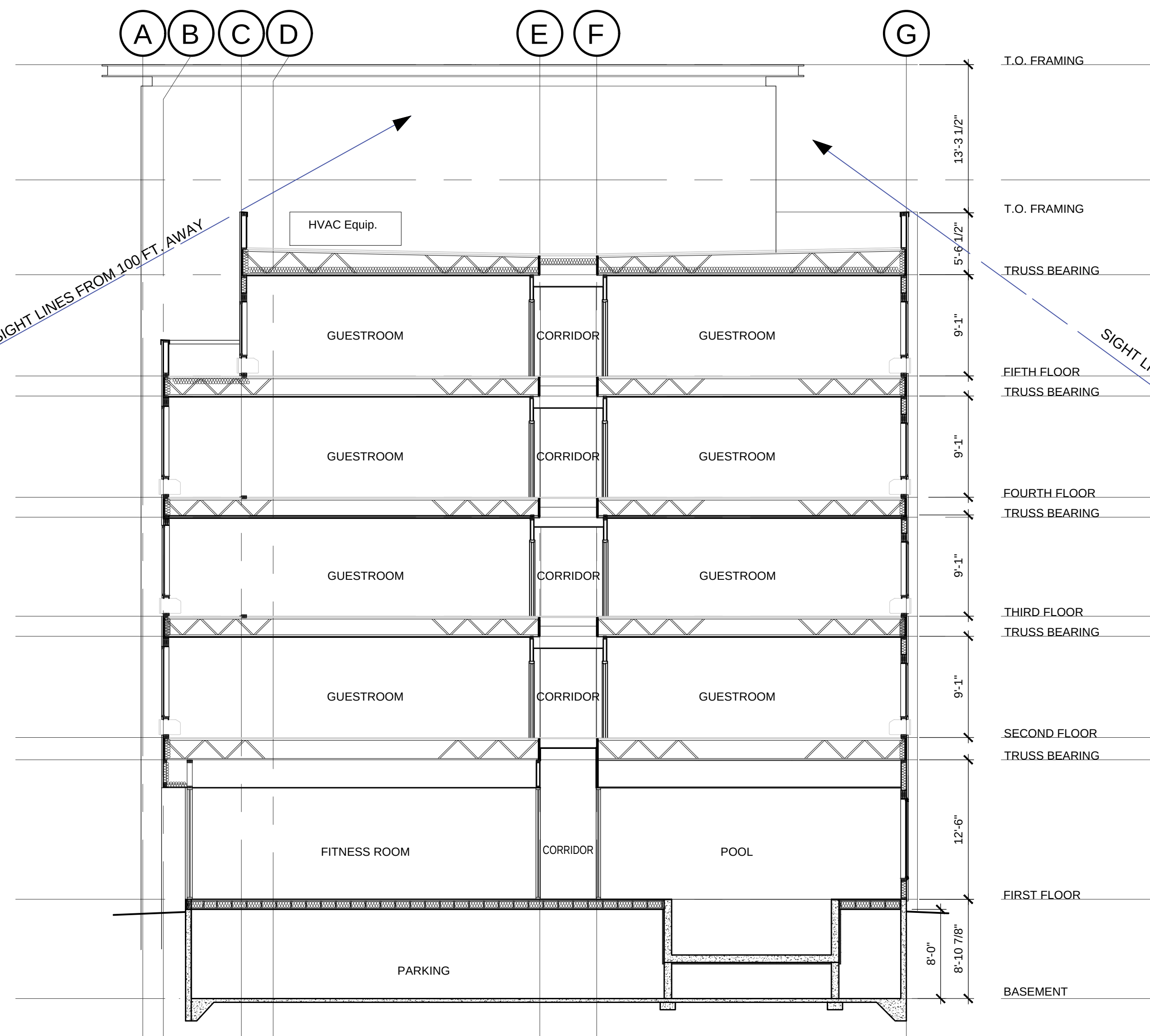
COLOR SCHEDULE	
C-1	CERAMIC PANELS MANUF: NEOLITH COLOR: IRON CORTEN CONTACT: PETER HOLLAND HOLLAND MARBLE 972.247.1621
C-2	3 PART STUCCO FINISH PAINTED SW-7645 - THUNDER GRAY
C-3	3 PART STUCCO FINISH PAINTED SW-7031 - MEGA GREIGE
C-4	3 PART STUCCO FINISH PAINTED SW-7010 - DUCK WHITE
C-6	DOOR & FRAME PAINT (AS NOTED) SW-7645 - THUNDER GRAY
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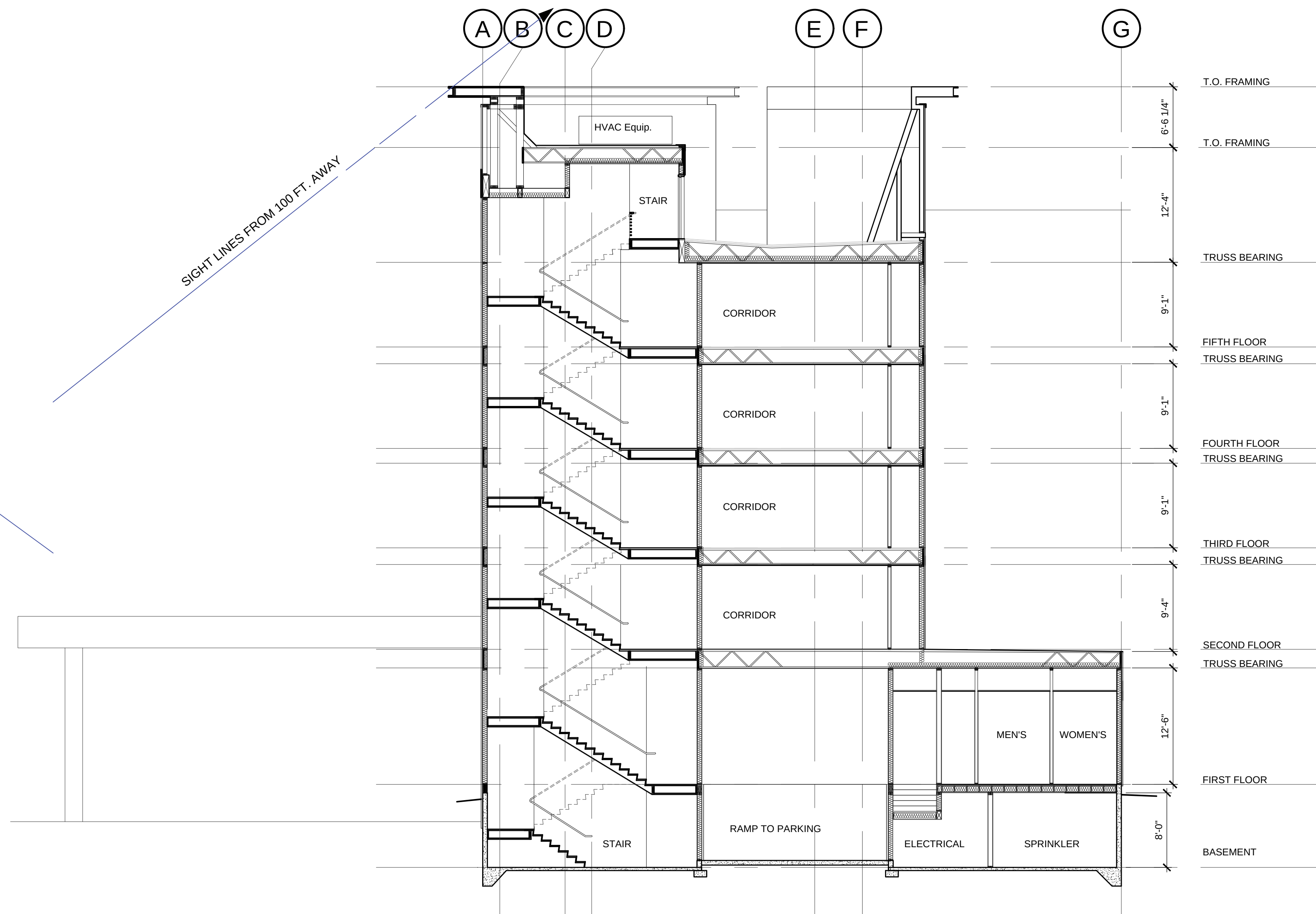
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2 SECTION
SCALE: 1/8" = 1'-0"

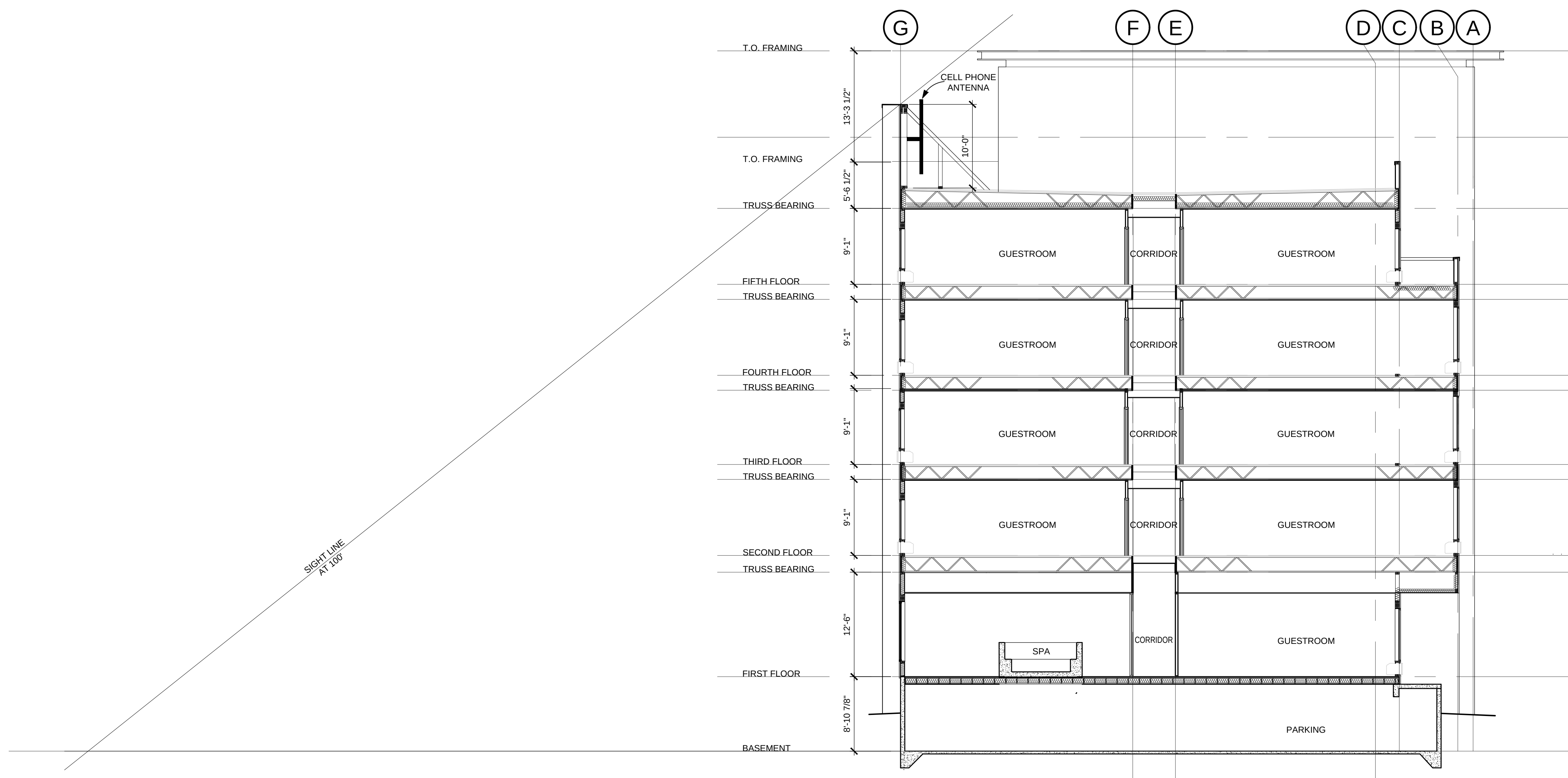


1 SECTION
SCALE: 1/8" = 1'-0"

PRELIMINARY SET 09.09.19

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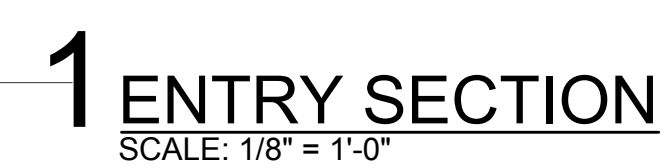


1 SECTION
SCALE: 1/8" = 1'-0"

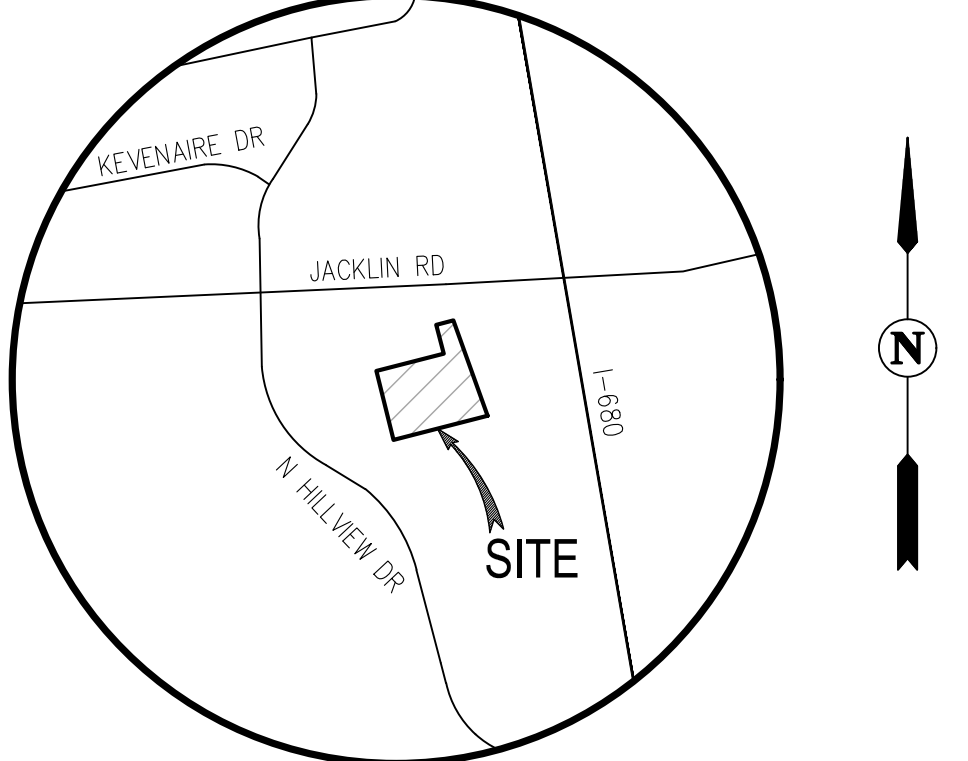
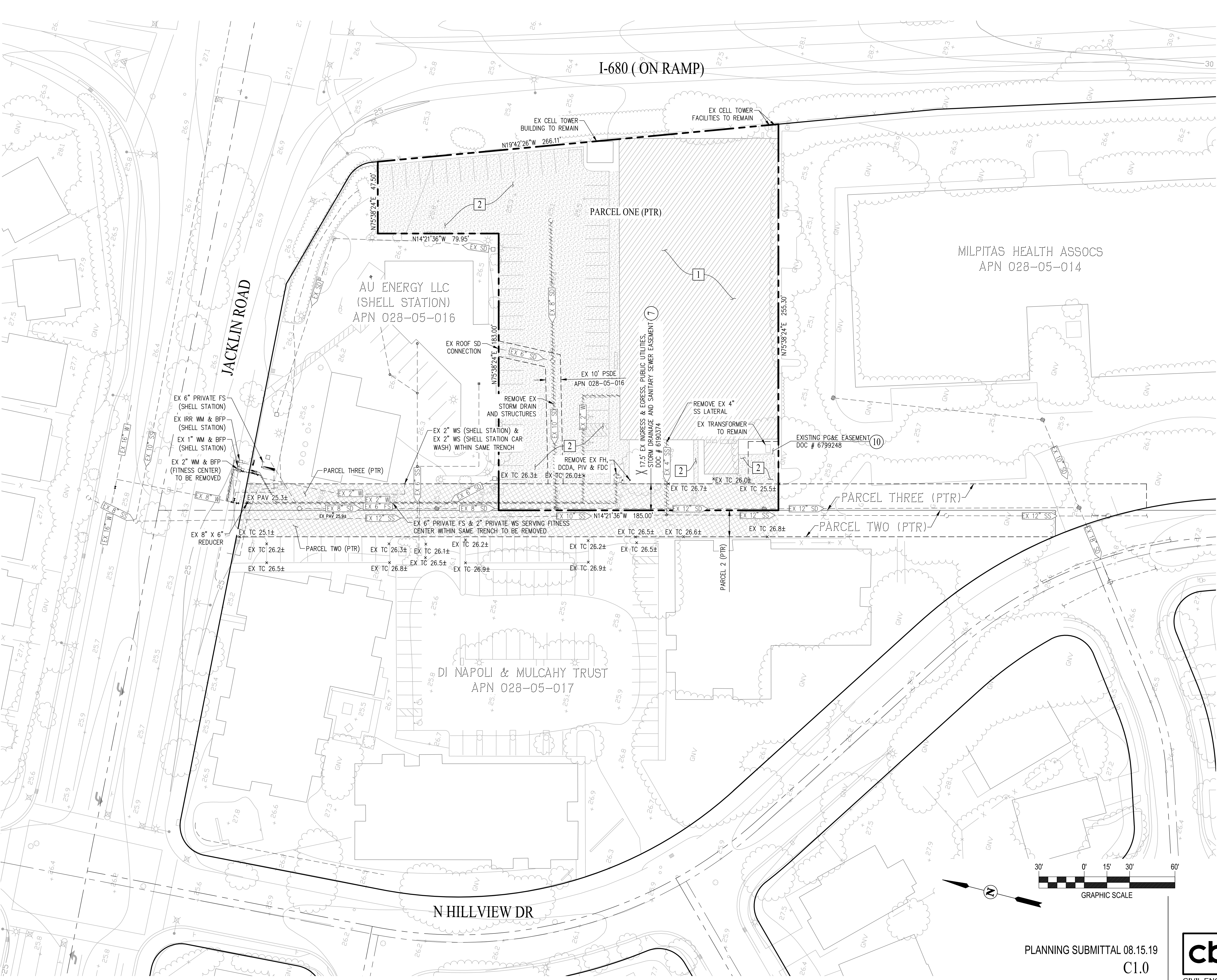
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VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- EASEMENT
- CATCH BASIN
- FIRE HYDRANT
- MANHOLE
- STREET LIGHT
- STORM DRAIN
- SANITARY SEWER
- WATER LINE
- GAS
- OVERHEAD LINE
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING ASPHALT, CONCRETE AND CURB AND GUTTER TO BE REMOVED
- GRIND AND OVERLAY EXISTING PAVEMENT
- EXISTING TREE TO BE REMOVED

ABBREVIATIONS

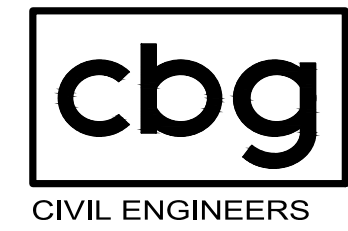
- EX: EXISTING
- OH: OVERHEAD
- PAV: PAVEMENT
- PSDE: PRIVATE STORM DRAIN EASEMENT
- SD: STORM DRAIN
- SS: SANITARY SEWER
- TC: TOP OF CURB
- W: WATER

DEMOLITION NOTES

- NOTE DESCRIPTION
- 1 REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION
 - 2 REMOVE EXISTING ASPHALT CONCRETE AND PARKING LOT CURB AND GUTTER

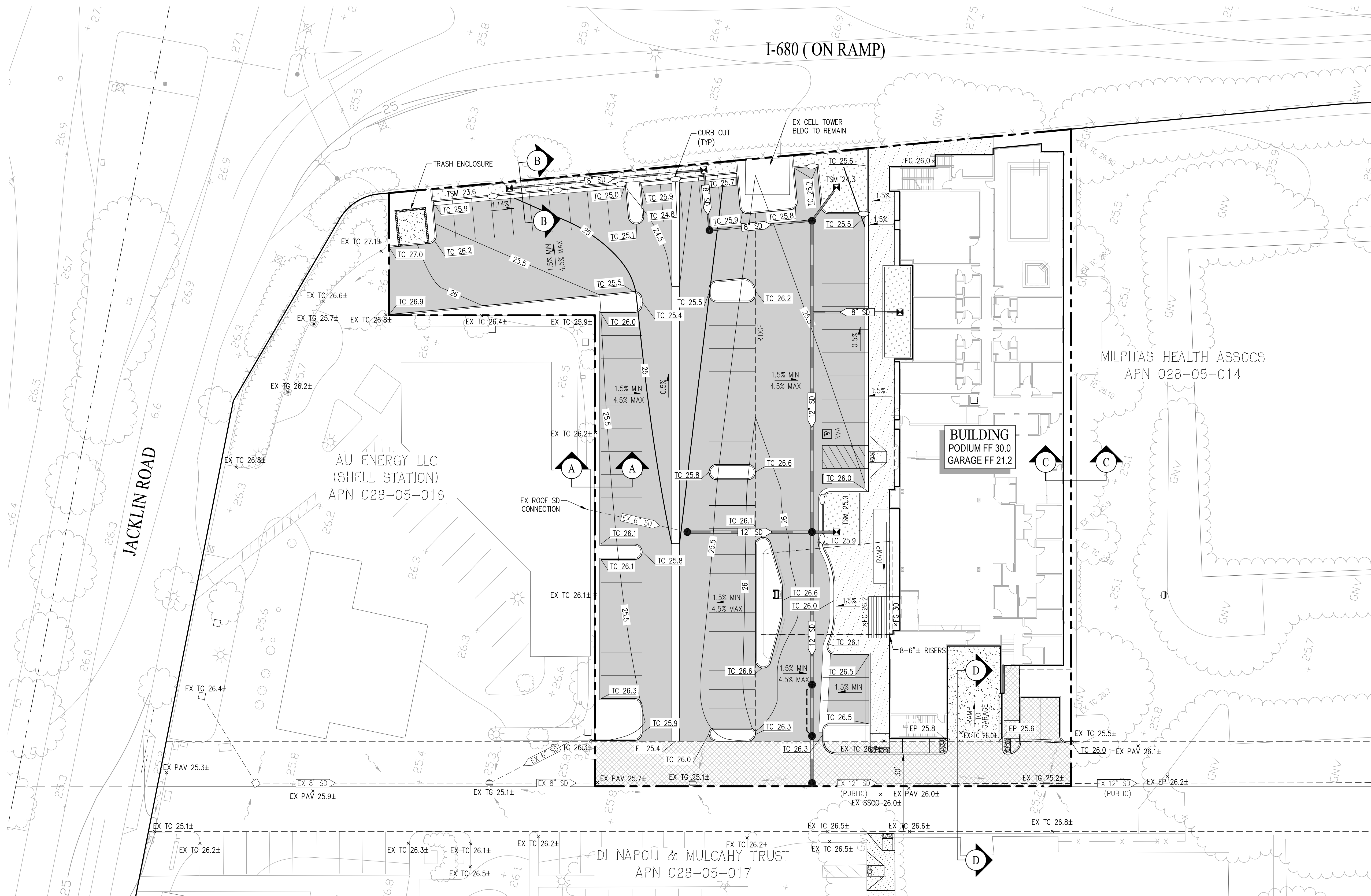
EXISTING EASEMENTS

- # INDICATES TITLE REPORT ITEM NUMBER
- 7 EASEMENT(S) FOR INGRESS, EGRESS, PUBLIC UTILITIES, STORM DRAINAGE AND SANITARY SEWER GRANTED TO GOLDEN STATE TITLE COMPANY OF SANTA CLARA COUNTY
- 10 EASEMENT(S) FOR GAS PIPELINES GRANTED TO PG&E



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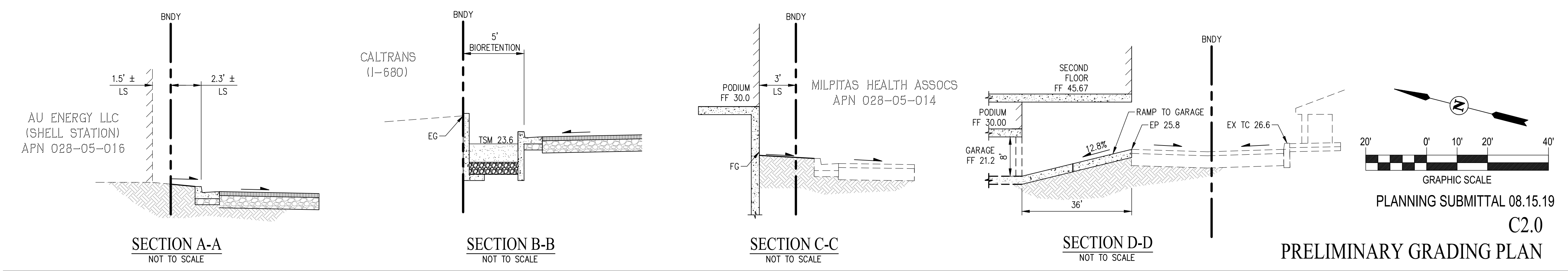
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RIGHT OF WAY
---	---	EASEMENT
---	---	SIDEWALK AND TOP OF CURB
---	---	COLOR & STAMPED ASPHALT PAVING
---	---	BIORETENTION AREA
---	---	TREE
---	---	OVERLAND RELEASE
---	---	INVERT ELEVATIONS
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	WATER LINE
---	---	WATER VALVE
---	---	JOINT TRENCH
---	---	FIRE HYDRANT
---	---	CATCH BASIN
---	---	FIELD INLET
---	---	MANHOLE
---	---	CLEANOUT
---	---	STREET LIGHT
---	---	BIORETENTION AREA
---	---	BUBBLE UP STRUCTURE
---	---	BIORETENTION CLEANOUT & SUBDRAIN
---	---	AREA DRAIN

ABBREVIATIONS

AD	AREA DRAIN PIPE	INV	INVERT
BBC	BACK OF BEVELED CURB	JT	JOINT TRENCH
BD	BOUNDARY	LF	LENGTH FEET
CC	CURB CUT	LS	LANDSCAPE
CB	CATCH BASIN	OH	OVERHEAD LINE
CI	CAST IRON	RW	RIGHT OF WAY
CO	CLEANOUT	S	SLOPE
DI	DUCTILE IRON	SD	STORM DRAIN
DW	DOMESTIC WATER	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SS	SANITARY SEWER
EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TFC	TOP OF FLUSH CURB
FI	FIELD INLET	TSM	TOP OF SOIL MIX
FS	FIRE SERVICE	VCP	VITRIFIED CLAY PIPE
FW	FIRE WATER	W	WATER
GLIP	GARAGE LIP	WS	WATER SERVICE

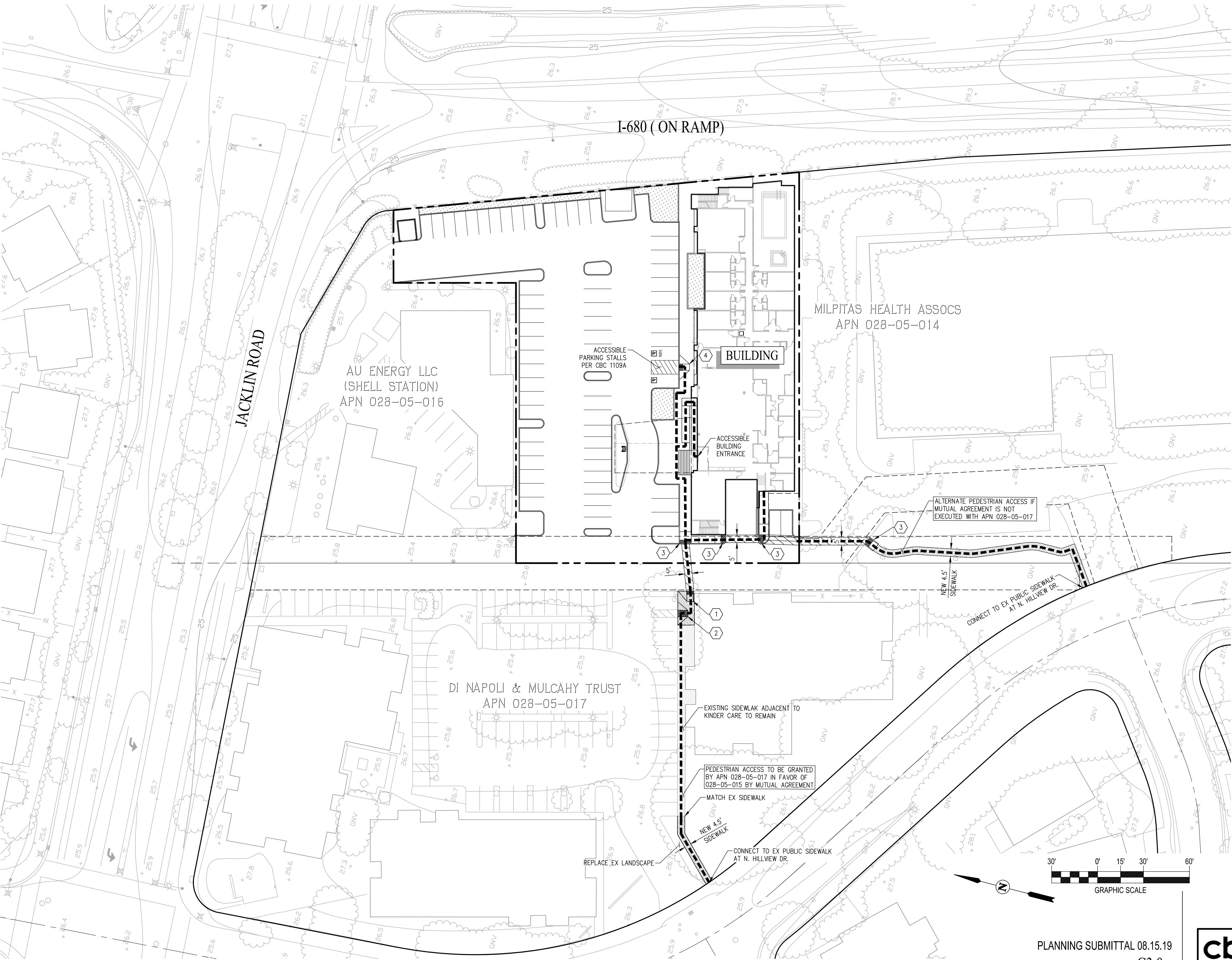
SWPPP NOTE:
THIS PROJECT DISTURBS MORE THAN ONE ACRE AND WILL BE REQUIRED TO MEET THE STATE CONSTRUCTION GENERAL PERMIT BY FILING A NOTICE OF INTENT AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WITH THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD PRIOR TO ISSUANCE OF DEMOLITION OR GRADING PERMIT.



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LEGEND

- ACCESSIBLE PATH OF TRAVEL
- PEDESTRIAN CROSSWALK

ACCESSIBILITY NOTES

- ANY SIDEWALK/WALKWAY EXCEEDING A 5% SLOPE IS CONSIDERED A RAMP AND WILL REQUIRE RAMP DETAILS PER THE 2016 CBC, SECTION 11B-405.
- TRANSITIONS FROM RAMP TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGE.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS-SLOPE OF 2% AND A MINIMUM WIDTH OF 4'.
- THE SLOPE AND CROSS SLOPE AT THE INTERSECTION OF ACCESSIBLE ROUTES SHALL BE 2% MAX.
- ALL EXTERIOR GROUND FLOOR EXIT DOORS SHALL BE ON AN ACCESSIBLE ROUTE PER CBC 1117A.2.
- DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST TO THE CURB IS 6" MIN - 8" MAX FROM THE FACE OF THE CURB.
- ALL BUILDING ENTRIES REQUIRED TO BE ACCESSIBLE SHALL HAVE MINIMUM MANEUVERING CLEARANCES AT DOORS THAT COMPLY WITH 11B-404.2.4.1 WITH MINIMUM 2% SLOPE IN FRONT OF ENTRY DOOR PER CBC 11B-404.2.4.4.

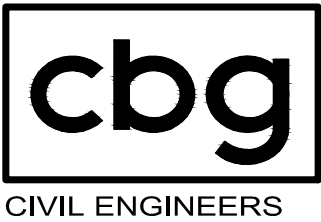
RAMP NOTES

- CASE G RAMP PER CALTRANS RSP A88A
- REPLACE EX. CASE A RAMP TO CURRENT ADA STANDARD
- CASE F RAMP PER CALTRANS RSP A88A
- CASE A RAMP PER CALTRANS RSP A88A

PLANNING SUBMITTAL 08.15.19

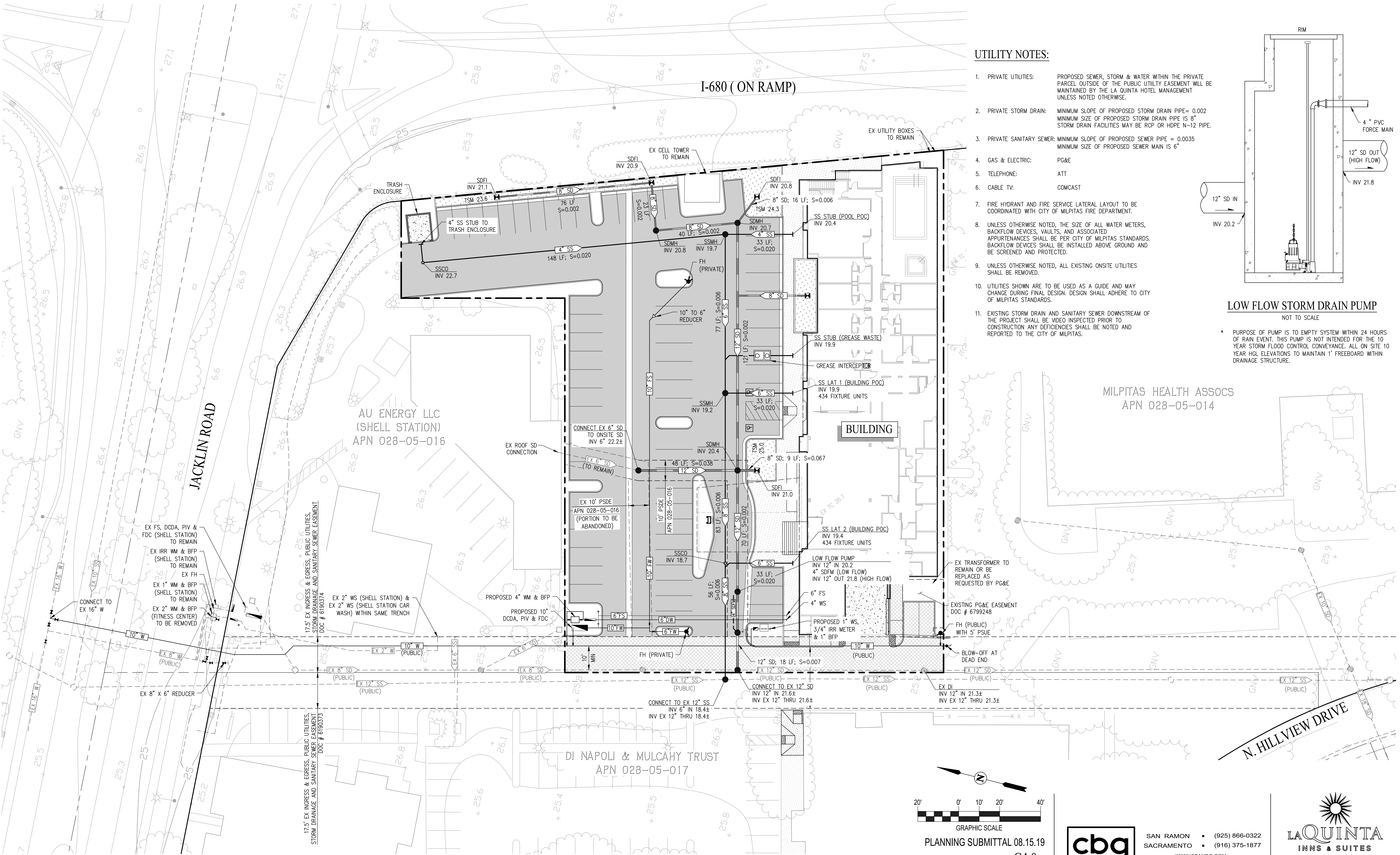
C3.0

PRELIMINARY SITE ACCESSIBILITY PLAN



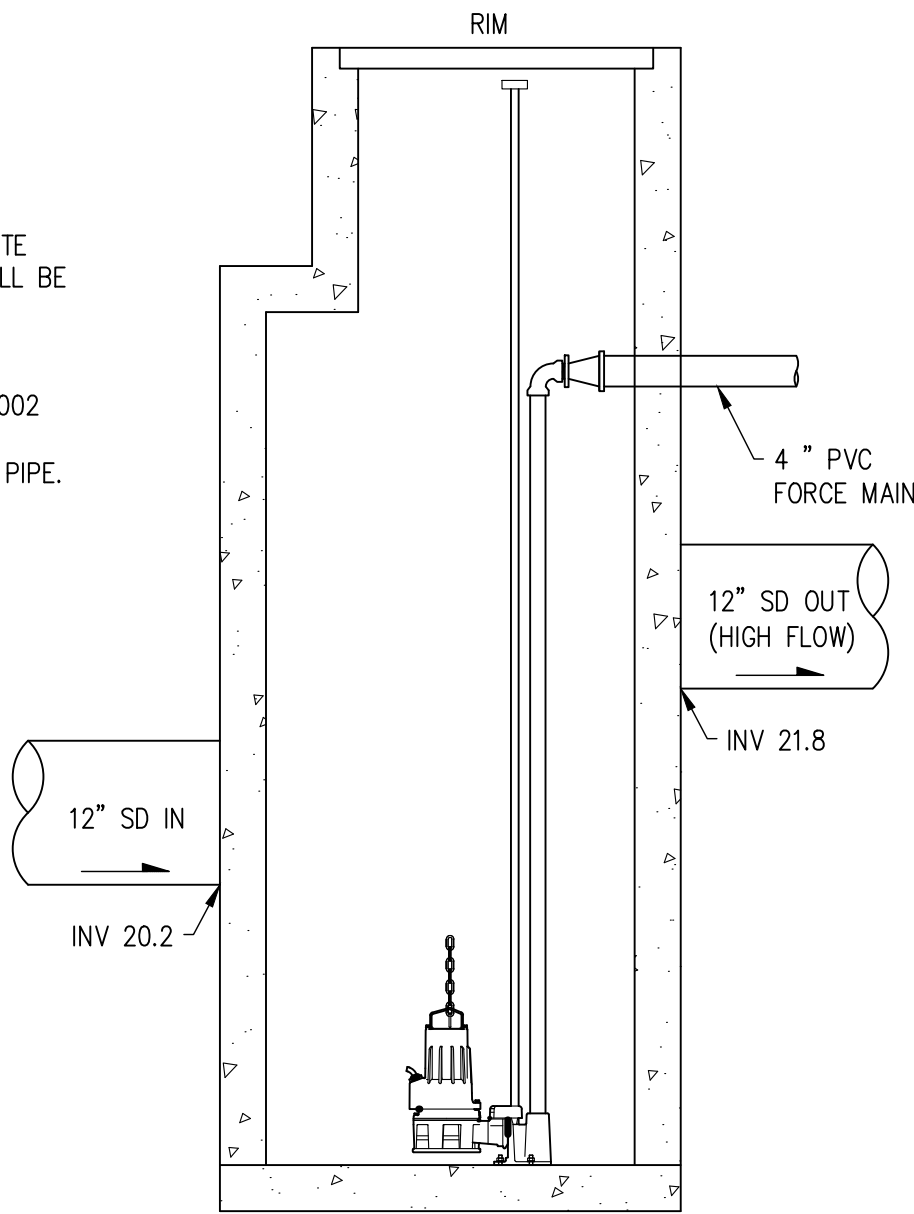
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UTILITY NOTES:

- 1. PRIVATE UTILITIES: PROPOSED SEWER, STORM & WATER WITHIN THE PRIVATE PARCEL OUTSIDE OF THE PUBLIC UTILITY EASEMENT WILL BE MAINTAINED BY THE LA QUINTA HOTEL MANAGEMENT UNLESS NOTED OTHERWISE.
- 2. PRIVATE STORM DRAIN: MINIMUM SLOPE OF PROPOSED STORM DRAIN PIPE= 0.002 MINIMUM SIZE OF PROPOSED STORM DRAIN PIPE IS 8" STORM DRAIN FACILITIES MAY BE RCP OR HDPE N-12 PIPE.
- 3. PRIVATE SANITARY SEWER: MINIMUM SLOPE OF PROPOSED SEWER PIPE = 0.0035 MINIMUM SIZE OF PROPOSED SEWER MAIN IS 6"
- 4. GAS & ELECTRIC: PG&E
- 5. TELEPHONE: ATT
- 6. CABLE TV: COMCAST
- 7. FIRE HYDRANT AND FIRE SERVICE LATERAL LAYOUT TO BE COORDINATED WITH CITY OF MILPITAS FIRE DEPARTMENT.
- 8. UNLESS OTHERWISE NOTED, THE SIZE OF ALL WATER METERS, BACKFLOW DEVICES, VAULTS, AND ASSOCIATED APPURTENANCES SHALL BE PER CITY OF MILPITAS STANDARDS. BACKFLOW DEVICES SHALL BE INSTALLED ABOVE GROUND AND BE SCREENED AND PROTECTED.
- 9. UNLESS OTHERWISE NOTED, ALL EXISTING ONSITE UTILITIES SHALL BE REMOVED.
- 10. UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF MILPITAS STANDARDS.
- 11. EXISTING STORM DRAIN AND SANITARY SEWER DOWNSTREAM OF THE PROJECT SHALL BE VIDEO INSPECTED PRIOR TO CONSTRUCTION ANY DEFICIENCIES SHALL BE NOTED AND REPORTED TO THE CITY OF MILPITAS.

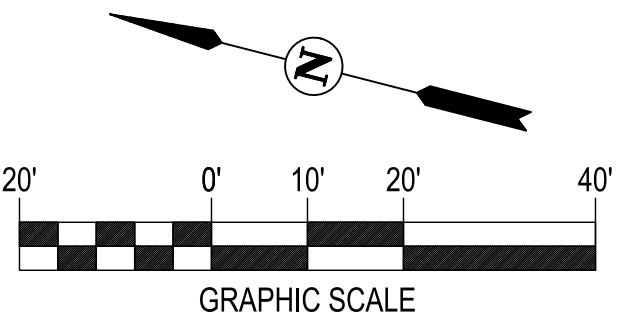


LOW FLOW STORM DRAIN PUMP

NOT TO SCALE

* PURPOSE OF PUMP IS TO EMPTY SYSTEM WITHIN 24 HOURS OF RAIN EVENT. THIS PUMP IS NOT INTENDED FOR THE 10 YEAR STORM FLOOD CONTROL CONVEYANCE. ALL ON SITE 10 YEAR HGL ELEVATIONS TO MAINTAIN 1' FREEBOARD WITHIN DRAINAGE STRUCTURE.

MILPITAS HEALTH ASSOCS
APN 028-05-014



PLANNING SUBMITTAL 08.15.19
C4.0
PRELIMINARY UTILITY PLAN

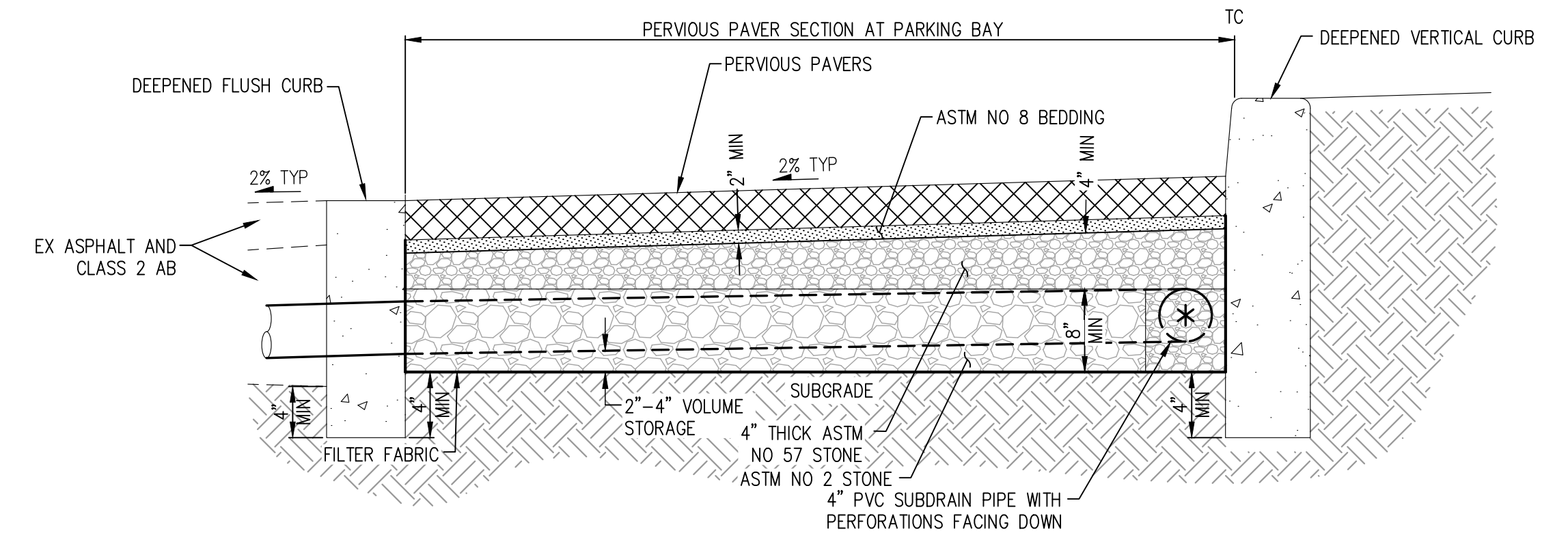
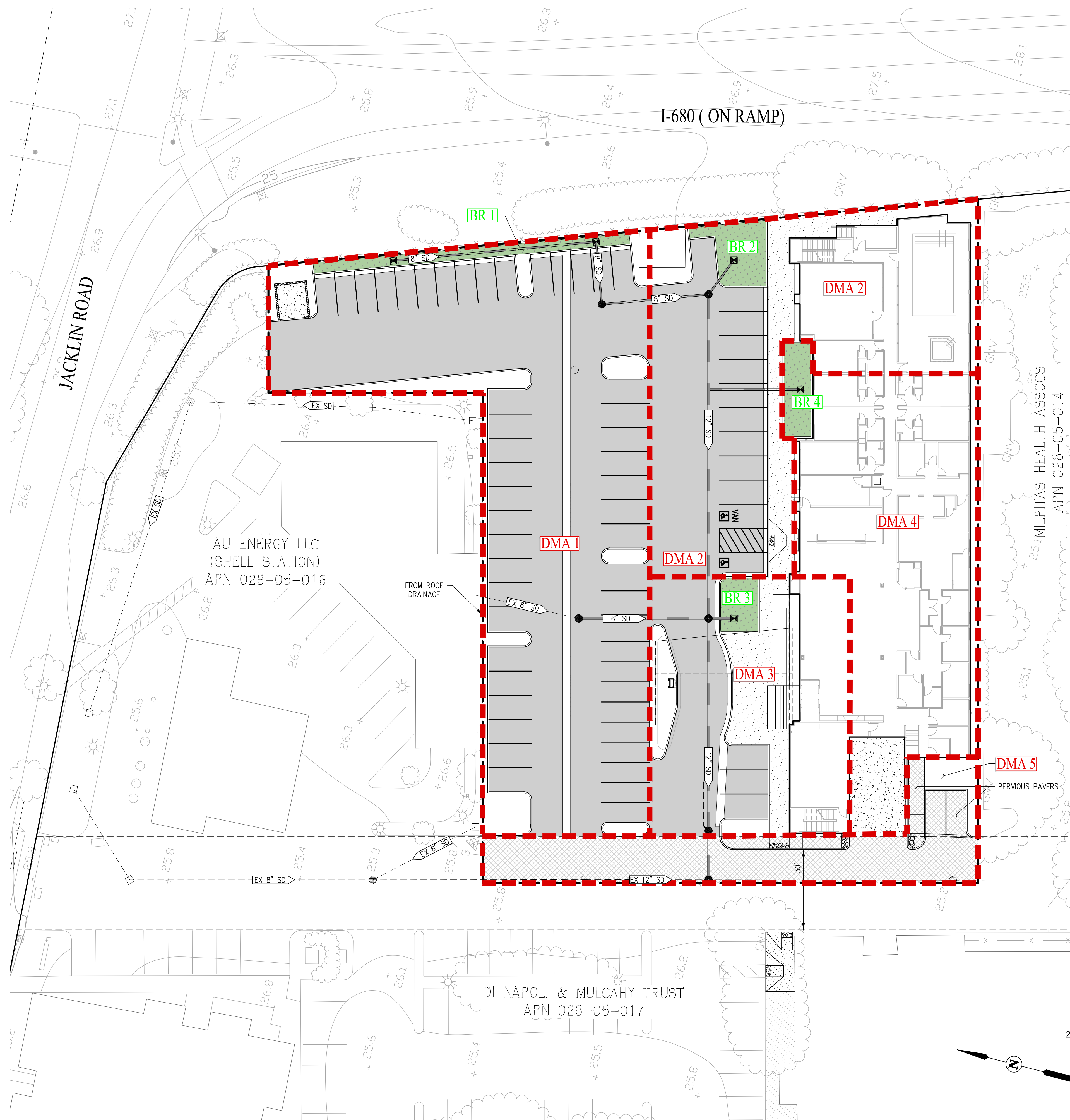


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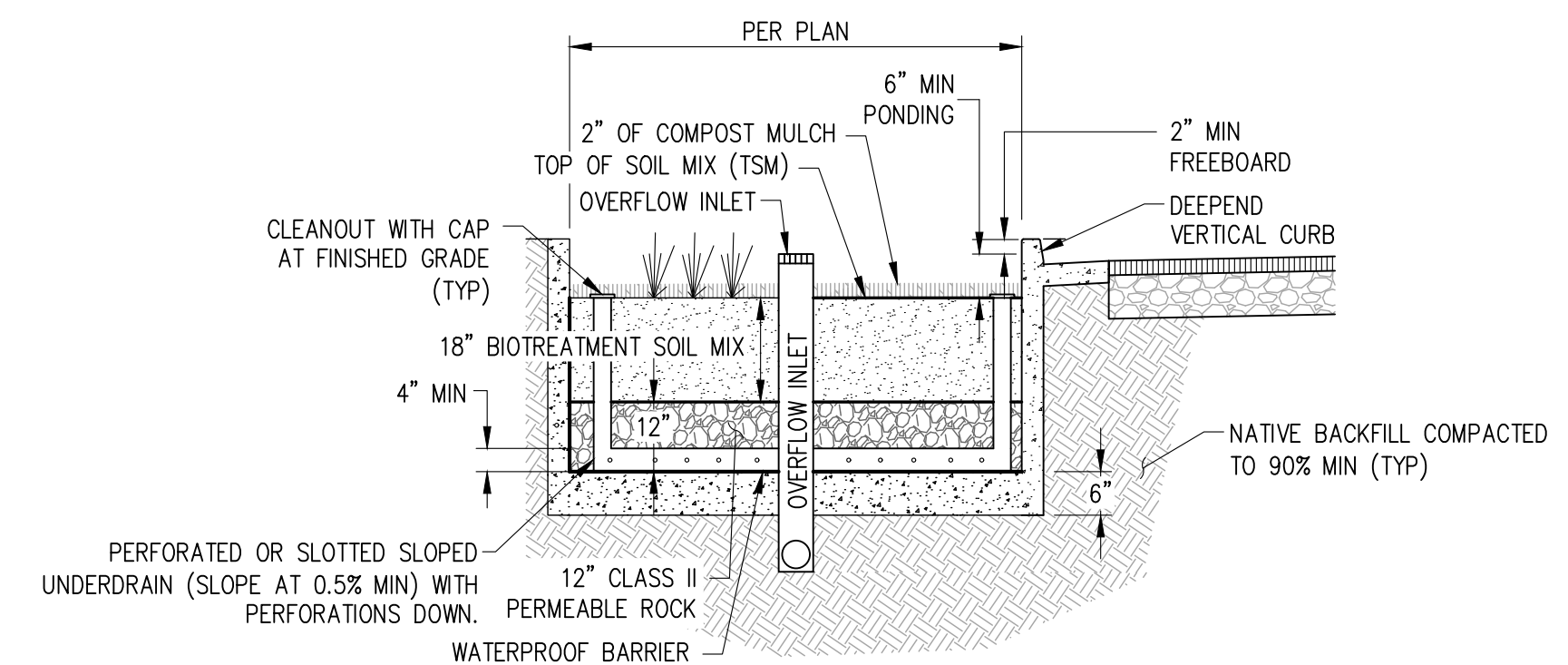
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PERVIOUS PAVER DETAIL
NOT TO SCALE



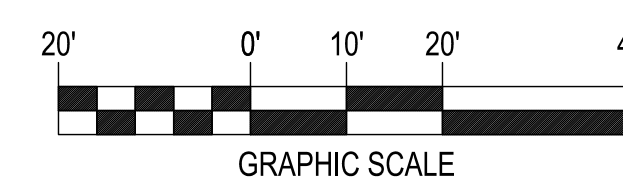
BIORETENTION BASIN WITH DEEPEENED CURB
NOT TO SCALE

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RIGHT OF WAY
	---	DRAINAGE MANAGEMENT AREA BOUNDARY
	DMA 1	DRAINAGE MANAGEMENT AREA
	BR 1	BIORETENTION AREA
---	SD	STORM DRAIN
□	□	CATCH BASIN
○	○	FIELD INLET
	●	MANHOLE
	■	BIORETENTION AREA
	■	PERVIOUS PAVERS

PRELIMINARY STORM WATER TREATMENT

AREA ID	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
DMA 1	BIORETENTION	18,040	15,933	2,107	16,144	646	650
DMA 2	BIORETENTION	11,124	10,275	849	10,360	414	470
DMA 3	BIORETENTION	7,250	6,888	362	6,924	277	278
DMA 4	BIORETENTION	9,292	8,443	849	8,528	341	356
DMA 5	SELF-TREATING	4,047	—	4,047	—	—	—

- NOTES:
- ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED UPON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C.3 STORMWATER HANDBOOK DATED JUNE 2016.
 - REQUIRED SURFACE AREA OF THE BIORETENTION TREATMENT AREA IS EQUAL TO 4% OF THE CONTRIBUTING IMPERVIOUS SURFACE AREA. THIS CALCULATION IS BASED UPON THE UNIFORM INTENSITY METHOD ASSUMING RAINFALL INTENSITY OF 0.2 INCHES/HR AND A BIORETENTION SOIL MIX WITH A 5 INCHES/HR INFILTRATION RATE.
 - HYDROMODIFICATION IS NOT REQUIRED BECAUSE THE PROJECT DOES NOT INCREASE THE IMPERVIOUS SURFACE OVER THE PREDEVELOPMENT CONDITION.
 - ALL STORMWATER TREATMENT MEASURES AND SIZING SHOWN ON THIS EXHIBIT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.



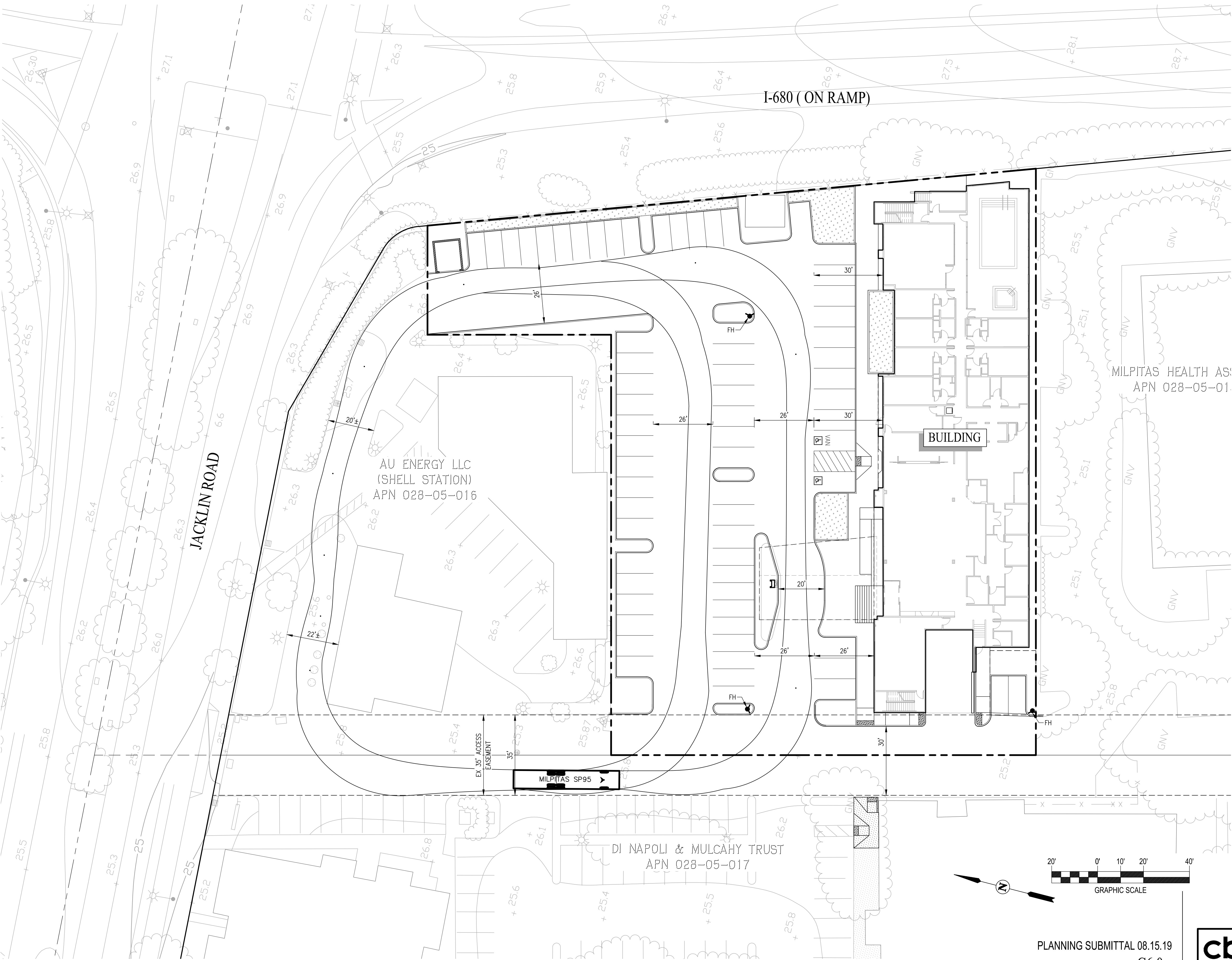
PRELIMINARY STORMWATER CONTROL PLAN

PLANNING SUBMITTAL 08.15.19
C5.0

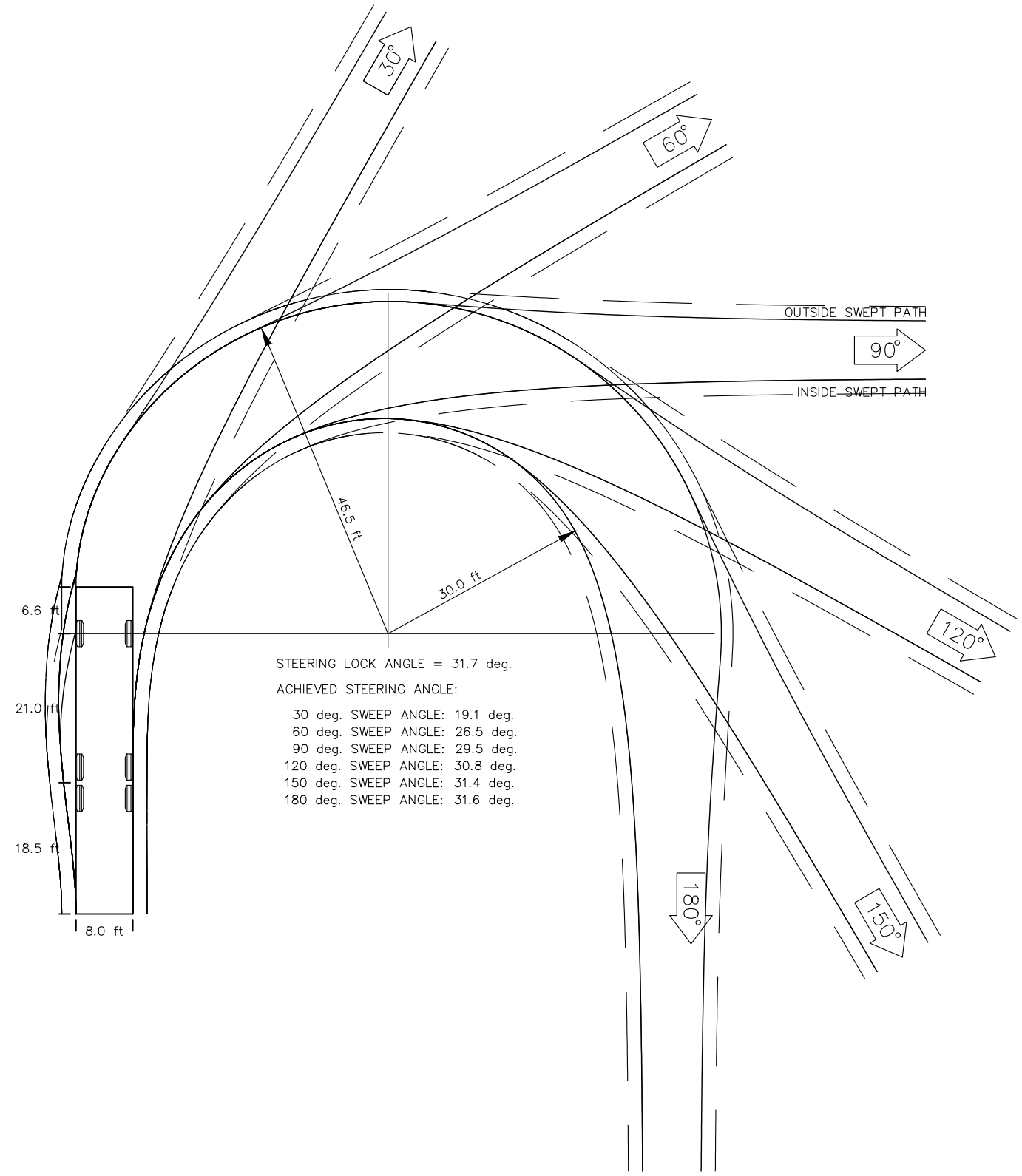


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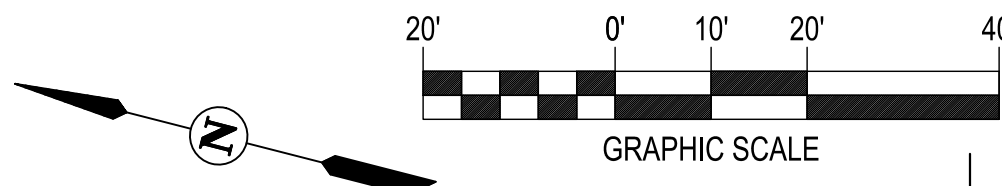
LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		RIGHT OF WAY
		FIRE HYDRANT



TURNING TEMPLATE
SP95 MILPITAS FIRE TRUCK
NOT TO SCALE

FIRE FLOW NOTES:

1. BUILDING CONSTRUCTION TYPE:	TYPE VA OVER TYPE I GARAGE
2. MAXIMUM BUILDING SQUARE FOOTAGE:	TYPE VA: 67,232 TYPE IA: 13,950 SF
3. REQUIRED FIRE FLOW PER CFC, APPENDIX B:	4,250 GPM
4. REQUIRED FIRE FLOW, C.O.M GUIDELINES:	2,500 GPM
5. HYDRANT TEST INFO:	
5.1. HYDRANT #	2A-092 7/05
5.2. LOCATION	JACKLIN RD/ N. PARK VICTORIA DR
5.3. ELEVATION	43 FT
5.4. MAIN SIZE	16 INCH
5.5. STATIC PRESSURE	143 PSI
5.6. RESIDUAL PRESSURE	132 PSI
5.7. TEST DISCHARGE	3,352 GPM



PLANNING SUBMITTAL 08.15.19
C6.0
PRELIMINARY FIRE ACCESS PLAN



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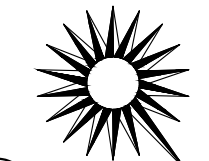
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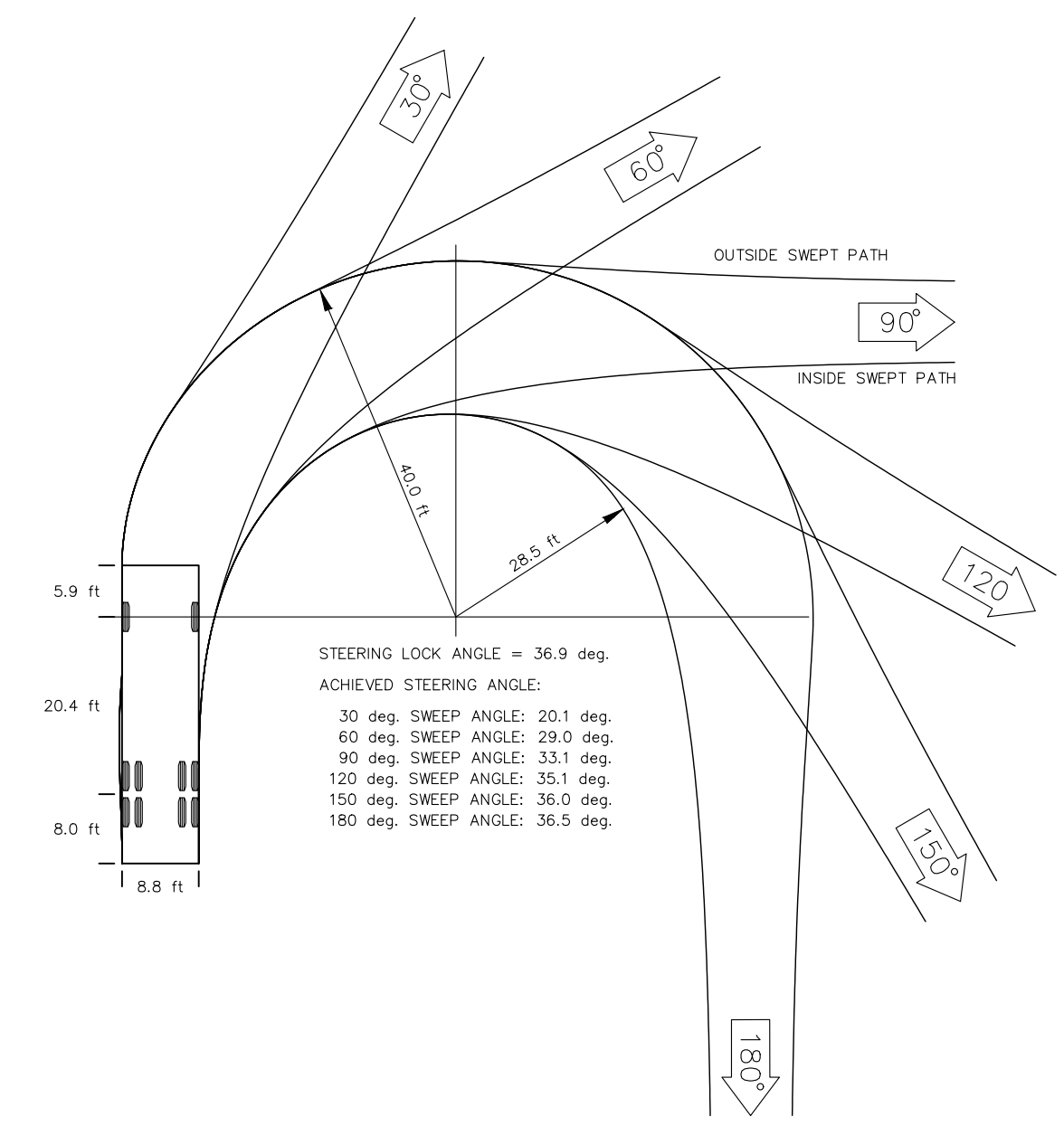
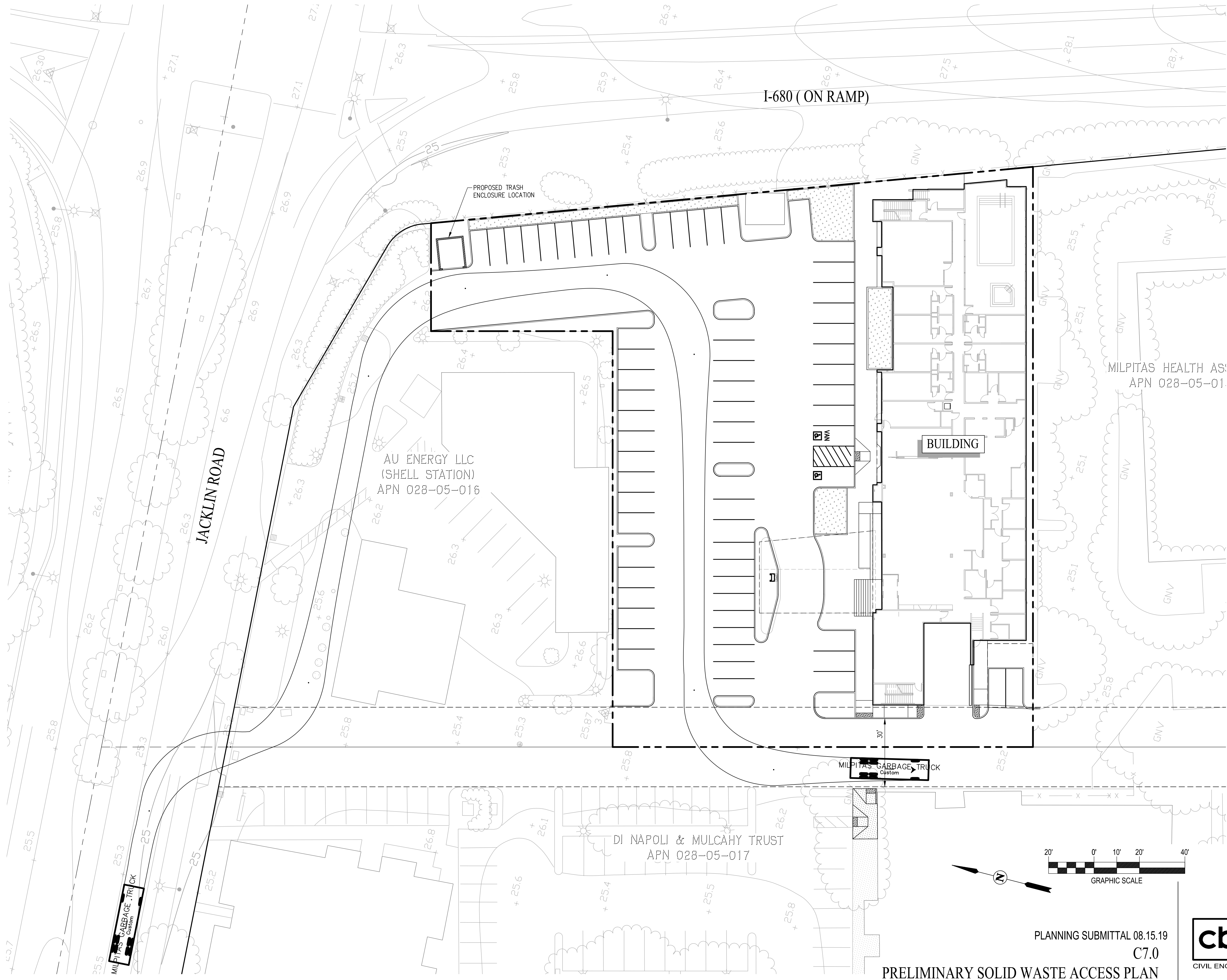
SURVEYORS

PLANNERS

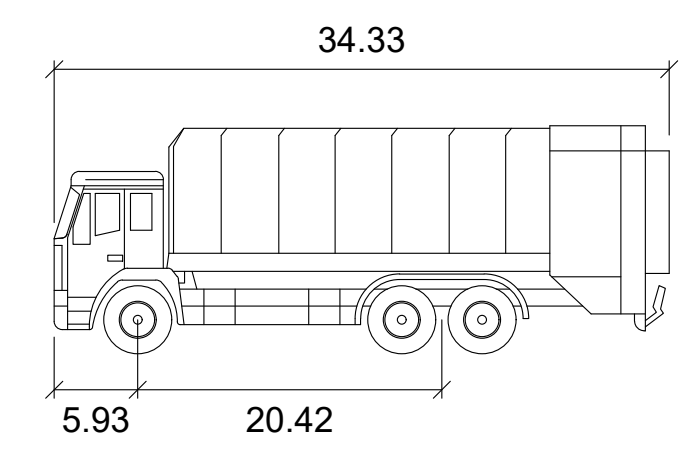


LAQUINTA
INNS & SUITES

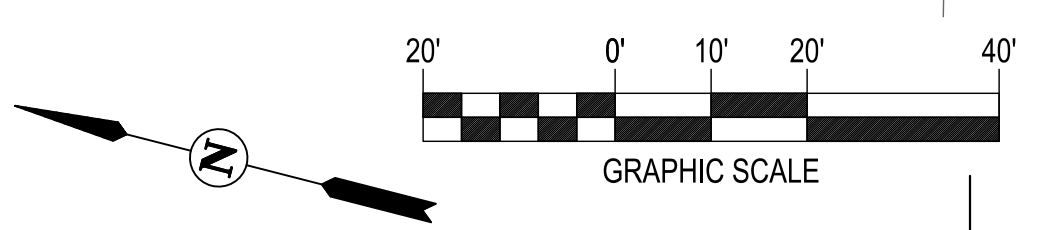
1000 JACKLIN RD.
MILPITAS, CA



FRONT LOAD TRASH VEHICLE
NOT TO SCALE



Garbage	feet
Width	: 8.83
Track	: 8.83
Lock to Lock Time	: 6.0
Steering Angle	: 36.9



PLANNING SUBMITTAL 08.15.19
C7.0

PRELIMINARY SOLID WASTE ACCESS PLAN



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PLANT SCHEDULE					
CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
AR	17	1 gal	Arctostaphylos 'Emerald Carpet'	Manzanita	
AE	10	1 gal	Aspidistra elatior	Cast Iron Plant	
BC	50	1 gal	Bergenia cordifolia	Heartleaf Bergenia	
CV	21	5 gal	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	
CF	157	1 gal	Carex flacca	Blue Sedge	
CE	3	5 gal	Cordyline x 'Electric Pink'	Pink Cordyline	
DC	8	1 gal	Deschampsia cespitosa	Tufted Hair Grass	
DA	4	24" box	Dicksonia antarctica	Tasmanian Tree Fern	
DH	2	5 gal	Dietes x 'Orange Drop'	Orange Drop Fortnight Lily	
GP	6	15 gal	Geijera parviflora	Australian Willow	double stake
JP	23	1 gal	Juncus patens	California Gray Rush	
MR	25	5 gal	Muhlenbergia rigens	Deer Grass	
NG	34	5 gal	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	
PM	25	1 gal	Polystichum munitum	Western Sword Fern	
WF	1	5 gal	Woodwardia fimbriata	Giant Chain Fern	
	QTY	TOP DRESSING			
	3,000 sf	Bark (Redwood Mini Bark) - 3" deep over pre-emergent herbicide			
	1,810 sf	Cobble (2"-4" clean river cobble) - 4" deep over filter fabric (4 oz/yd)			

Top dressing area: 4,670 square feet
Landscape area: 3,500 square feet

Tree removal:
Removal of (1) 48" tree requires the planting of (2) new trees.
Plan shows (6) new trees.



Arctostaphylos 'Emerald Carpet'



Aspidistra elatior



Bergenia cordifolia



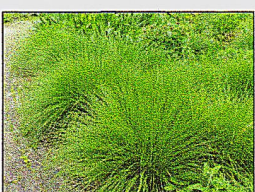
Callistemon 'Little John'



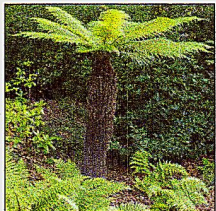
Carex flacca



Cordyline 'Electric Pink'



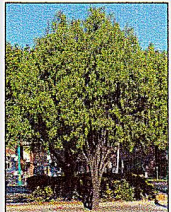
Deschampsia cespitosa



Dicksonia antarctica



Dietes



Geijera parviflora



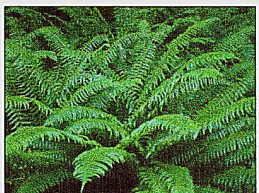
Juncus patens



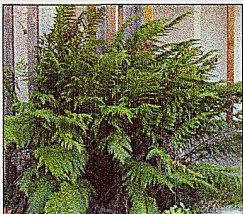
Muhlenbergia rigens



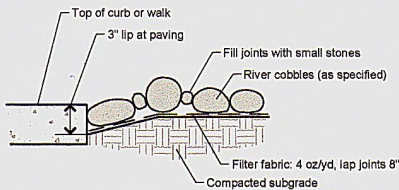
Nandina 'Gulf Stream'



Polystichum munitum

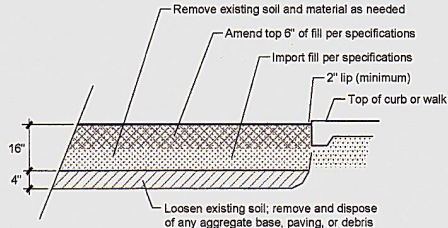


Woodwardia fimbriata

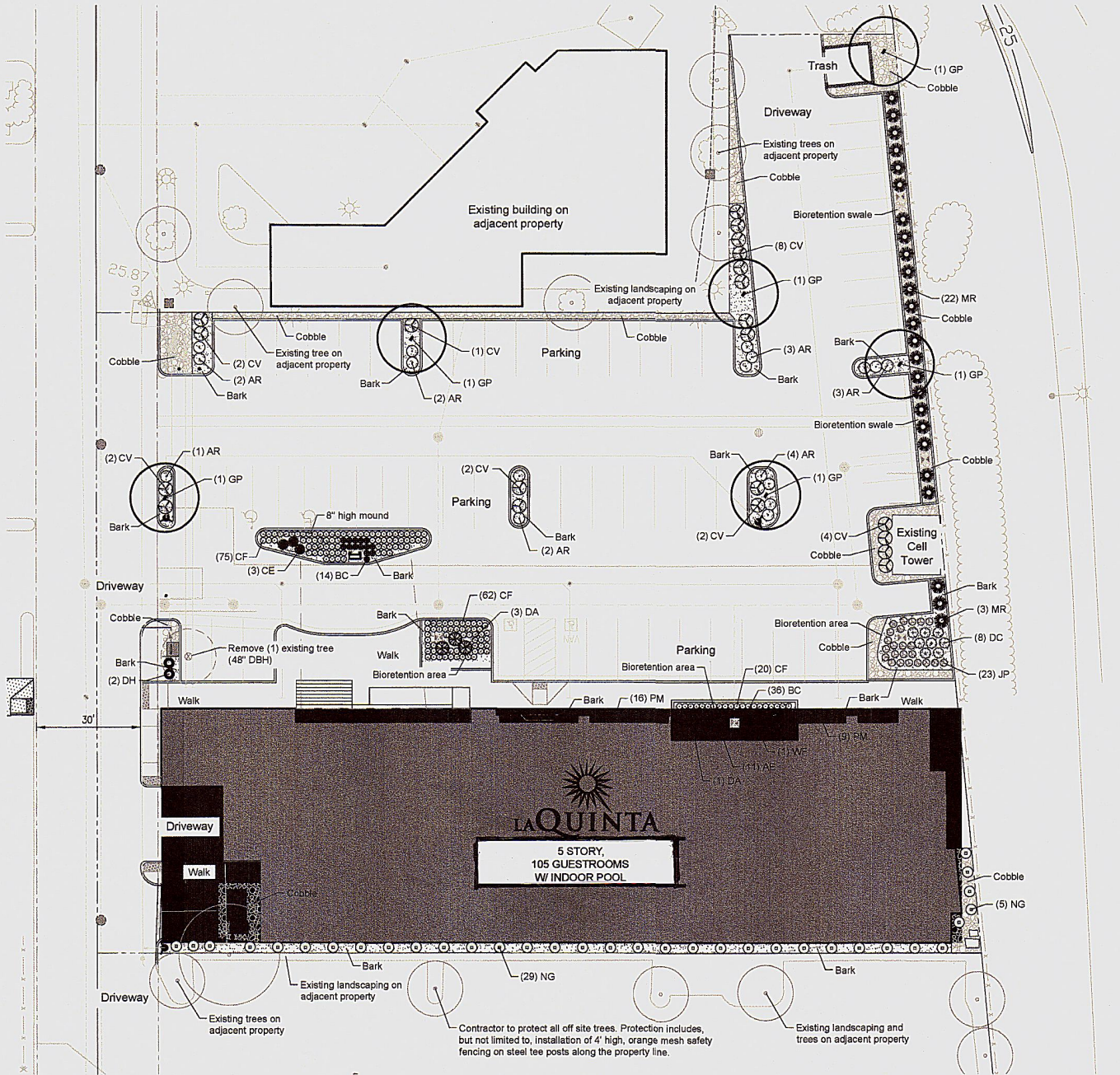


2
L1
Typical Cobble Edge
Not to Scale

Note: This detail does not apply to bio-retention planters. See Civil Drawings.



1
L1
Typical Planter Section
Not to Scale



Planting Plan

1" = 20'

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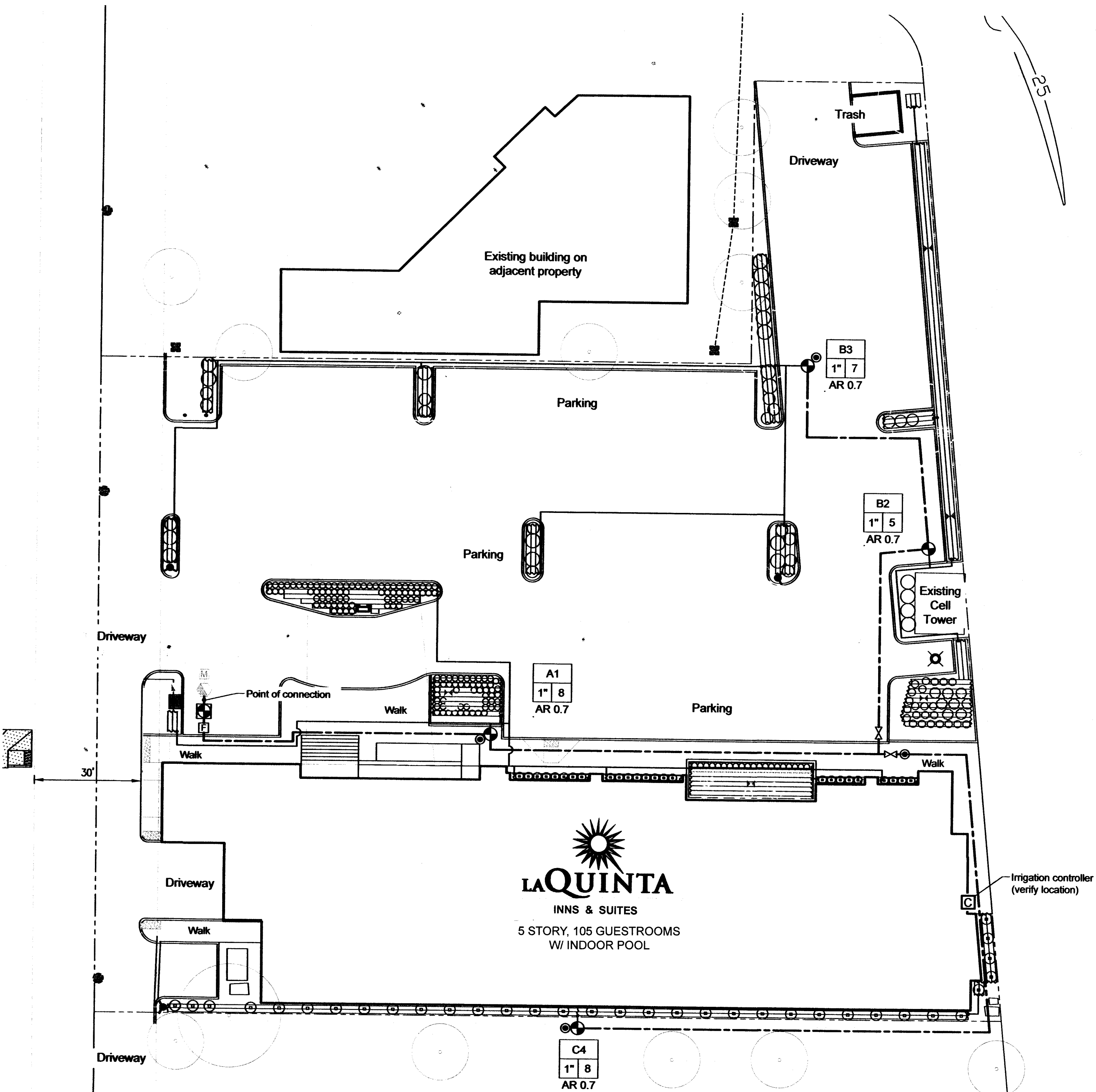
PRELIMINARY SET 07.10.19

Irrigation Schedule

Symbol	Description	Make/Model	Remarks
M	3/4" water meter (irrigation meter)		see Civil Drawings
1" Reduced pressure assembly w/ steel enclosure			see Civil Drawings
Ball valve (SCH 40 PVC)		Spears or equal	see 1/L3, line size
1" Electric valve (Master Valve)		Rainbird 100-PEB valve or equal	see 2/L3
1" Flow sensor		Hunter HFS sensor and FCT-100 tee	see 3/L3, connect to controller
Drip valve assembly - SCH 40 ball valve, 1" electric valve, 1" pressure regulating basket filter (200 mesh, 40 psi outlet)		Rainbird 100-PEB valve, PRB-100 filter or equal	see 4/L3, pressure regulation not required if outlet pressure is less than 50 PSI, filter not required on bubbler circuit
3/4" Quick coupler valve with locking cover & swivel key		Rainbird 3-RC with 33K key & SH-1 swivel	see 5/L3
In-line drip tubing with pressure compensating emitters, copper chip, and check valves (.6gph @ 12"oc.)		Rainbird XFS-CV-06-12	see 7/L3, subsurface installation, 16" on center, provide supplemental watering as required for establishment
1" Polyethylene Dripline Header		Rainbird XQF1018	see 7/L3
Drip System Operation Indicator (8" height, .5" MPT)		DIG "DSPI-08"	install per manufacturer's instructions, 1 per circuit
PVC to drip tubing adapter			see 6/L3
Flush cap			see 8/L3, install at ends of tubing
Mainline - SCH 40 PVC Pipe			1" if not sized on plan
Lateral - SCH 40 PVC Pipe			3/4" if not sized on plan
3" Sleeve - SCH 40 PVC Pipe			see 9/L3, install 1 per location unless noted otherwise
Irrigation Controller - outdoor metal case, weather based, modular, 6 stations, and wireless weather sensor		Hunter IC-600-M controller and WSS-SEN sensor or approved equal	see 10/L3, wall mount, pole mount sensor, ground per manufacturer recommendations, verify location on site

- Notes:
- Irrigation system is designed for a maximum flow rate of 15 GPM and a minimum static pressure of 65 PSI. If flow or pressure differ by more than 10%, contact Landscape Architect.
 - Irrigation drawing is schematic. Install all irrigation equipment, wire, and pipe in landscape areas except where crossing paving in sleeves.

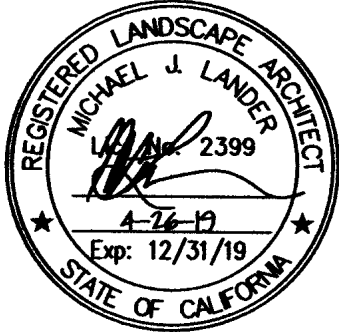
A1	Program/Station number
1" 6	GPM
AR 0.6	Application rate (inches per hour)



Irrigation Plan

1" = 20'

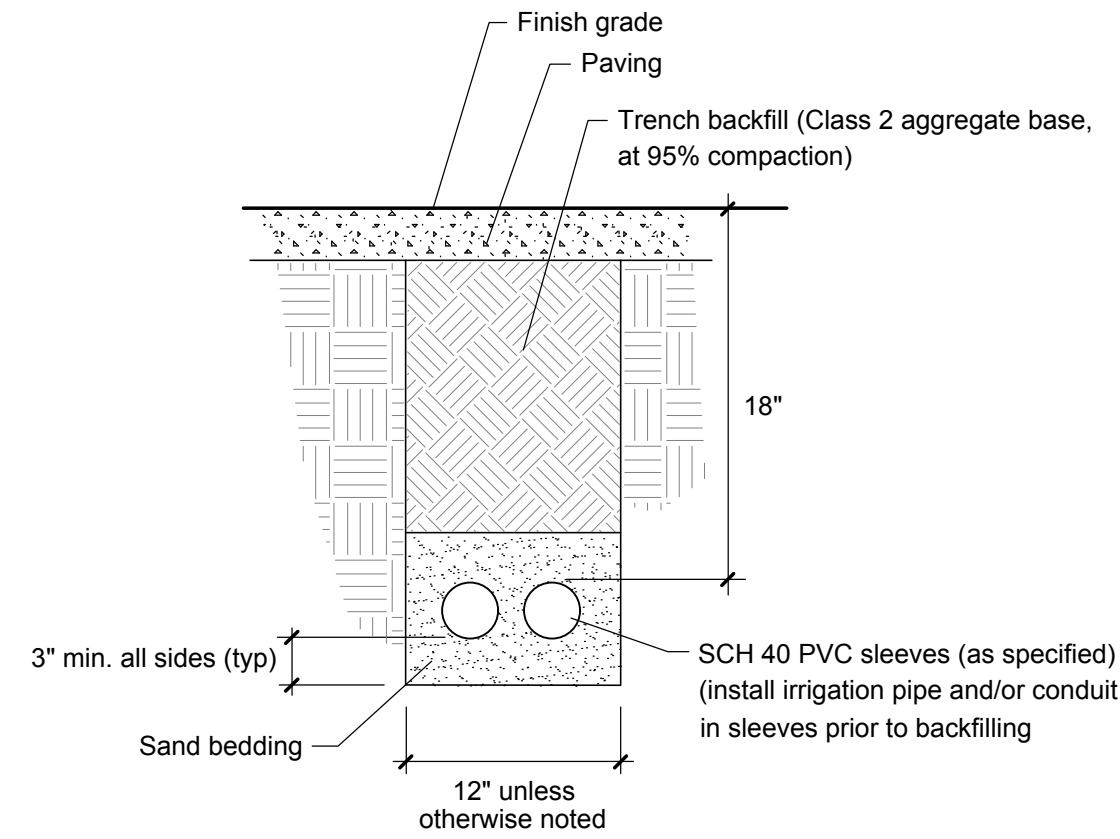
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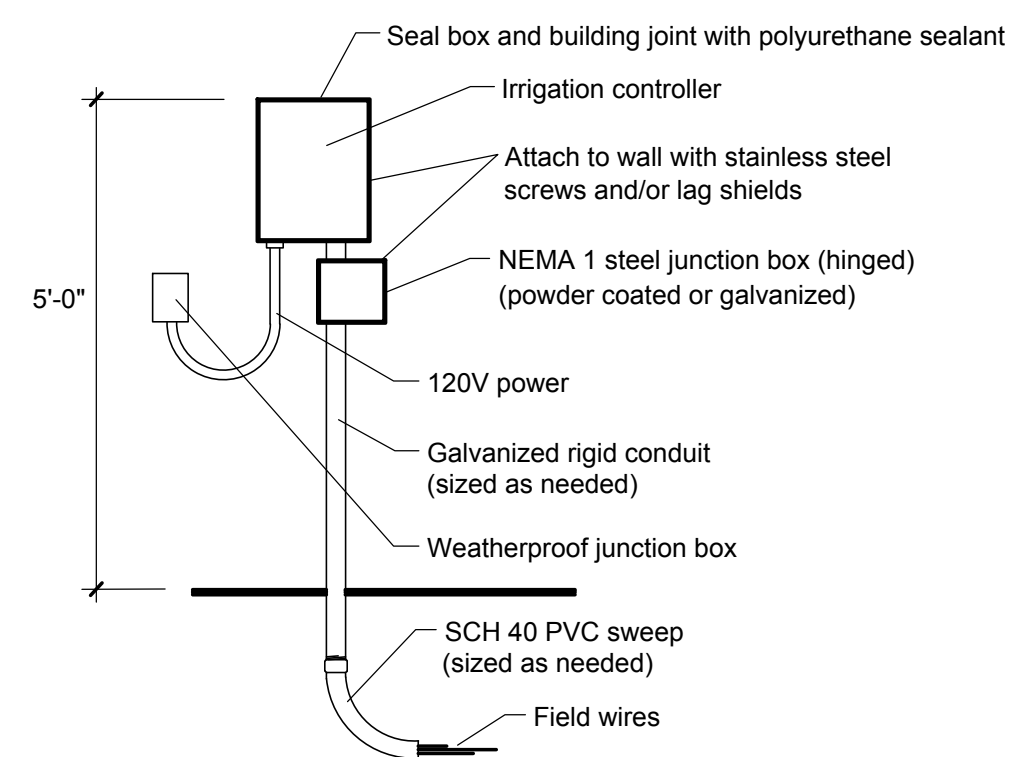
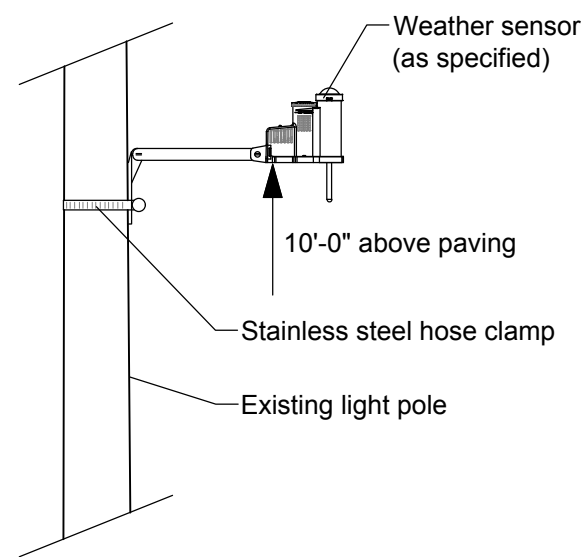
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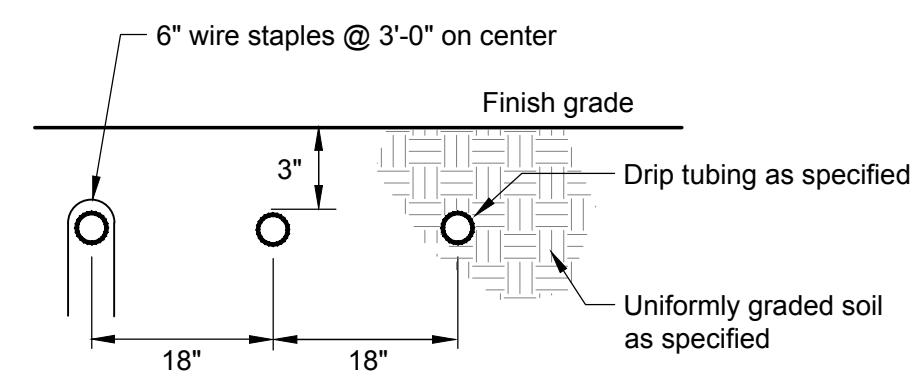
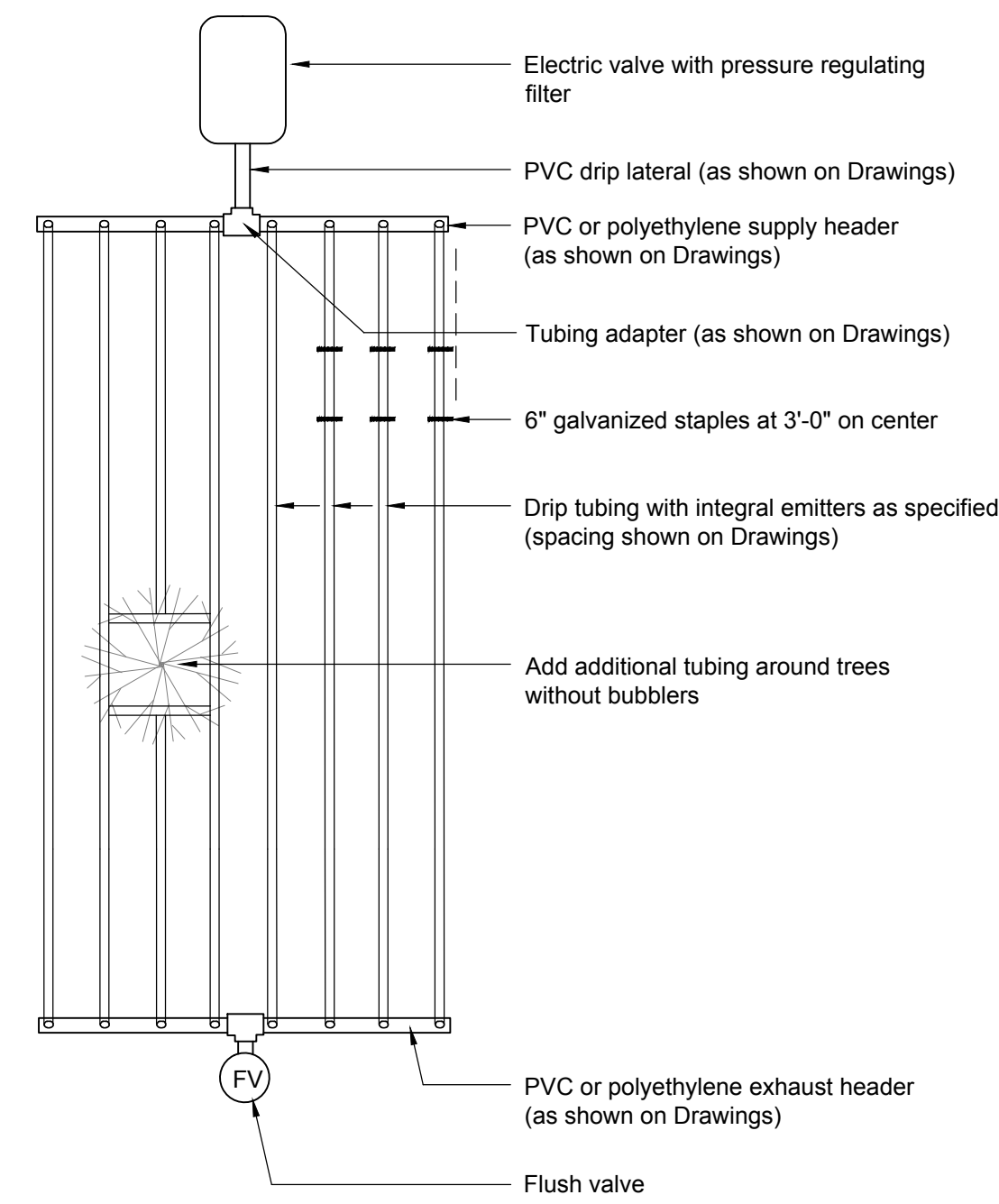


After pipe, conduit, or cable installation, seal ends with expanding foam.

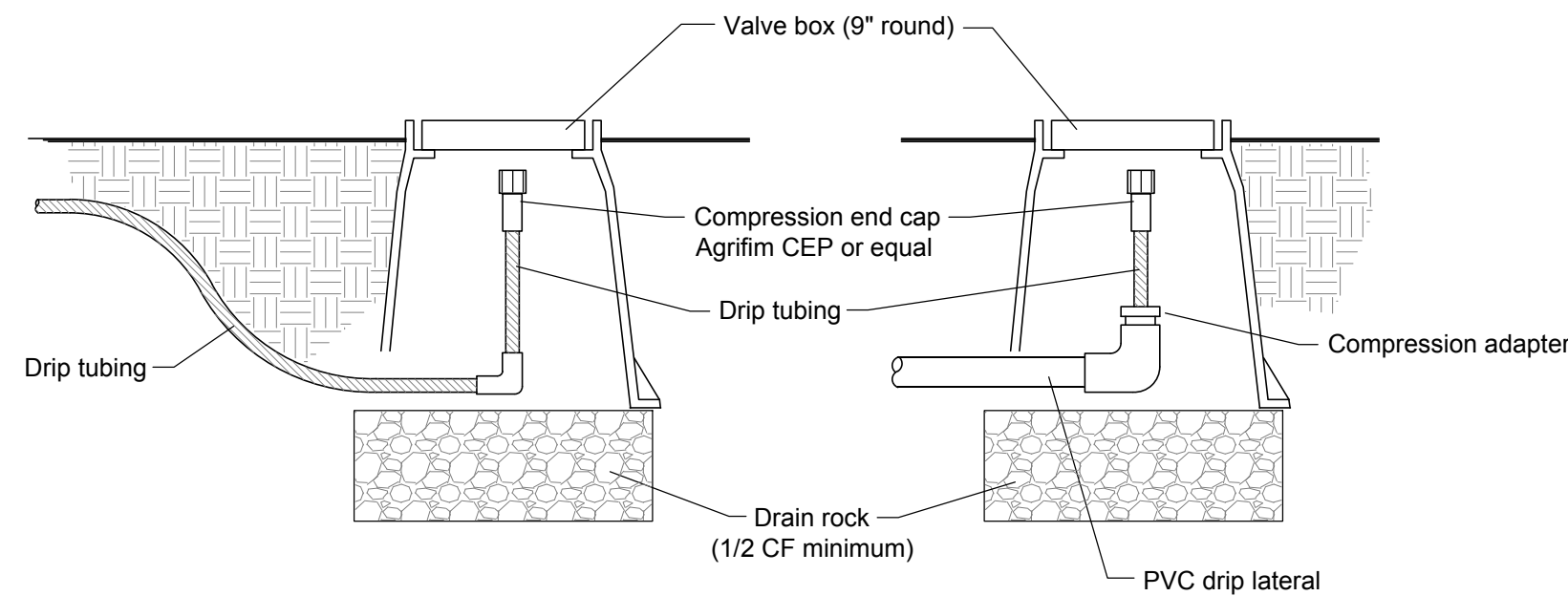
9
L3
Irrigation Sleeves
Not to Scale



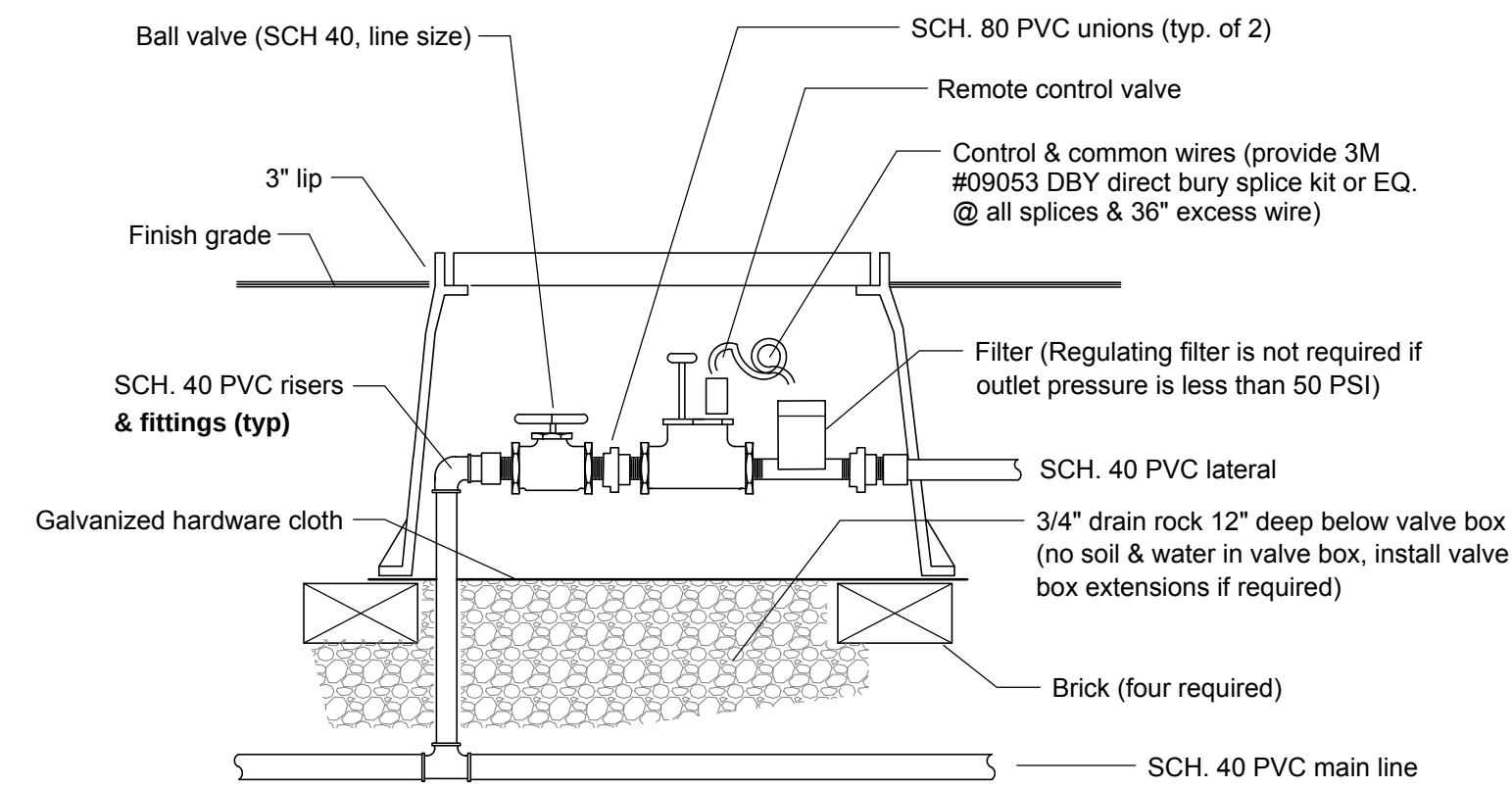
13
L3
Irrigation Controller and Sensor
Not to Scale



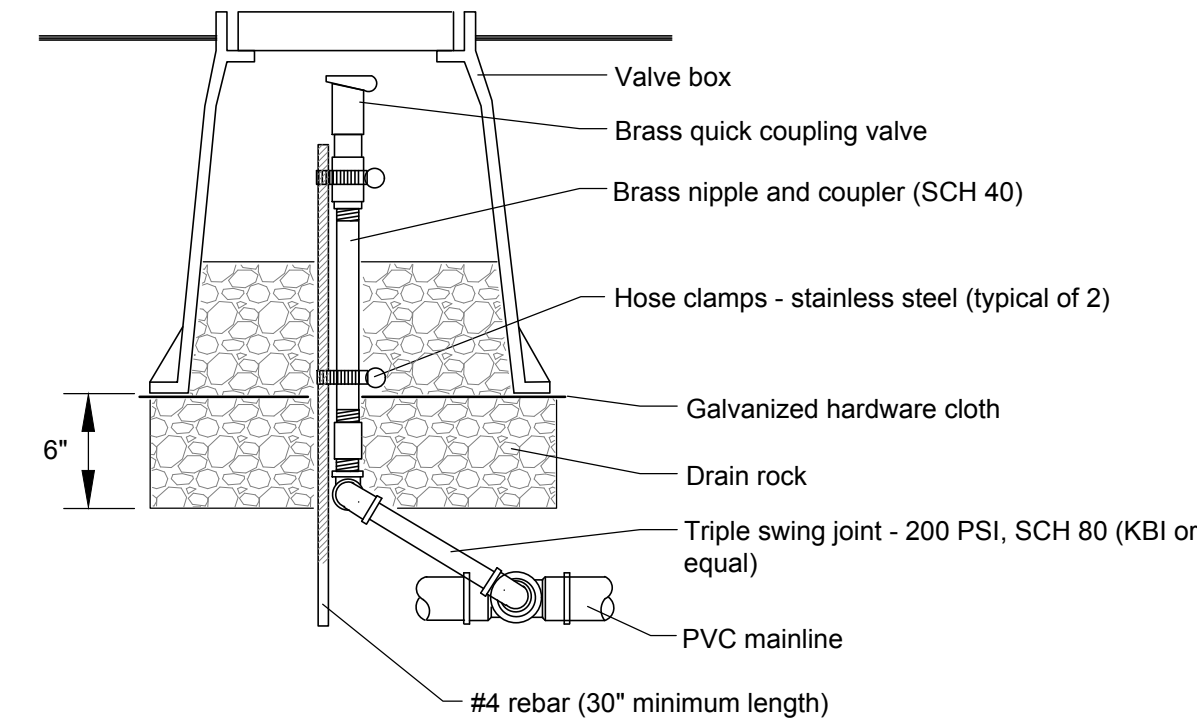
7
L3
Dripline Layout
Not to Scale



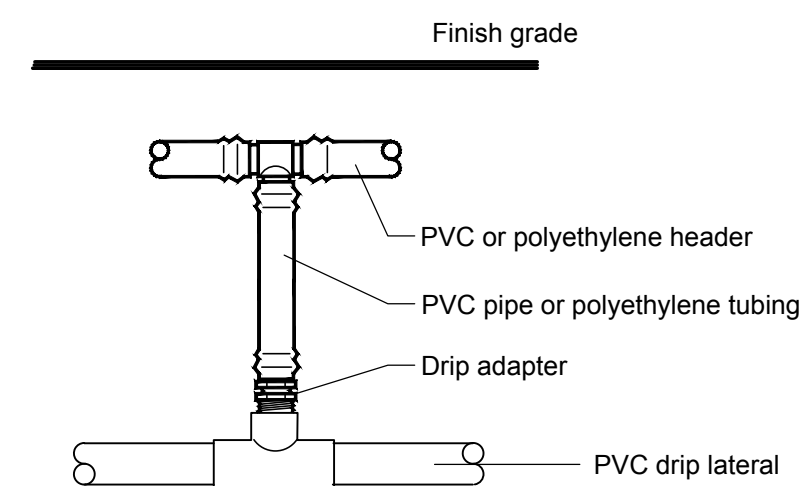
8
L3
Drip Flush
Not to Scale



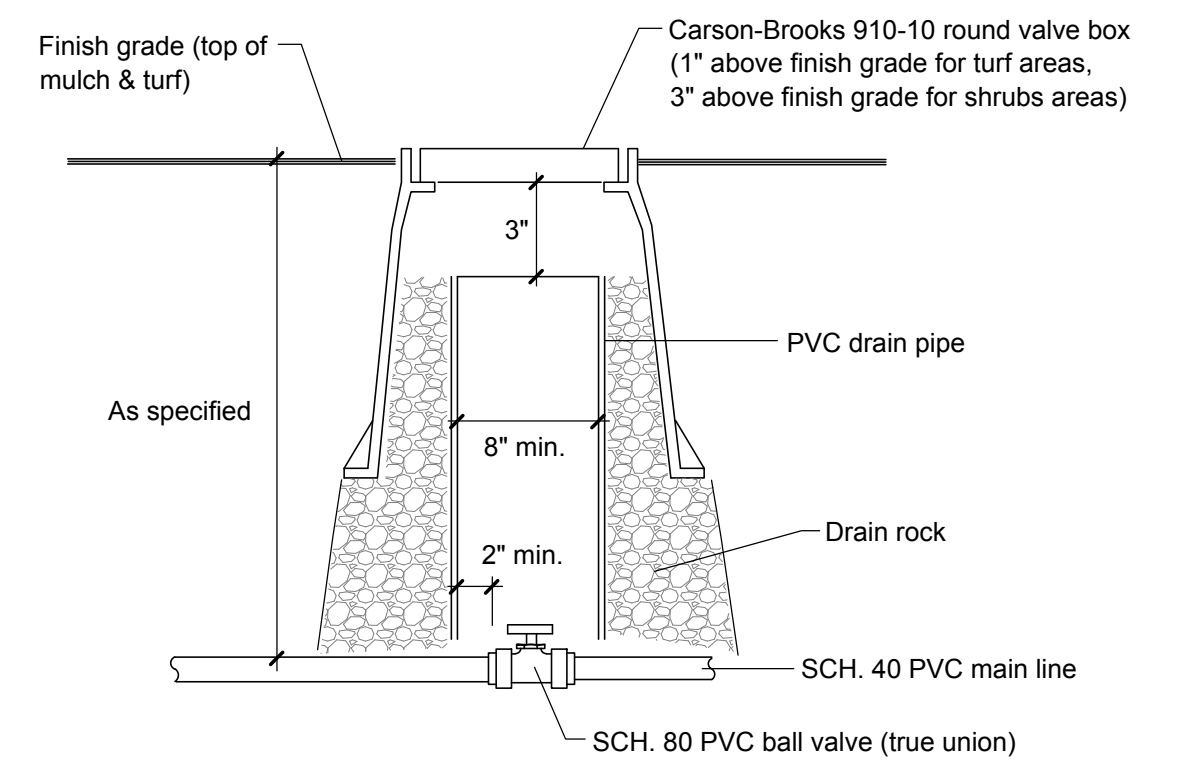
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L3
Valve Assembly
Not to Scale



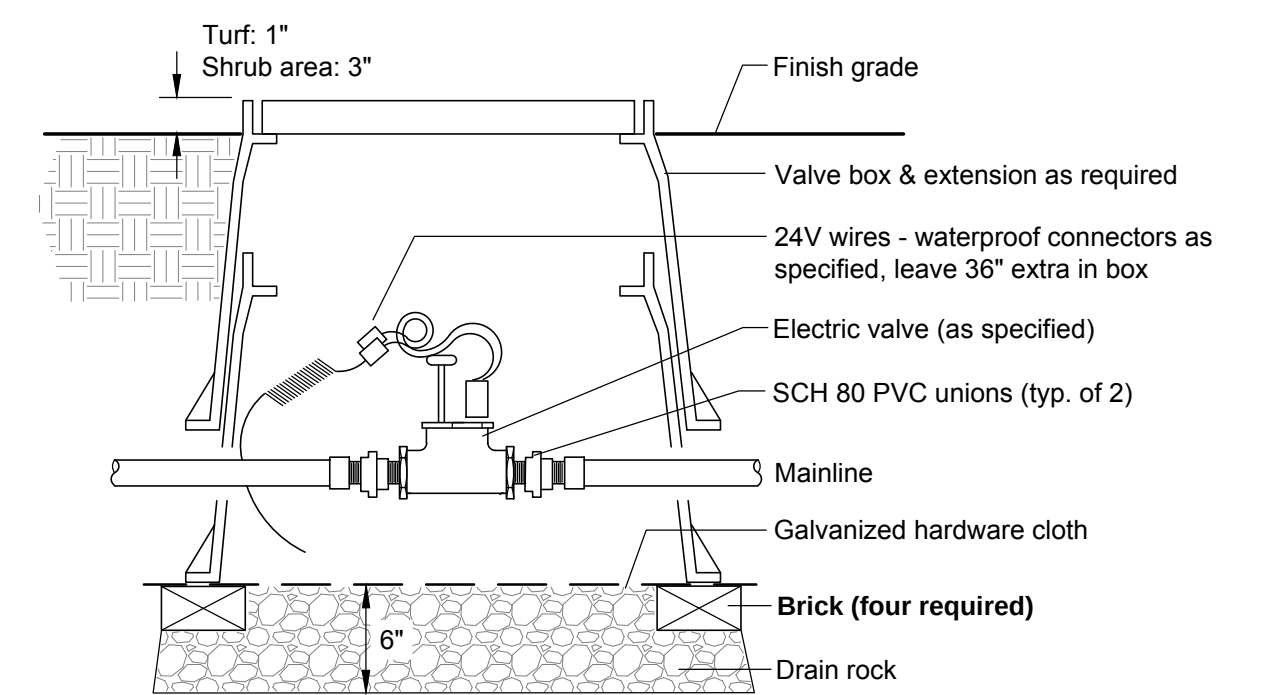
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L3
Quick Coupler Valve
Not to Scale



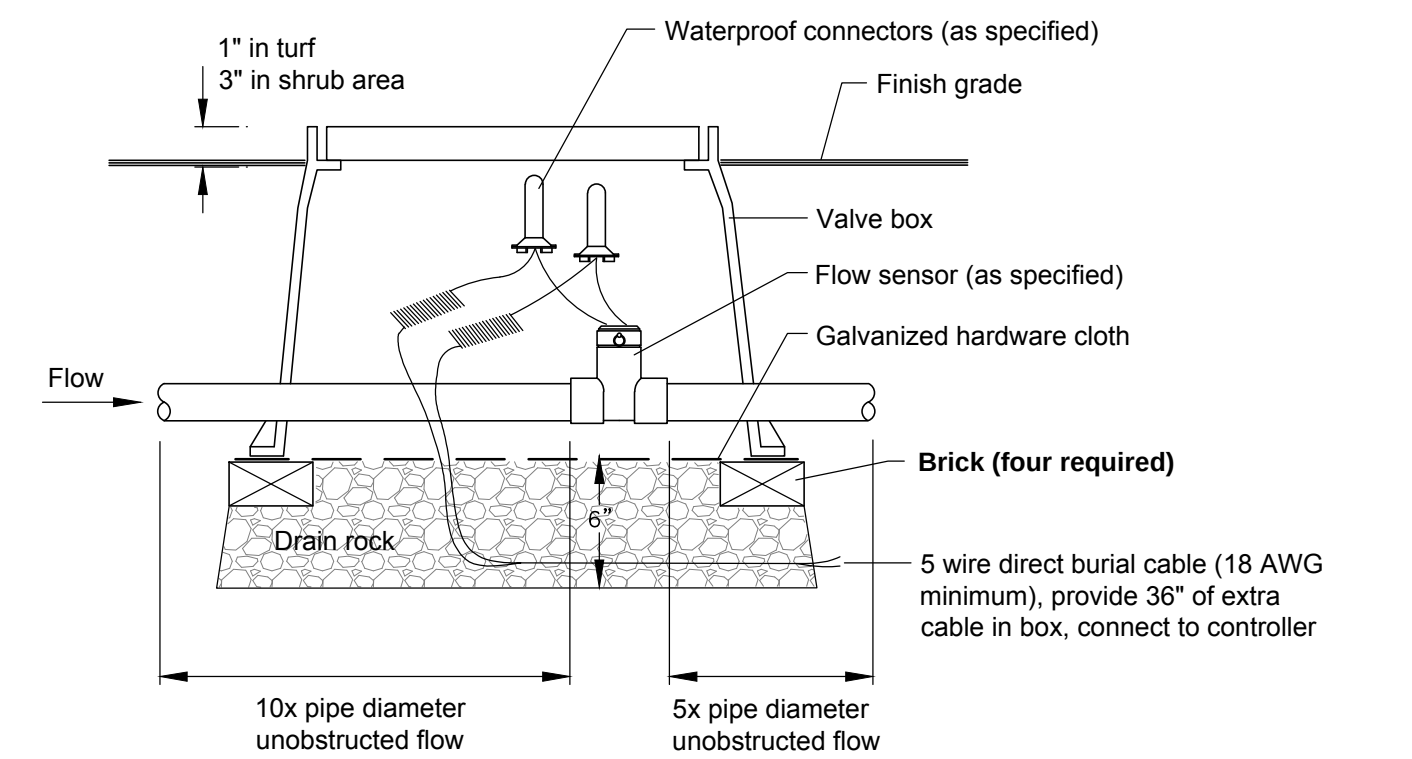
6
L3
Drip Connection
Not to Scale



1
L3
Ball Valve
Not to Scale

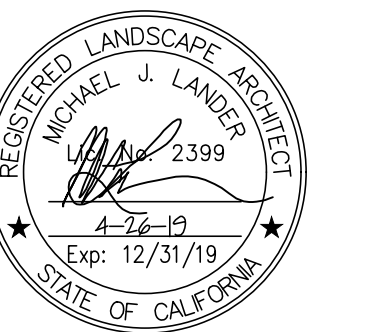


2
L3
Master Valve
Not to Scale



3
L3
Flow Sensor
Not to Scale

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LANDSCAPE PACKET # _____		CITY OF MILPITAS WATER CONSERVATION CONCEPT STATEMENT	
Project Name: _____			
Project Address/Location: _____		Water Meter Serial Number (Provide existing or later with certificate of completion): _____	
Landscape Architect/Irrigation Designer - Separate Water Conservation Concept Statements shall be submitted for each irrigation meter.			
Included in this project submittal package are (Check (4) to indicate completion):			
☐	total area	_____ square feet	
☐	1.	Maximum Applied Water Allowance (MAWA):	
		New/Rehabilitated Landscapes	_____ Gallons/year
		•• Existing Landscapes, if applicable	_____ Gallons/year
		TOTAL MAWA	_____ Gallons/year
☐	2.	Estimated Applied Water Use (EAWU):	
		New/Rehabilitated Landscapes	_____ Gallons/year
		•• Existing Landscapes, if applicable	_____ Gallons/year
		TOTAL EAWU	_____ Gallons/year
☐	2a.	Estimated Amount of Water Expected from Effective Precipitation •:	_____ Gallons/year
☐	3.	Estimated Total Water Use (ETWU):	
		New/Rehabilitated Landscapes	_____ Gallons/year
		•• Existing Landscapes, if applicable	_____ Gallons/year
		TOTAL ETWU	_____ Gallons/year
NOTES: • If the design assumes that a part of the Estimated Total Water Use will be provided by precipitation the Effective Precipitation Disclosure Statement in VIII-B-100 shall be completed and submitted. The Estimated Amount of Water Expected from Effective Precipitation shall not exceed 25 percent of the local annual mean precipitation (average rainfall).			
•• To determine gallons/year for existing landscaping, contact the Public Works Department, Land Development Engineering Section. This value shall be the same in items 1, 2, and 3 above.			
☐	4.	Landscape Design Plan	Sheet _____
☐	5.	Irrigation Design Plan	Sheet _____
☐	6.	Irrigation Schedule	Sheet _____
☐	7.	Maintenance Schedule	Sheet _____
☐	8.	Landscape Irrigation Audit Schedule	Sheet _____
☐	9.	Grading Design Plan	Sheet _____
☐	10.	Soil Specification	Sheet _____
Description of Project: Briefly describe the planning and design actions that are intended to achieve conservation and efficiency in water use. Use of drought-tolerant plant species, drought tolerant turf species and mulch. Irrigation was zoned for plant type and exposure.			
Prepared by: _____		Date: _____	

EFFECTIVE PRECIPITATION DISCLOSURE STATEMENT	
I certify that I have informed the project owner and developer that this project depends on _____ gallons of effective precipitation per year. This represents _____ percent of the local mean precipitation of _____ inches per year. I have based my assumptions about the amount of precipitation that is effective upon: _____ _____ _____ _____ _____	
I certify that I have informed the project owner and developer that in times of drought, there may not be enough water available to keep the entire landscape alive.	
Licensed or Certified Landscape Professional _____	Date _____
I certify that I have been informed that in times of drought, there may not be enough water available to keep the entire landscape alive.	
Owner/Developer _____	Date _____

CITY OF MILPITAS - WATER EFFICIENT LANDSCAPES CERTIFICATE OF SUBSTANTIAL COMPLETION			
Project Name: _____			
Project Address/Location: _____		** Water Meter Register # (Enter When Meter Is Set): _____	Bldg. Permit # (if applicable): _____
Preliminary Project Documentation Submitted: (Check (4) to indicate completion):			
☐ total area _____ square feet			
☐ 1. Total Maximum Applied Water Allowance (MAWA): _____ Gallons/year			
☐ 2. Total Estimated Applied Water Use (EAWU): _____ Gallons/year			
☐ 2a. Estimated Amount of Water Expected from Effective Precipitation: _____ Gallons/year			
☐ 3. Total Estimated Total Water Use (ETWU): _____ Gallons/year			
NOTE: * If the design assumes that a part of the Estimated Total Water Use will be provided by precipitation, the Effective Precipitation Disclosure Statement in VIII-5-5 shall be completed and submitted. The Estimated Amount of Water Expected from Effective Precipitation shall not exceed 25 percent of the local annual mean precipitation (average rainfall).			
☐ 4. Landscape Design Plan			
☐ 5. Irrigation Design Plan			
☐ 6. Irrigation Schedule			
☐ 7. Maintenance Schedule			
☐ 8. Landscape Irrigation Water Schedule			
☐ 9. Grading Design Plan			
☐ 10. Soil Analysis			
Post-Installation Inspection: (Check (4) to indicate completion):			
☐ A. Plants installed as specified			
☐ B. Irrigation system installed as designed			
☐ dual distribution system for recycled water			
☐ minimal runoff or overspray			
☐ C. Landscape Irrigation Audit performed			
Project submittal package and a copy of this certification have been provided to property owner/manager and local water agency.			
Comments: _____			
<i>I/we certify that work has been installed in accordance with the contract documents.</i>			
Contractor			
Signature _____		Date _____ State License Number _____	
<i>I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the Water Efficient Landscape Ordinance and that the landscape planting and irrigation conform with the approved plans and specifications.</i>			
Landscape Architect, Irrigation Designer, Licensed or Certified Professional in Horticulture or in a field related to Horticulture.			
Signature _____		Date _____ State License Number _____	
<i>I/we certify that I/we have reviewed all of the project documents and that it is our responsibility to see that the project is maintained in accordance with the contract documents.</i>			
Owner			
Signature _____		Date _____	
☐ I must sign in order for City to accept certification.			
** Must fill in inspector, contractor to verify register #, this must be done before occupancy			

[illegible]

IRRIGATION MAINTENANCE SCHEDULE SAMPLE

1. Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not be limited to checking, adjusting, and repairing irrigation equipment; resetting replenishing mulch; fertilizing; pruning; and weeding in all landscape areas.
2. Whenever possible, repair of the irrigation equipment shall be done with the originally specified materials or their equivalents.

IRRIGATION AUDIT SCHEDULE SAMPLE

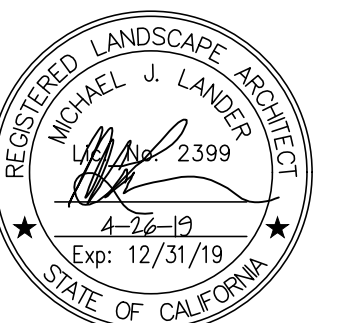
1. At a minimum, audits shall be in accordance with the state of California Landscape Auditor Handbook.
2. Audits shall be conducted by a State Certified Landscape Irrigation Auditor at least once every five years and submitted to the local water purveyor.

SOIL SPECIFICATION / ANALYSIS SAMPLE

1. Provide soil specifications if import soil or provide soil analysis if using on site soil. The soil information must include: Soil texture (% of organic matter), infiltration rate (or estimated range), PH & total soluble salts, indicate if mulch, soil amendments or other material will be used or required

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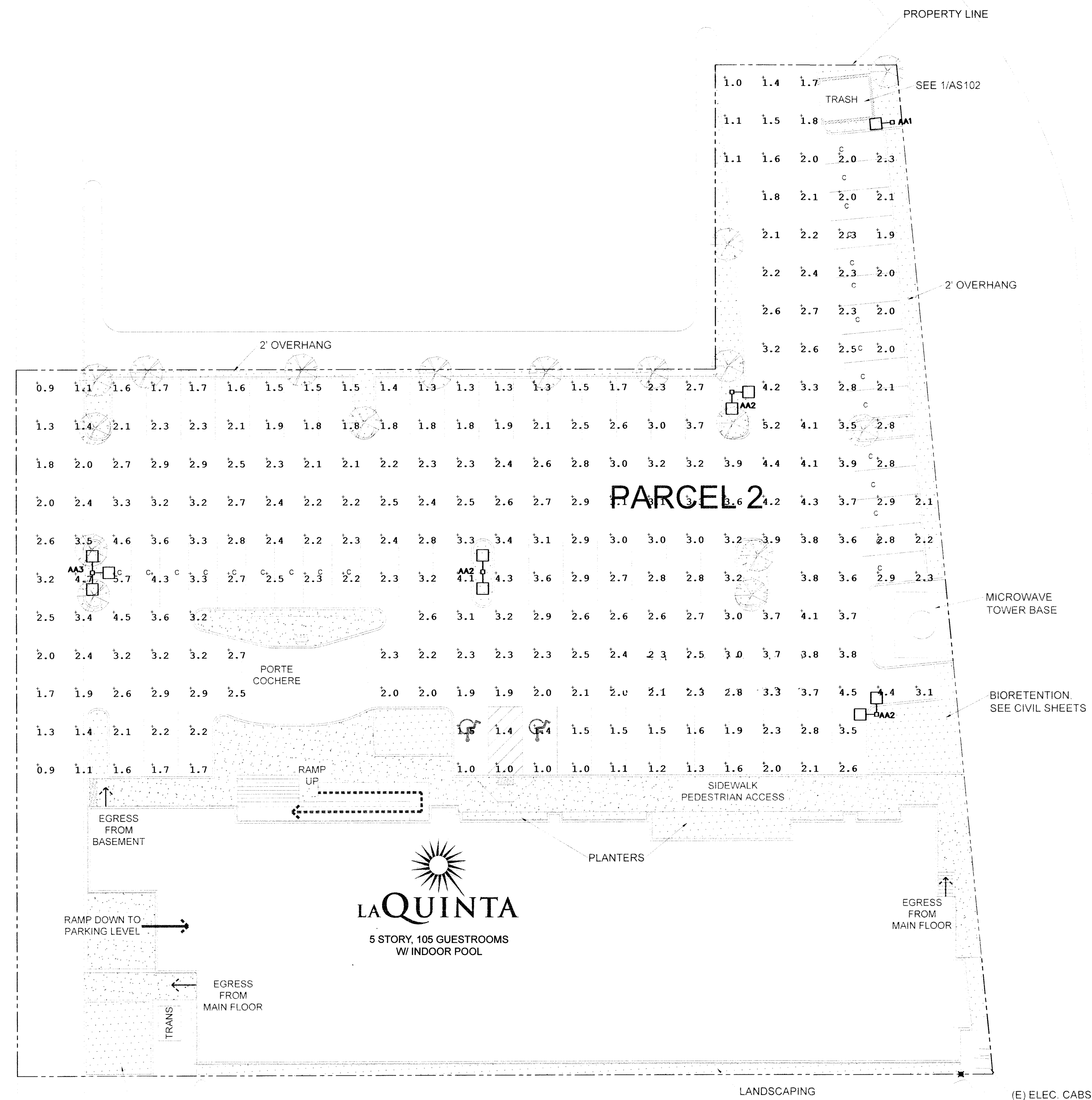


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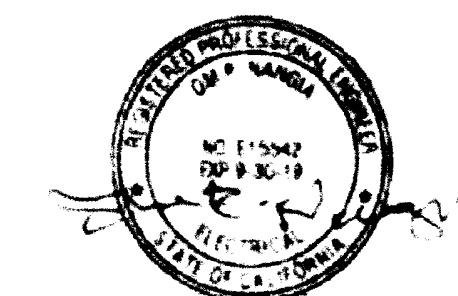


Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label	Parking Lighting	Illuminance	FC	2.53	5.7	0.9	2.81	6.33

Luminaire Schedule		Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
Qty	Label					
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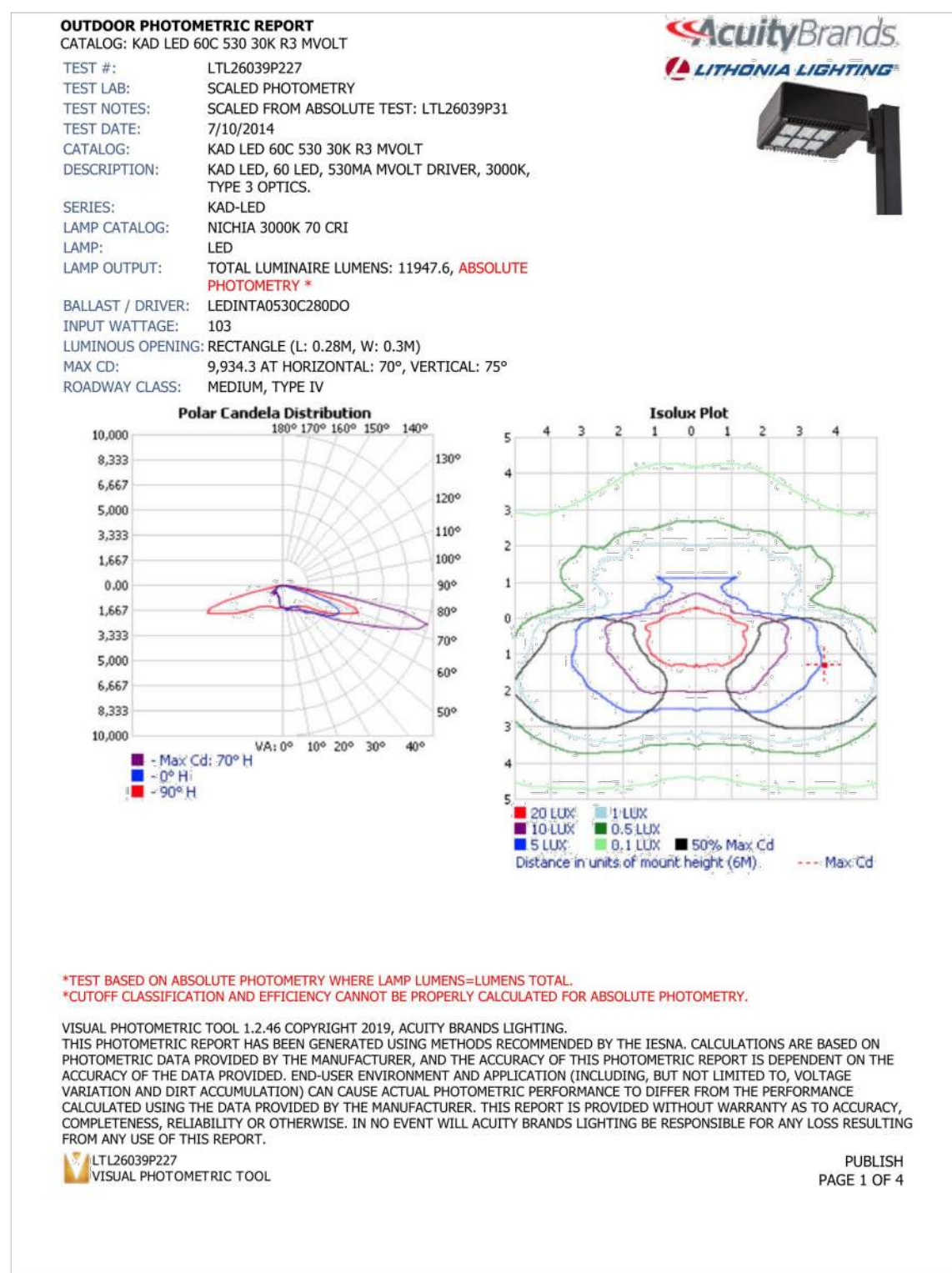
1 PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"

MAR. 13, 2019



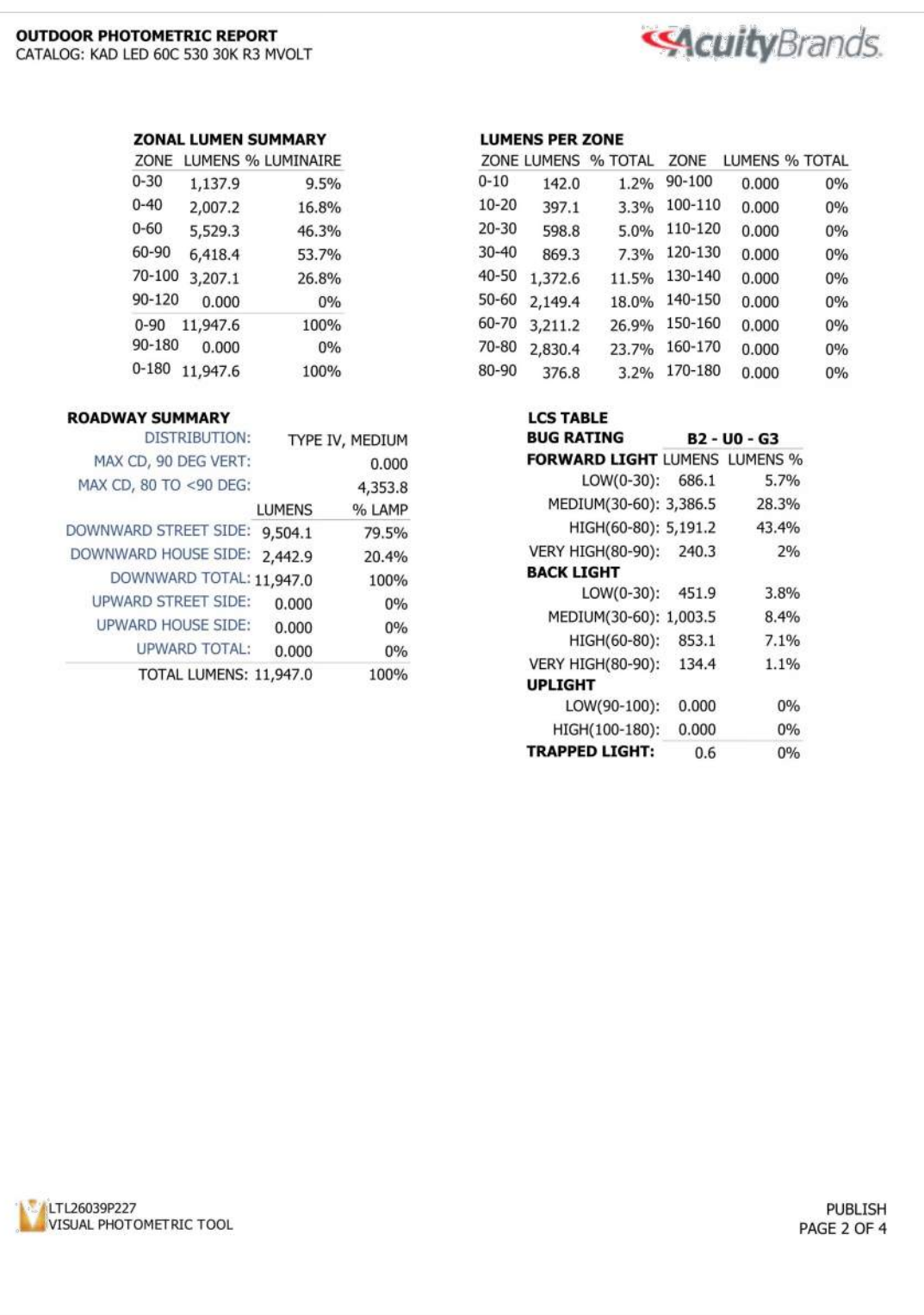
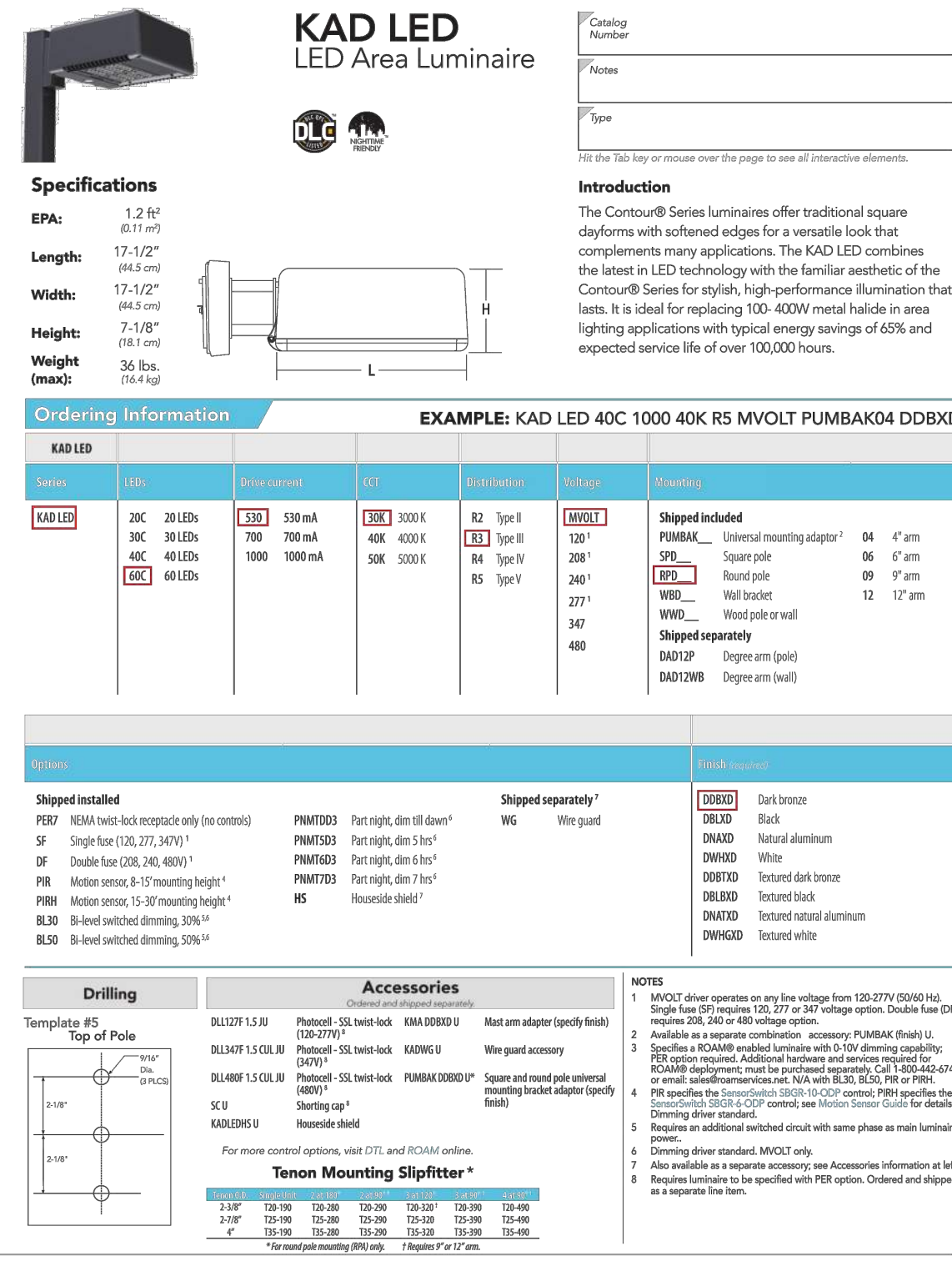
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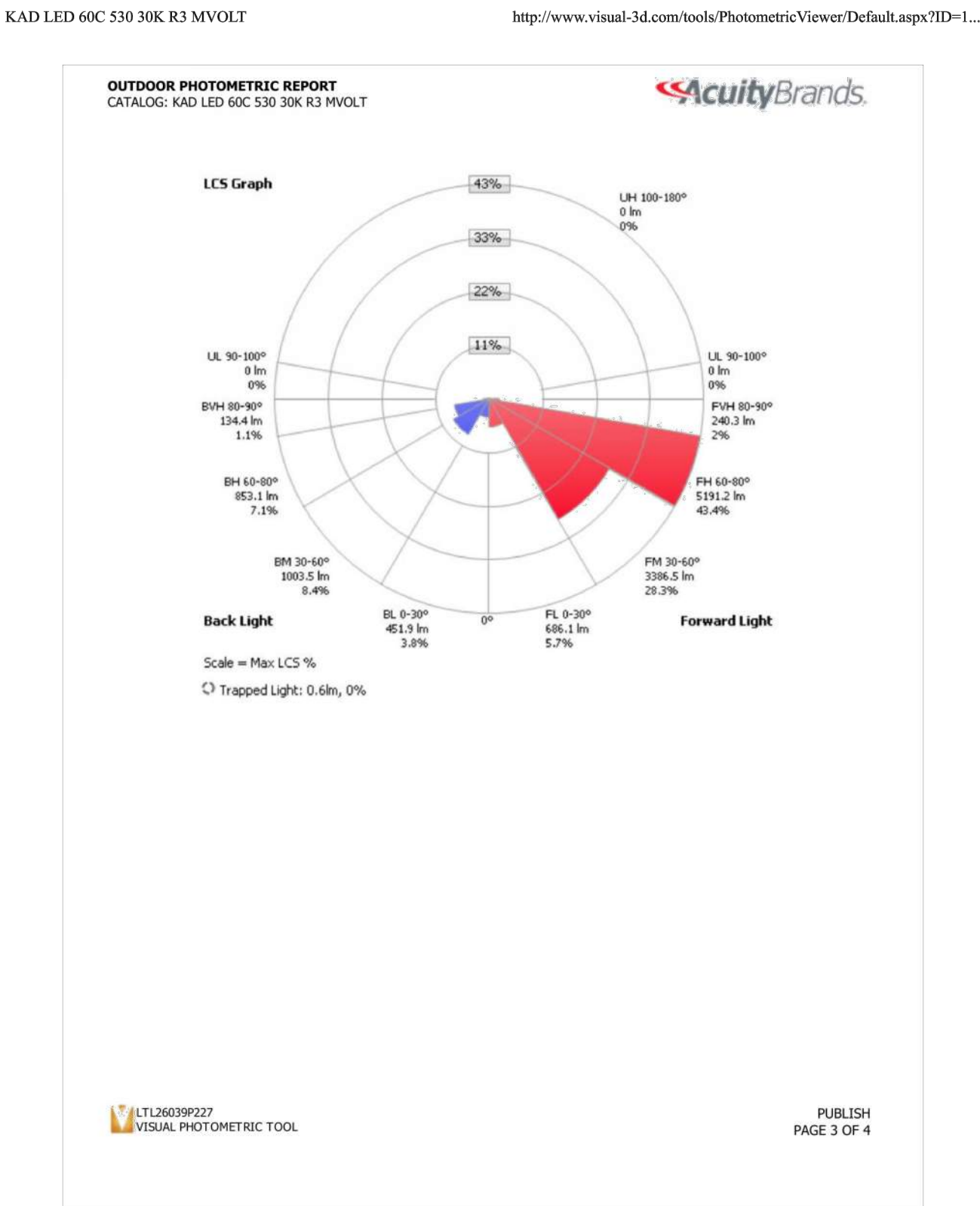
1 trong 4

9:49 SA, 11/02/2019



2 trong 4

9:49 SA, 11/02/2019



3 trong 4

9:49 SA, 11/02/2019

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Portland Oregon 97214
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LAQUINTA
INNS & SUITES
1000 JACKLIN RD.
MILPITAS, CA



VIEW FROM FREEWAY NORTHBOUND - PROPOSED
SEE SHEETS A301-A303 FOR COLOR KEY

Case Design Group
232 S.E. Oak Street
Suite 101
Portland Oregon 97214
503.863.4235


LAQUINTA
INNS & SUITES
1000 JACKLIN ROAD
MILPITAS, CA 95035



VIEW FROM FREEWAY SOUTHBOUND - **PROPOSED**
SEE SHEETS A301-A303 FOR COLOR KEY

Case Design Group
232 S.E. Oak Street
Suite 101
Portland Oregon 97214
503.863.4235





VIEW FROM OFFRAMP INTERSECTION LOOKING SOUTH - **PROPOSED**
SEE SHEETS A301-A303 FOR COLOR KEY

Case Design Group
232 S.E. Oak Street
Suite 101
Portland Oregon 97214
503.863.4235


LAQUINTA
INNS & SUITES
1000 JACKLIN ROAD
MILPITAS, CA 95035

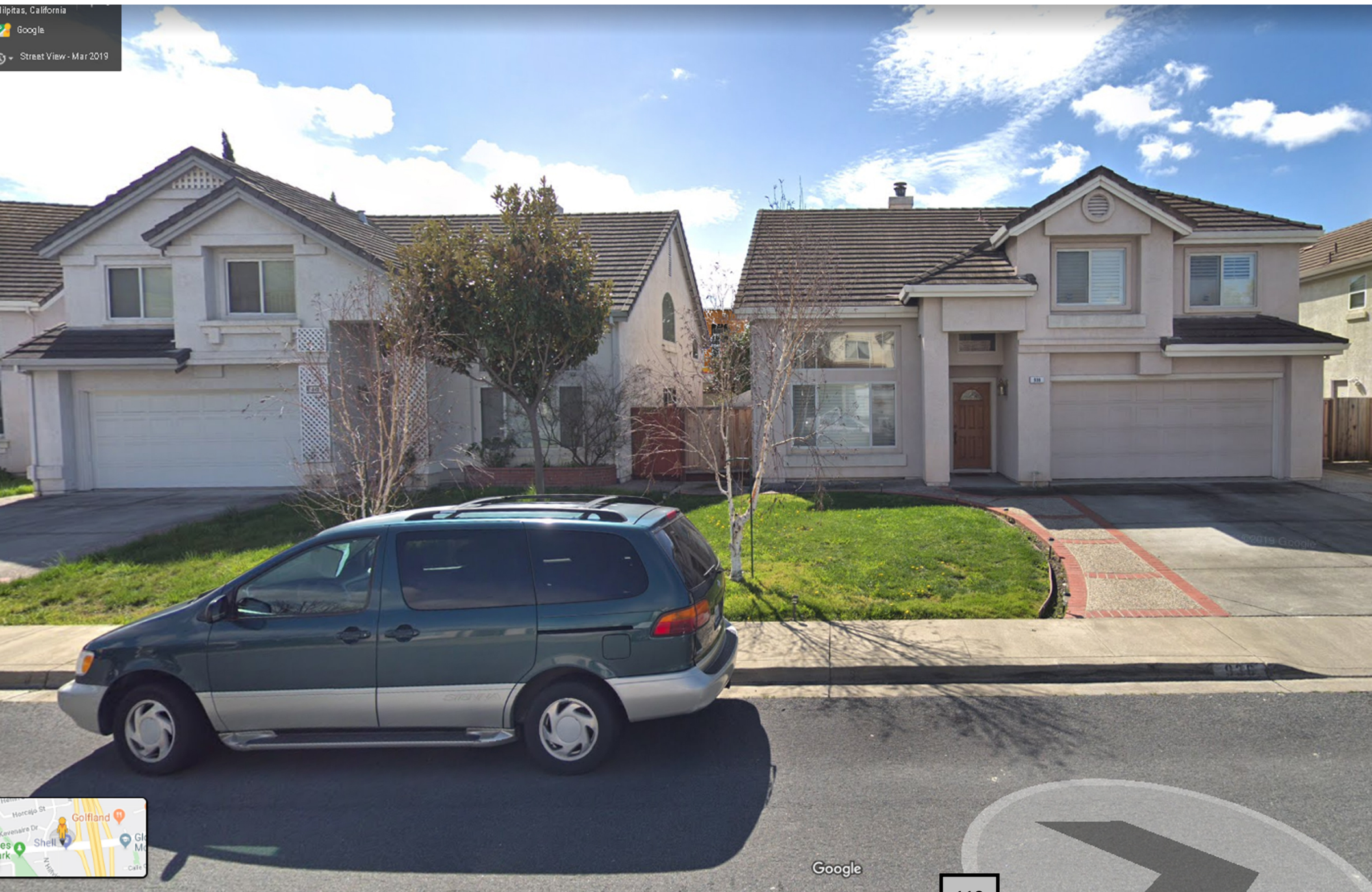


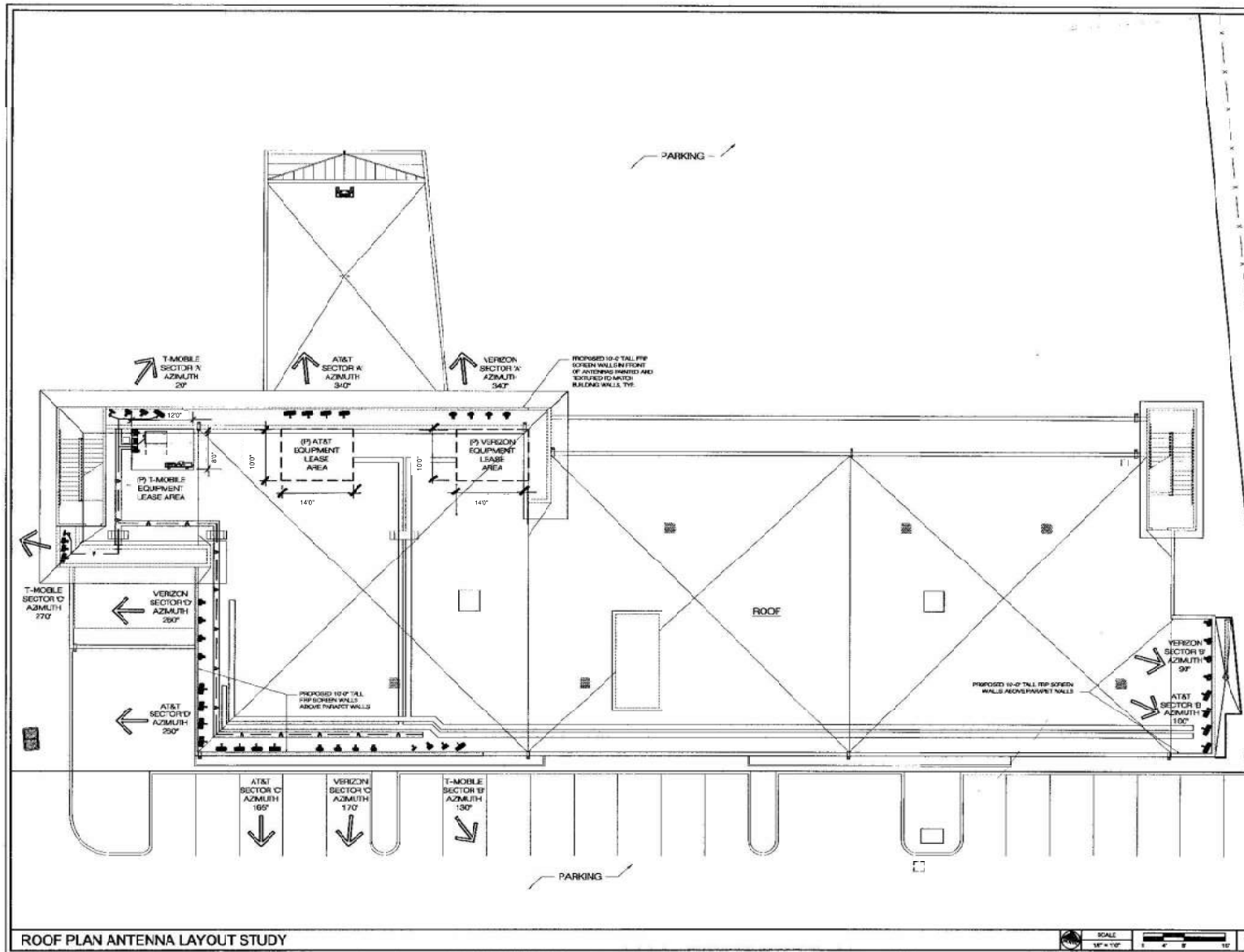


Google









T-Mobile
T-Mobile
 185 GATEWAY BLVD 11TH FLOOR
 CONCORD, CA 94520

PROJECT INFORMATION:

SF04926A
SF926 LA QUINTA INN
(ANCHOR PROJECT)

1000 JACKSON ROAD
 MILPITAS, CA 95035

CURRENT ISSUE DATE:

08/29/2019

ISSUED FOR:

CONSTRUCTION

REV. DATE: DESCRIPTION: BY:

07/26/2018	ISSUE	MS
08/29/2019	ISSUE	MS

PROJECT ARCHITECT/ENGINEER:

640 4TH STREET #200
 SAN FRANCISCO, CA 94107
 PHONE: 415/740-7974
 FAX: 415/744-3002

CONSULTANT:

DRAWN BY: CHK: APP:

NS NS DE

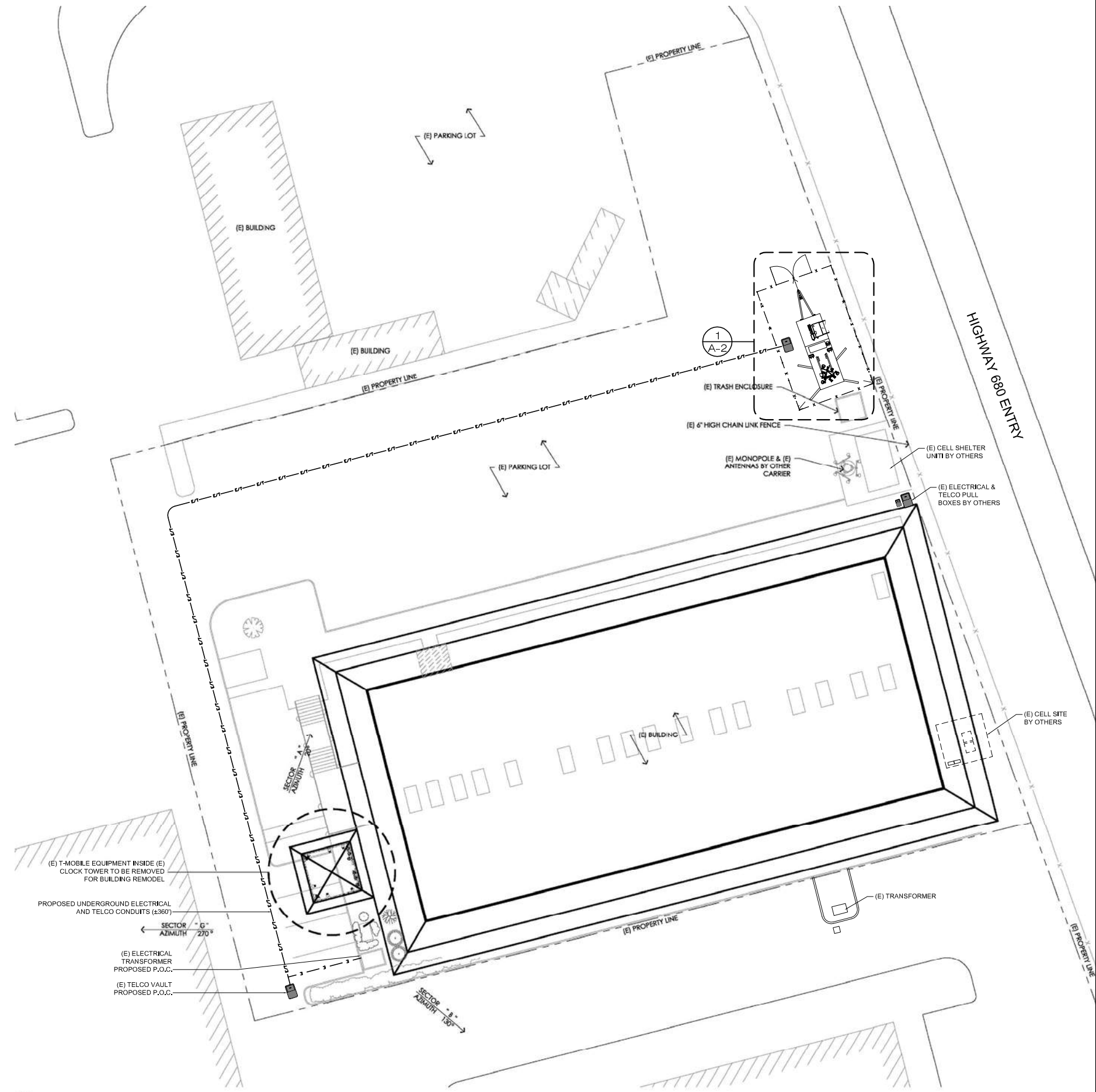
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SHEET TITLE:

ROOF PLAN
ANTENNA LAYOUT
STUDY

SHEET NUMBER:

A-1



OVERALL SITE PLAN

SCALE
1/8" = 1'-0"

0

4'

8'

16'

1

T-Mobile
1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
SF04926A
SF926 1000 JACKL
COW
1000 JACKLIN ROAD
MILPITAS, CA 95035

CURRENT ISSUE DATE:
04/10/2019

ISSUED FOR:
CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

04/03/2019	90%CD	NS
04/10/2019	100%CD	NS

PROJECT ARCHITECT/ENGINEER:

ZON
ARCHITECTS
SANTA BARBARA SAN FRANCISCO
660 4TH STREET #255
SAN FRANCISCO, CA. 94107
PHONE: (415) 740-9974
FAX: (415) 354-3502

CONSULTANT:

DRAWN BY: CHK.: APV.:

NSNSDE

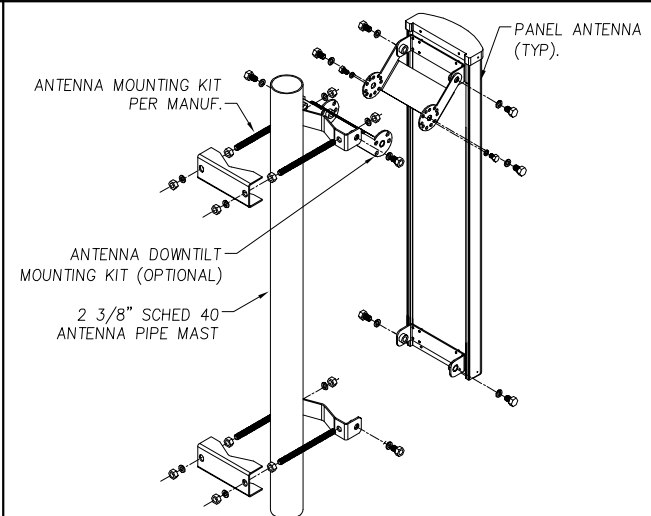
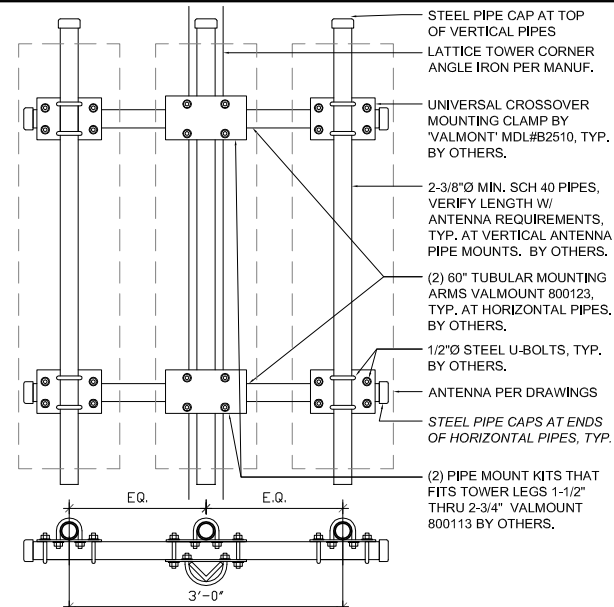
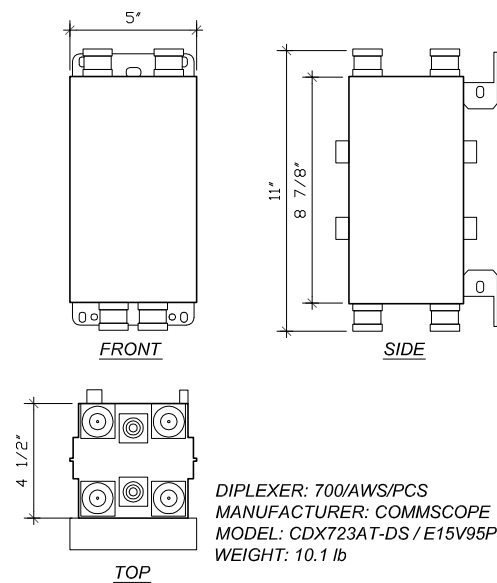
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SHEET TITLE:
SITE PLAN

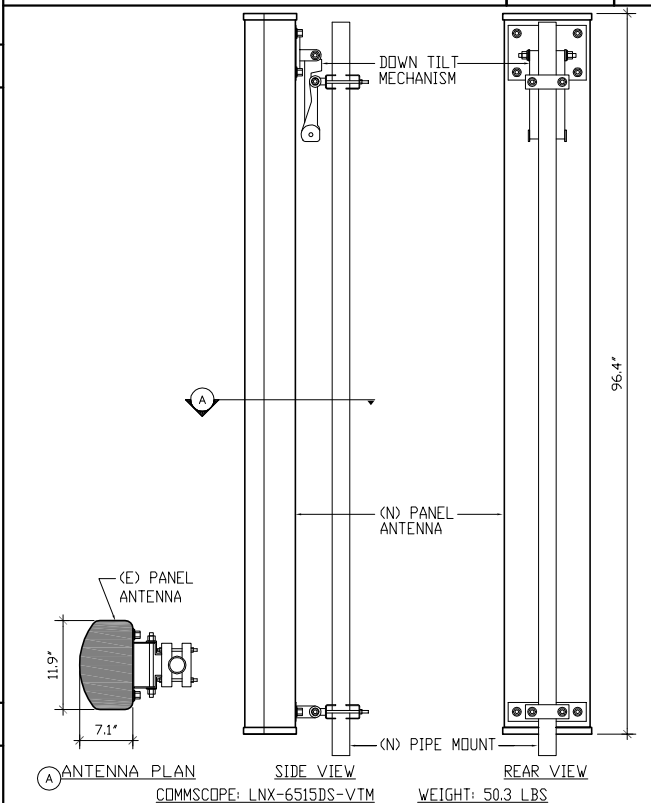
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A-1

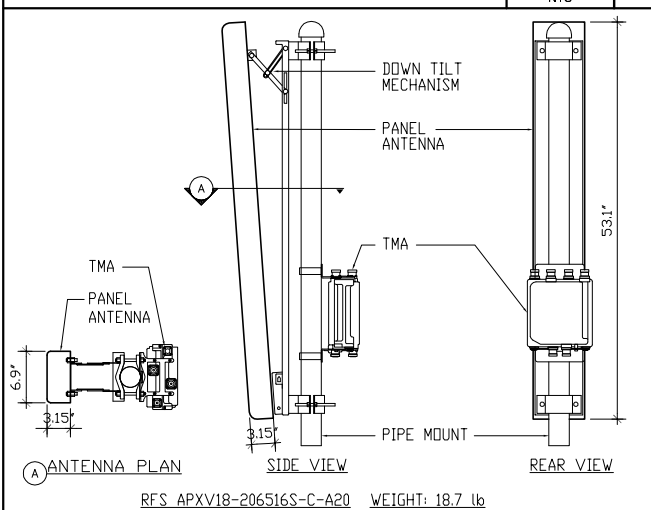
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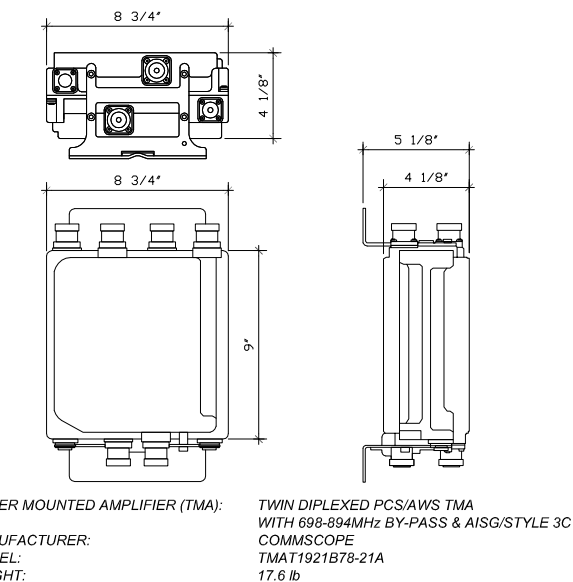
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	NTS	



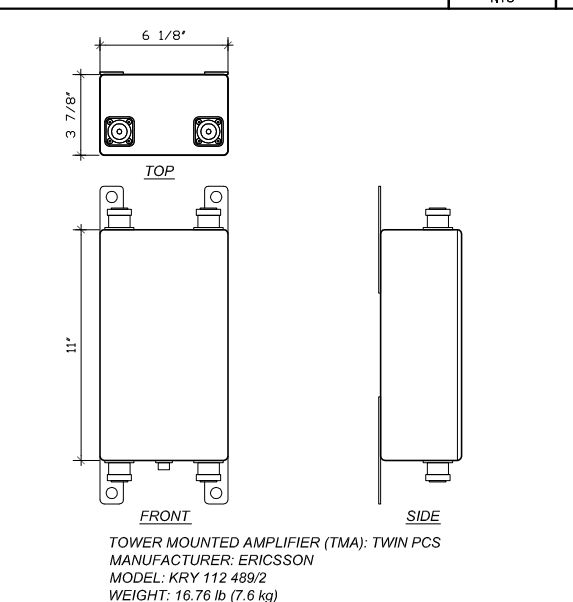
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	NTS	



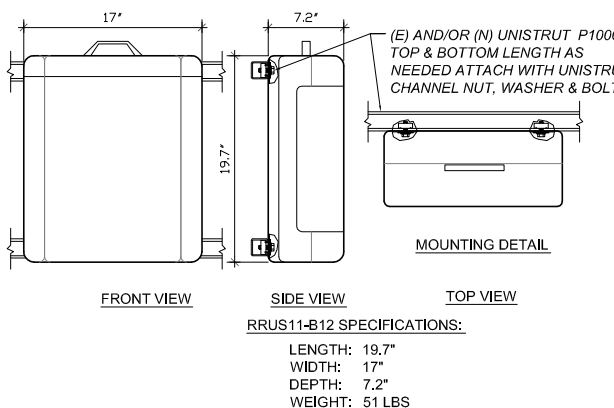
ANTENNA & TMA DETAIL	SCALE	1
	NTS	



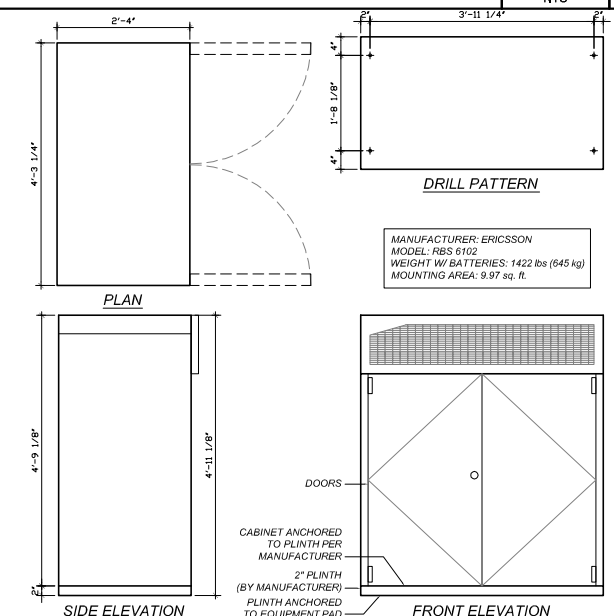
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		NTS	



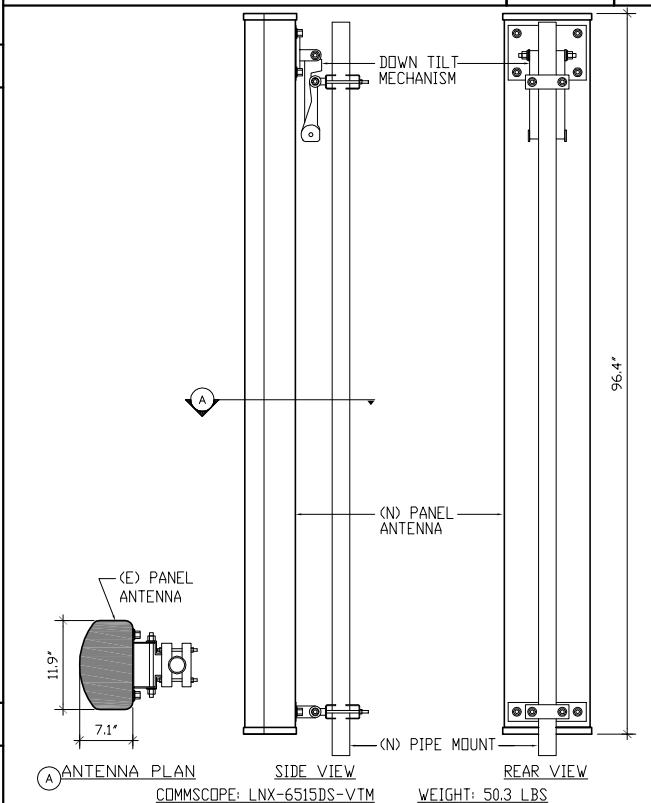
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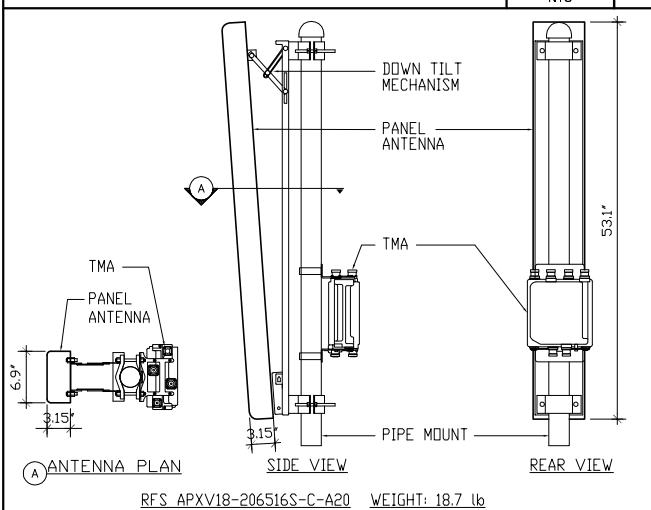
RRUS11 DETAIL	SCALE
	NTS



RBS CABINET DETAIL	SCALE
	NTS



ANTENNA DETAIL	SCALE	2
	NTS	



ANTENNA & TMA DETAIL	SCALE	1
	NTS	

PROJECT INFORMATION:==

SF04926A
SF926 1000 JACKL
COW

1000 JACKLIN ROAD
MILPITAS, CA 95035

CURRENT ISSUE DATE:

04/10/2019

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

[illegible]

PROJECT ARCHITECT/ENGINEER: _____



660 4TH STREET #255
SAN FRANCISCO, CA. 94107
PHONE: (415) 740-9974
FAX: (415) 354-3502

CONSULTANT:==

DRAWN BY: CHK: APV:

NS	NS	DE
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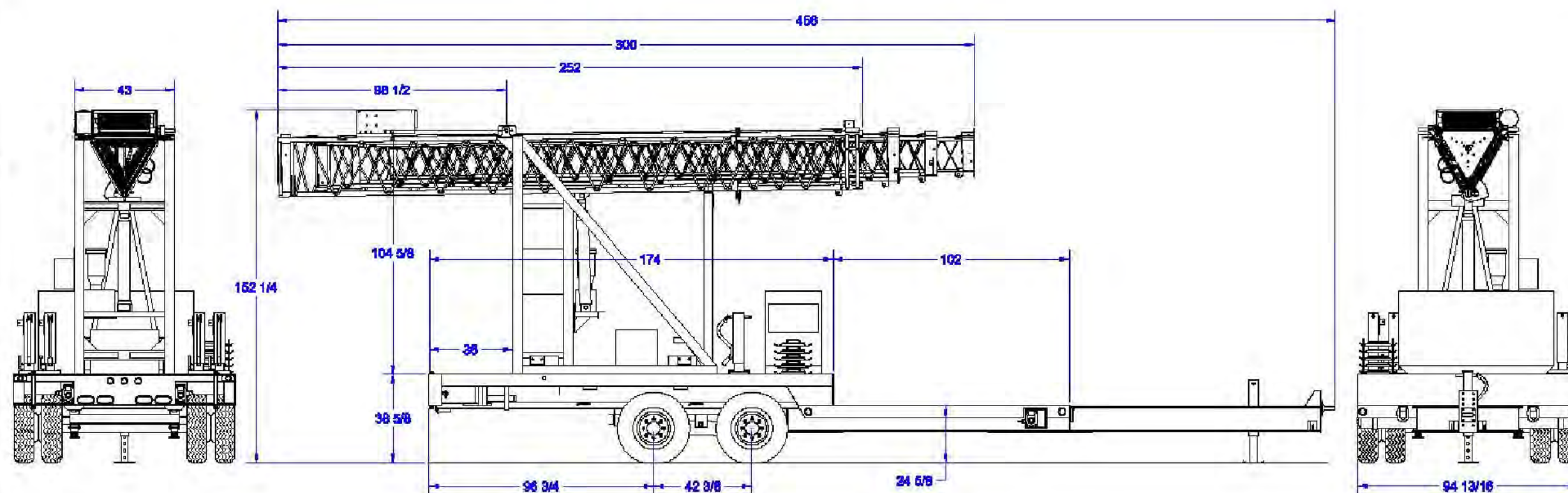
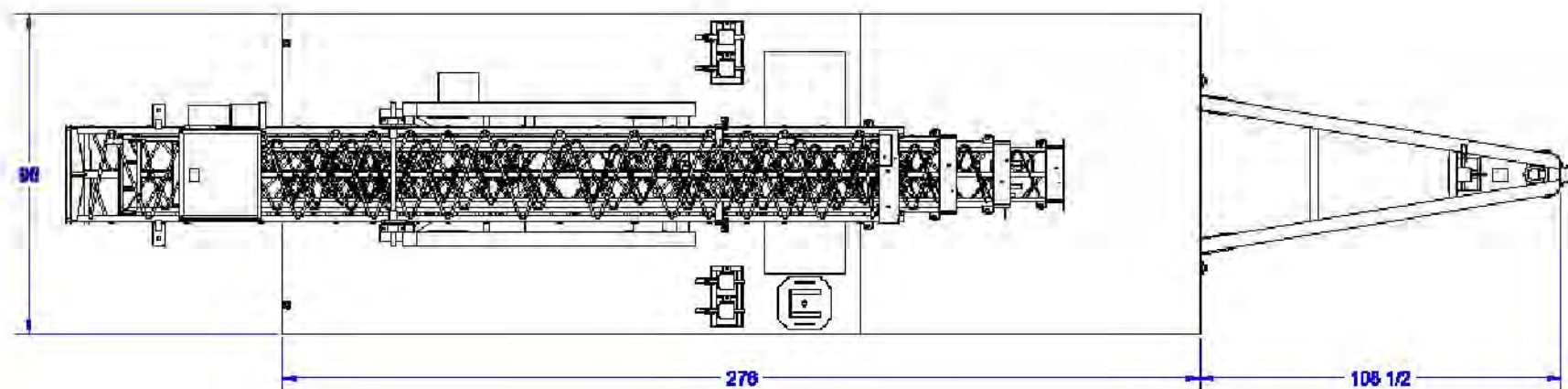
LICENSER: =

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-3



DRAWN PAUL COLE	11/29/2005	INTEGRATED TOWER SYSTEMS	
CHECKED		TITLE	
QA		NC-SR SERIES PORTABLE TOWER SYSTEM (72)	
MFG		SIZE	
APPROVED		C	DWG NO ITS MODEL NC-SR-72
		SCALE	REV
			SHEET 1 OF 1

CONFIDENTIAL: THIS DRAWING IS THE PROPERTY OF INTEGRATED TOWER SYSTEMS. PERMISSION IS REQUIRED TO REPRODUCE OR SUBMIT COPIES TO A THIRD PARTY FOR EXAMINATION

T-MOBILE WEST CORPORATION
T-Mobile
 1855 GATEWAY BLVD 9TH FLOOR
 CONCORD, CA 94520

PROJECT INFORMATION:
SF04926A
SF926 1000 JACKL COW
 1000 JACKLIN ROAD
 MILPITAS, CA 95035

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	04/10/2019	100%CD	NS

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 660 4TH STREET #255
 SAN FRANCISCO, CA. 94107
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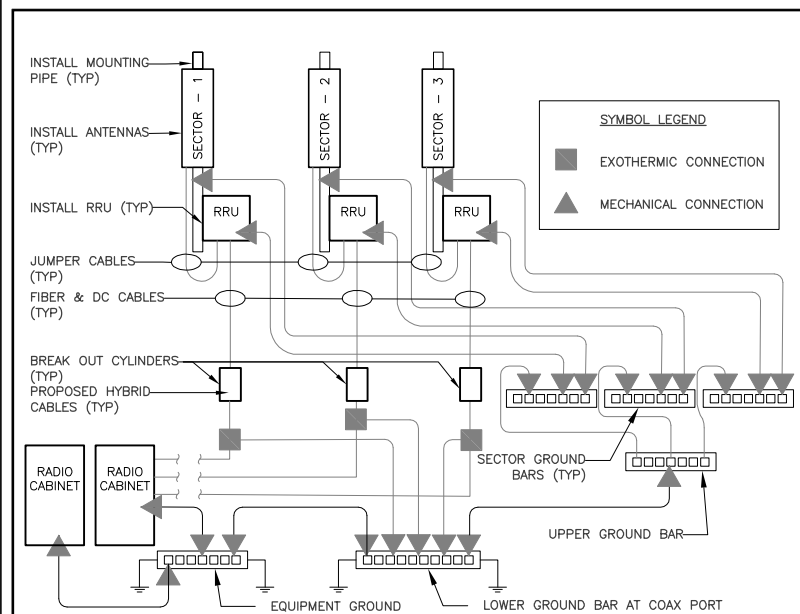
CONSULTANT:

DRAWN BY: NS CHK.: NS APV.: DE

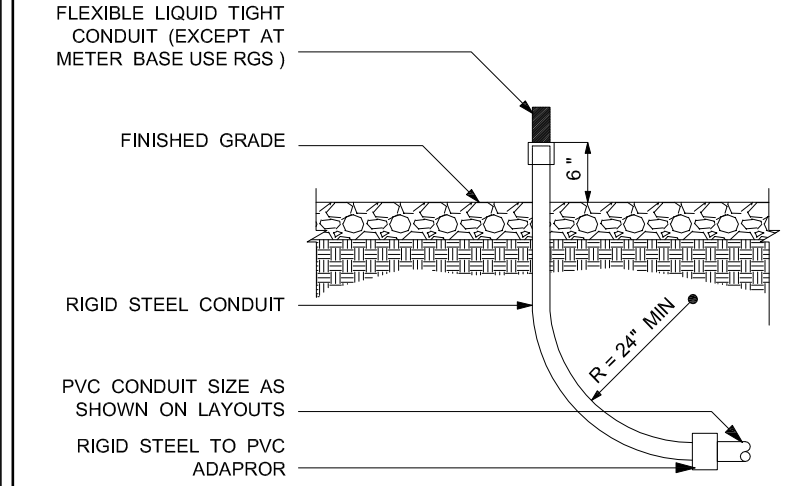
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SHEET TITLE:
DETAILS

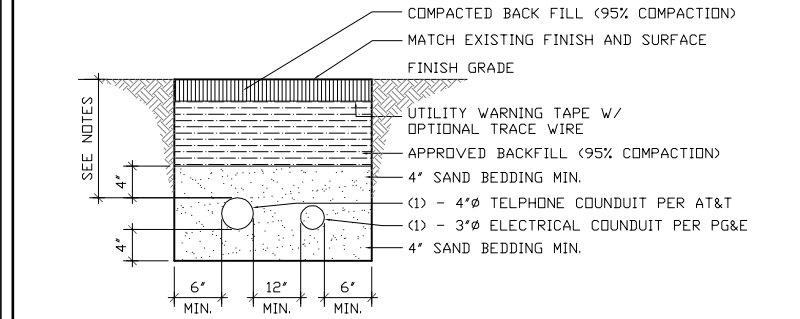
SHEET NUMBER:
A-4 125



TYPICAL GROUNDING RISER DIAGRAM



CONDUIT STUB-UP DETAIL



TRENCHING NOTES:
1) MINIMUM COVERAGE OF DUCT ON PRIVATE PROPERTY 18\"/>

CONDUIT TRENCH DETAIL

1- ALL WORK AND MATERIAL SHALL BE IN COMPLETE COMPLIANCE WITH THE LATEST EDITION OF THE CBC AND ALL REGULATIONS , LAWS , SAFETY ORDERS ORDINANCES OR CODES . IN THE EVENT OF CONFLICT , THE MOST RESTRICTIVE CODE SHALL PREVAIL .

2- THE SEISMIC BEACHING AND ANCHORAGE OF ELECTRICAL CONDUITS AND WIREWAYS SHALL BE IN ACCORDANCE WITH THE CBC CODE , CHAPTER 23 AND " GUIDELINE FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS " PUBLISHED BY SMACNA AND PPIC OR THE SUPERSTRUT- SEISMIC RESTRAINTS SYSTEM, OR THE KIN LINE SEISMIC RESTRAINT SYSTEM.

3- ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES (UL) AND BEAR THEIR LABEL OR LISTED AND CERTIFIED BY A NATIONALLY RECOGNIZED TESTING AUTHORITY WHERE (UL) DOES NOT HAVE LISTING . CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURE ATTESTING TO ITS SAFETY . IN ADDITION , THE MATERIALS , EQUIPMENT AND INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AND REGULATIONS

AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
AMERICAN STANDARD ASSOCIATION (ASA)
NATIONAL FIRE PROTECTION AGENCY (NFPA)
AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)
CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA CODE OF REGULATIONS TITLE 24 (CCR)
INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
ALL LOCAL CODES HAVING JURISDICTION

4- THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS , AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AS WELL AS THE ELECTRICAL AND GROUNDING REQUIREMENTS OF THIS PROJECT BY SUBMITTING A BID . HE ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK .

5- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN A COMPLETE SET OF CONTRACT DOCUMENTS, ADDENDA, DRAWINGS AND SPECIFICATIONS AS WELL AS THE LATEST EDITION OF ANY DESIGN SPECIFICATIONS . HE SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AS WELL AS REL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE HIS RESPONSIBILITIES . FAILURE TO DO SO SHALL NOT RELEASE THE CONTRACTOR FROM THE RESPONSIBILITY OF DOING THE WORK IN COMPLETE ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS .

6- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AT THE SITE . ANY COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN ON THE DRAWINGS SHALL BE INCURRED BY THE CONTRACTOR , ANY DISCREPANCIES , AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND THE ARCHITECT / ENGINEER IN WRITING PRIOR TO SUBMITTING A BID . ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE PROJECT MANAGER AT NO ADDITIONAL COST .

7- THE CONTRACTOR SHALL OBTAIN AND KEEP UP TO DATE A COMPLETE RECORD SET OF DRAWINGS, UPON COMPLETION OF THE WORK, A SET OF REPRODUCIBLE CONTRACT DRAWINGS SHALL BE OBTAINED FROM THE PROJECT MANAGER AND ALL CHANGES AS NOTED ON THE RECORD SET OF DRAWINGS SHALL BE INCORPORATED THEREON BY THE CONTRACTOR WITH RED INK IN A NEAT, LEGIBLE, UNDERSTANDABLE AND PROFESSIONAL MANNER.

8- ALL INTERRUPTION OF ELECTRICAL POWER SHALL BE KEPT TO A MINIMUM. HOWEVER, WHEN AN INTERRUPTION IS NECESSARY , THE SHUTDOWN MUST BE COORDINATED WITH THE PROJECT MANAGER AND THE PROPERTY OWNER 14 DAYS PRIOR TO THE OUTAGE. ANY OVERTIME PAY SHALL BE INCLUDED IN THE CONTRACTOR'S BID . WORK IN EXISTING SWITCHBOARDS OR PANEL BOARDS SHALL BE COORDINATED WITH THE PROJECT MANAGER AND THE BUILDING OWNER PRIOR TO REMOVING ACCESS PANELS OR DOORS .

9- SHOP DRAWINGS SHALL BE SUBMITTED FOR ITEMS INDICATED ON PLANS. SHOP DRAWINGS SHALL INCLUDE ALL DATA WITH CAPACITIES, SIZES, DIMENSIONS , CATALOG NUMBERS AND MANUFACTURER'S BROCHURES .

10- AFTER ALL REQUIREMENTS OF THE SPECIFICATIONS AND THE DRAWINGS HAVE BEEN FULLY COMPLETED , THE PROJECT MANAGER WILL INSPECT THE WORK . THE CONTRACTOR SHALL PROVIDE COMPETENT PERSONNEL TO DEMONSTRATE THE OPERATION OF ANY ITEM OR SYSTEM TO THE FULL SATISFACTION OF THOSE REPRESENTATIVES . FINAL ACCEPTANCE OF THE WORK WILL BE MADE BY THE PROJECT MANAGER AFTER RECEIPT OF APPROVAL AND RECOMMENDATION OF ACCEPTANCE FROM EACH REPRESENTATIVE .

11- THE CONTRACTOR SHALL FURNISH ONE YEAR WRITTEN GUARANTEE OF MATERIALS AND WORKMANSHIP FROM THE DATE OF SUBSTANTIAL COMPLETION

12- COORDINATION WITH OTHER TRADES AS TO THE EXACT LOCATION OF THEIR RESPECTIVE EQUIPMENT, SUPPLY POWER AND MAKE CONNECTION TO EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS, REVIEW THE DRAWINGS OF OTHER TRADES AND LOCATION OF EQUIPMENT .

13- -EXACT METHOD AND LOCATION OF CONDUIT PENETRATIONS AND OPENINGS IN CONCRETE WALLS OR FLOORS OR STRUCTURAL STEEL MEMBERS, SHALL BE DIRECTED BY THE STRUCTURAL ENGINEER, PERFORM CORING, SAW CUTTING, PATCHING, AND REFINISHING OF EXISTING WALLS AND SURFACES WHEREVER IT IS NECESSARY TO PENETRATE. OPENINGS SHALL BE SEALED IN AN APPROVED METHOD TO MEET THE FIRE RATING OF THE PARTICULAR WALL, FLOOR, OR CEILING.

14- UTILITY PENETRATIONS OF ANY KIND IN FIRE AND SMOKE PARTITIONS AND CEILING ASSEMBLIES , SHALL BE FIRESTOPPED AND SEALED WITH AN APPROVED MATERIAL SECURELY INSTALLED.

15- CONNECTIONS TO VIBRATING EQUIPMENT AND SEISMIC SEPARATIONS : LIQUID - TIGHT FLEXIBLE STEEL CONDUIT IN DRY INTERIOR LOCATIONS AND IN AREAS EXPOSED TO WEATHER, DAMP LOCATIONS, CONNECTIONS TO TRANSFORMER ENCLOSURES , AND FINAL CONNECTIONS TO MOTORS .

PROVIDE A SEPARATE INSULATED GROUNDING CONDUCTOR IN FLEXIBLE CONDUIT RUNS. MAXIMUM LENGTH SHALL BE SIX FEET UNLESS OTHERWISE NOTED .

16- ROUTE EXPOSED AND CONCEALED CONDUIT PARALLEL AND PERPENDICULAR TO WALL AND ADJACENT PIPING . ARRANGE CONDUIT TO MAINTAIN HEADROOM AND TO PRESENT A NEAT APPEARANCE .

17- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAWCUTTING, TRENCHING, BACKFILLING, COMPACTING AND PATCHING OF CONCRETE & ASPHALT AS REQUIRED TO PERFORM HIS WORK . ATTENTION IS CALLED TO THE FACT THAT THERE ARE EXISTING UNDERGROUND UTILITY LINES . THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH ALL PROPERTY OWNERS , UTILITIES AND APPROPRIATE " DIG ALERT " UNDERGROUND MARKING AGENCIES AND COMPANIES . THE CONTRACTOR SHALL ALWAYS USE EXTREME CAUTION WHEN TRENCHING FOR HIS WORK . THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGES CAUSED DURING THE COURSE OF THIS WORK .

18- WHENEVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, CIRCUIT BREAKERS, GROUND FAULT PROTECTION SYSTEMS, ETC. (ALL MATERIALS) , ARISES ON THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE PROJECT MANAGER AND THE ARCHITECT / ENGINEER.

19- STRAIGHT FEEDER, BRANCH CIRCUIT, AND CONDUIT RUNS SHALL BE PROVIDED WITH SUFFICIENT WEATHER PROOF PULL BOXES OR JUNCTION BOXES TO LIMIT THE MAXIMUM LENGTH OF ANY SINGLE CABLE PULL TO 100 FEET . PULL BOXES SHALL BE SIZED PER CODE OR PER THE LATEST EDITION OF THE DESIGN SPECIFICATIONS , WHICHEVER IS MOST RESTRICTIVE . LOCATIONS SHALL BE DETERMINED IN THE FIELD OR AS INDICATED ON THE DRAWINGS.

20- MAXIMUM NUMBER OF CONDUCTORS IN OUTLET SHALL BE DETERMINED IN THE FIELD OR AS INDICATED ON THE DRAWINGS.

21- IDENTIFICATION NAME PLATE SHALL BE MICARTA 1/8 THICK AND OF APPROVED SIZE WITH BEVELED EDGES AND ENGRAVED WHITE LETTERS A MINIMUM OF 1/4 INCH HIGH ON BLACK BACKGROUND . NAMEPLATES SHALL BE PROVIDED ALL CIRCUITS IN THE SERVICE DISTRIBUTION AND POWER DISTRIBUTION SWITCH BOARDS OR PANEL BOARDS. DISCONNECTING SWITCHES, TRANSFORMERS, TERMINAL CABINETS, TELEPHONE CABINETS, ETC. ALL NAMEPLATES SHALL BE ATTACHED WITH SCREWS. PULL BOXES, JUNCTION BOXES, AND DEVICE BOXES SHALL BE MARKER WITH A PERMANENT MARKER.

22- THE EXACT LOCATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE COORDINATED WITH THE PLANS AND DETAILS, PRIOR TO INSTALLATION.

23- DRAWINGS ARE DIAGRAMMATIC ONLY . ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL ITEMS OR FEATURES .

24- RIGID GALVANIZED STEEL CONDUIT SHALL BE FULL WEIGHT THREADED TYPE , ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN WALLS OR CEILING SPACES WHERE NOT SUBJECT TO MECHANICAL DAMAGE . DIRECT BURIED PVC SCHEDULE 40 MAY BE INSTALLED BENEATH SLAB OR BELOW GRADE AND SHALL BE CONCRETE ENCASED UNLESS NOTED OTHERWISE . AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED IN ALL CONDUIT RUNS. PROVIDE CONDUIT SUPPORTS NOT TO EXCEED 8'-0" , PROVIDE 3-PC CONNECTORS FOR SECONDARY GROWTH PATH OF SURFACE MOUNTED EMT.

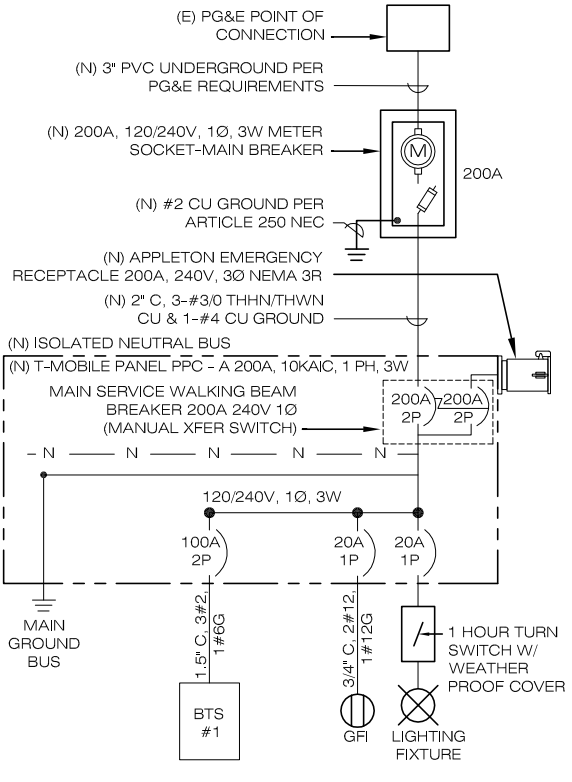
25- RIGID STEEL CONDUIT FITTINGS INCLUDING COUPLINGS, LOCKOUTS, NIPPLES ETC, SHALL BE THREADED AND THOROUGHLY GALVANIZED EXCEPT WHERE AN ADAPTER IS NEEDED TO CONNECT TO PVC, ELECTRICAL METALLIC TUBING (EMT) CONDUIT FITTINGS SHALL BE STEEL, RAIN TIGHT THREADLESS COMPRESSION TYPE, DIE CAST, SET SCREW, OR INDENTED TYPES ARE NOT ACCEPTABLE. SET SCREW TYPE IS NOT ACCEPTABLE .

ELECTRICAL GENERAL NOTES

MOUNTING SURFACE		NEW PANEL "PPC A"		10,000	A.I.C. SYM
240/120	VOLTS	1 PHASE	3 WIRE	MAIN 200A 2P	BUS 200A
VOLT AMPS		OTHER			PHASE A
PHASE A	PHASE B	BTS #1	R	L	PHASE B
13500	13500		2	100	1
			-	3	4
			-	5	6
			-	7	8
			-	9	10
			-	11	12
13500	13500				
PHASE A = 14000		PHASE B = 14000			
CONTINUOUS LOADS		NON-CONTINUOUS LOADS			
28000	x1.25 = 35000	RECEPTACLES UP TO 10KVA	x1.00 =	OTHER =	x1.00 =
TOTAL DESIGN KW = 35.0		TOTAL DESIGN AMPS = 68.3			

NOTE:
1. ALL EQUIPMENT (FUSES, CIRCUIT BREAKERS, BUSSING, ETC.) SHALL HAVE A SHORT CIRCUIT RATING EQUAL TO OR GREATER THAN THE AVAILABLE SHORT CIRCUIT CURRENT AT THE LOCATION.
2. ALL SERVICE EQUIPMENT AND INSTALLATION WORK SHALL CONFORM TO THE UTILITY CO. REQUIREMENTS.
3. ALL BREAKERS 10,000 A.I.C. MIN.
4. ALL 15 & 20 AMP CIRCUITS #12 THHN CU SOLID
5. ALL 30 AMP CIRCUITS #10 THHN CU STRANDED
6. ALL 40 AMP CIRCUITS #8 THHN CU STRANDED
7. ALL 50 AMP CIRCUITS #6 THHN CU STRANDED
8. ALL 100 AMP CIRCUITS #2 THHN CU STRANDED
9. ALL 150 AMP CIRCUITS #1/0 THHN CU STRANDED
10. ALL 200 AMP CIRCUITS #3/0 THHN CU STRANDED
11. #10 & LARGER - CU STRANDED

PANEL SCHEDULE



LINE DIAGRAM

1-SUBCONTRACTOR SHALL PROVIDE 200 AMP , SINGLE PHASE , 120/240 VAC , 60HZ SERVICE FOR SITE .

2-SUBCONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY BEFORE THE START OF CONSTRUCTION. POWER AND TELEPHONE CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS.

3- FOR COMPLETE INTERNAL WRING AND ARRANGEMENT REFER TO DRAWINGS PROVIDED BY PANEL MANUFACTURER

4- SUBCONTRACTOR SHALL INSTALL SUFFICIENT LENGTHS OF LFMC INCLUDING ALL CONDUIT FITTINGS (NUTS, REDUCING BUSHINGS , ELBOWS , COUPLINGS , ETC) NECESSARY FOR CONNECTION FROM RGC CONDUIT TO THE INTERIOR OF THE BTS CABINET.

5- SUBCONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE EQUIPMENT WITH FAULT CURRENT RATINGS GREATER THEN THE AVAILABLE FAULT CURRENT FROM THE POWER UTILITY .

6- CUT , COIL AND TAPE A 3 FOOT PITGAL FROM END OF LFMC FOR TERMINATING BY BTS EQUIPMENT MANUFACTURER.

7- SUBCONTRACTOR SHALL VERIFY THAT THE MAIN BONDING JUMPER AND GROUNDING ELECTRODE CONDUCTOR IS INSTALLED PROPERLY WHEN PANEL IS SERVICE ENTRANCE EQUIPMENT.

8- BOND TO MAIN GROUND BUS.

SUBCONT. NOTES

1- THE CONTRACTOR SHALL VERIFY AND COORDINATE THE POINT OF CONNECTION, CONDUIT ROUTE, INSTALLATION DETAILS AND SPECIFIC PROJECT PARAMETERS WITH THE LOCAL TELEPHONE TELEPHONE COMPANY SINGLE POINT OF CONTACT (SPOC) PRIOR TO BEGINNING ANY WORK IN THE FIELD .

2- THE PROJECT ADDRESS AND ANY SPECIFIC UNIT NUMBER MUST BE PROVIDED TO THE LOCAL TELEPHONE COMPANY SPOC MINIMUM 1 WEEK PRIOR TO FINAL INSPECTION TO AVOID DELAY IN INSTALLATION OF SERVICE.

3- THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT AND FACILITIES AS SHOWN AND DETAILED ON THE PLANS AS REQUIRED FOR TI SERVICE AND A SINGLE POTS LINE TO THE BTS FACILITY .

4- THE TELEPHONE TERMINAL BACKBOARD SHALL BE 30\"/>

5- CONDUIT SPECIFICATIONS SHALL BE AS FOLLOWS :
A. GENERAL : ALL TELEPHONE SERVICE CONDUIT RUN FROM POLE , VAULT, PULL- BOX MANHOLE OR OTHER POINT OF CONNECTIONS ESTABLISHED BY THE LOCAL TELEPHONE COMPANY SPOC AND SHALL RUN CONTINUOUS TO AN EDGE OF THE TELEPHONE TERMINAL BACKBOARD.
B. UNDERGROUND CONDUIT AND BENS SHALL BE MINIMUM 4\"/>

TELEPHONE NOTES

1- UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSE ONLY.

2- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES , CABLES, PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS , POLE RISERS

TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK .

3- UTILITY CONTACTS FOR THIS PROJECT SHALL BE AS FOLLOWS:
POWER: PG&E
TELEPHONE: AT&T

UTILITIES NOTES

T-MOBILE WEST CORPORATION

T-Mobile

1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

SF04926A
SF926 1000 JACKL COW

1000 JACKLIN ROAD
MILPITAS, CA 95035

CURRENT ISSUE DATE:

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PROJECT ARCHITECT/ENGINEER:

ZON
ARCHITECTS
SANTA BARBARA SAN FRANCISCO

660 4TH STREET #255
SAN FRANCISCO, CA. 94107
PHONE: (415) 740-9974
FAX: (415) 354-3502

CONSULTANT:

DRAWN BY: NS
CHK.: NS
APV.: DE

LICENSER:

SHEET TITLE:

ELECTRICAL GENERAL NOTES, LINE DIAGRAM, PANEL SCHEDULE & DETAILS

SHEET NUMBER:

E-1

126



December 6, 2019

Mr. Steve Chan, T.E.
City of Milpitas – Transportation
455 E. Calaveras Blvd.
Milpitas, CA 95035-5411

Re: Trip Generation Comparison for the 1000 Jacklin Road La Quinta Hotel in Milpitas

Dear Mr. Chan:

Hexagon Transportation Consultants, Inc. has prepared this trip generation comparison study for the proposed La Quinta Hotel at 1000 Jacklin Road in Milpitas, California. A previous transportation study for the site, entitled *Transportation Operations Analysis for 1000 Jacklin Road La Quinta Hotel*, was completed on March 26th, 2019. It assumed a business hotel project of 122 rooms would replace the existing vacant fitness club at the project site. Since that time, the project size has been reduced to reflect a total of 105 hotel rooms, a reduction of 17 rooms compared with the previous project description. The purpose of this analysis is to quantify the net project trips generated by the revised 105-room project relative to the prior fitness club.

New Trip Generation

Project trip generation was estimated by applying to the size and uses of the development the appropriate trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*. Based on ITE's trip generation rates for business hotels (ITE code 312), the new 105-room project would generate 422 daily vehicle trips, with 41 trips occurring during the AM peak hour and 34 trips occurring during the PM peak hour. Compared to the previous project size of 122 hotel rooms, the new project would generate 68 fewer daily vehicle trips, 7 fewer AM peak hour vehicle trips, and 5 fewer PM peak hour vehicle trips.

The proposed project would replace the existing 24,000 square foot fitness club which is currently vacant. Based on ITE's trip generation rates for health/fitness clubs (ITE code 492), the previous fitness club would generate 790 daily vehicle trips, with 31 AM peak hour trips and 83 PM peak hour trips. Therefore, the proposed 105-room project, compared with the previous occupied fitness club, would generate 368 fewer net daily trips, 10 additional net AM peak hour trips, and 49 fewer net PM peak hour trips.

The project trip generation estimates are presented in Table 1.



Table 1
New Project Trip Generation Estimates

Land Use	Size	Daily Rate	Daily Trips	AM Peak Hour				PM Peak Hour			
				Rate	Total Trips	In	Out	Rate	Total Trips	In	Out
<u>Proposed Use</u>											
Business Hotel ¹	105 units	4.02	422	0.39	41	17	24	0.32	34	18	16
<u>Existing Use</u>											
Existing Fitness Building ²	24,000 sq.ft.	32.93	-790	1.31	-31	-16	-15	3.45	-83	-46	-37
Net Project Trips			-368		10	1	9		-49	-28	-21
¹ Rates based on ITE Trip Generation, 10th Edition for Business Hotel (ITE 312).											
² Rates based on ITE Trip Generation, 10th Edition for Health/Fitness Club (ITE 492).											

Conclusion

The proposed land use change would reduce the number of net daily and PM peak hour trips from the site. It would slightly increase the net AM peak hour trips from the project site (an increase of one vehicle in every six minutes). Therefore, it is anticipated the proposed project would not have any material impacts to traffic operations in the project vicinity.

If you have any questions, please do not hesitate to contact us.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Brett Walinski T.E.
Vice President and Principal Associate

Eric Tse, P.E., PTOE
Associate

AGENDA ITEM NO. 7

Appeal: La Quinta Hotel

Public Comment Received

(November 19, 2019 to January 13, 2020)

Lillian Hua

From: Sharon Ho <shrnh@gmail.com>
Sent: Friday, November 29, 2019 4:21 PM
To: Lillian Hua
Subject: La quinta hotel is not welcome

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hi Lilian,

I am a Milpitas resident and wanted to write to you to express that the build of the La Quinta Hotel will be very disruptive to our residence. There has already been dramatic increases in traffic over the years and we have a large and dense student population in our city already.

Please do not move forward with the construction of this hotel.

Regards,
Sharon

Lillian Hua

From: Jacqueline Ho <jacky_finesy@yahoo.com>
Sent: Saturday, November 30, 2019 7:19 PM
To: Lillian Hua
Subject: [BULK] La Quinta Hotel in Milpitas

Importance: Low

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hello Lillian,

My name is Jacqueline, I have live in Milpitas 26 years. I am disagree to build a Hotel on Jacklin Rd. It cause more traffics and crimes which I will be concern. My parents always walk after dinner. I really concern about their safety after build for the hotel near by my house. Please consider my concern and reject the project.

Thank you.

Jacqueline

Elizabeth Medina

From: Ned Thomas
Sent: Sunday, December 1, 2019 10:54 PM
To: Lillian Hua
Cc: Jessica Garner; Elizabeth Medina
Subject: Fwd: Keep my neighborhood safe - a concerned resident

More comments on hotel. Please add to the record. Thanks.

Ned

Sent using [Outlook for Android](#)

From: Bala C <cbalakrishnan@gmail.com>
Sent: Sunday, December 1, 2019 9:53:52 PM
To: Ned Thomas <nthomas@ci.milpitas.ca.gov>
Subject: Keep my neighborhood safe - a concerned resident

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hello Mr. Ned Thomas,

I am a resident of the City of Milpitas. We are a family of 5 with two kids - aged 7 and 10 with an elderly mom who reside at 819 De Anza Court, Milpitas, CA 95035. We are directly impacted by the current proposal to build a 5-story La Quinta Hotel at the intersection of Jacklin Road and Hillview Dr.

As you are the city planning director, I wanted to raise the following concerns with regards to the build-out of this hotel -

1. We bought this property last year for \$1.8M as it was a friendly and quiet neighborhood with access to park. The build-out of this property impacts the quality of living during construction and after the hotel buildout. I am concerned about the impact to property prices. Considering the proximity to hotel, it risks our privacy which is essential for us and our family. It compromises the direct value as to why we bought this house last year.
2. As a parent of two kids, I am concerned about the privacy and security of my kids. The hotel could invite bad social elements and be an avenue to promote bad and illegal activities. I would consider it unsafe for my kids to play in the cul-de-sac. A lot of high school kids use this route to go to school every and it's a safety hazard for them.
3. Buildout of the hotel is likely going to increase the traffic issues which we already face at this busy junction.
4. The quality of life will be impacted during the 12-18 month construction period. My elderly mom suffers from noise and vertigo issues and hence we moved to this quiet neighborhood. The construction noise and dump trucks risks the life of my mother.

We vehemently oppose the construction of this hotel near our property. I hope you will take this seriously and give me an opportunity to express concerns in person to stop the buildout of this property.

Thanks
Bala

Elizabeth Medina

From: Ned Thomas
Sent: Tuesday, December 3, 2019 6:19 PM
To: Lillian Hua
Cc: Elizabeth Medina
Subject: FW: [BULK] Stop 5 story Hotel at jacklin & Hillview

Importance: Low

From: smeharu <smeharu@yahoo.com>
Sent: Tuesday, December 3, 2019 1:31 PM
To: Ned Thomas <nthomas@ci.milpitas.ca.gov>
Subject: [BULK] Stop 5 story Hotel at jacklin & Hillview
Importance: Low

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

I am the resident of 920 La Palma Place Milpitas ca 95035. MY name is Sohan meharu

I am against the Hotel. This is a residential area.

Risk to our children's safety

1. There are two schools for the kids which are very close the Hotel.
2. Kids who go to Thomas Russel school daily on foot and on bikes
3. Parents oppose having their kids pass the Hotel as they go to and from school.
4. Will increase crime and accidents in the area.
- 5 will have Traffic disruptions and parking problems..
6. Hotel would result in highly negative impact on our property value
7. There are already two hotels within one mile of proposed hotel and business travelers can stay in nicer area near quality restaurants

Sohan Meharu 12/03/19

Elizabeth Medina

From: Ned Thomas
Sent: Wednesday, December 4, 2019 9:37 PM
To: Fauja Bariana
Cc: Lillian Hua; Jessica Garner; Elizabeth Medina
Subject: Re: Oppose Construction of 5-Story Hotel at Jacklin and Hillview

Hello Fauja:

Thank you for your comments. We will add your email to the record for consideration by the Planning Commission at the Public Hearing on 12/11.

Regards,

Ned Thomas
Planning Director
City of Milpitas

From: Fauja Bariana <fbariana@gmail.com>
Sent: Wednesday, December 4, 2019 6:13:28 PM
To: Ned Thomas <nthomas@ci.milpitas.ca.gov>
Subject: Oppose Construction of 5-Story Hotel at Jacklin and Hillview

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hello Mr. Thomas,

My name is Fauja Bariana and I live at 854 De Anza Court, Milpitas. For over 35 years, Milpitas has been a place I've had the privilege to call my home. There are many reasons why we chose to live in the neighborhood, but if anything stood out to me it would be because of the peaceful community, the convenient access to the Hetch Hetchy Trail, and the beautiful view of the hills. Over the years, I have seen Milpitas flourish into the tremendous city it has become today, but I am genuinely concerned about commercialization spilling into our neighborhoods. To be more specific, this issue stems from the newly proposed hotel (La Quinta) site development in our neighborhood; I would be directly impacted by this project as I live within 500 feet of the proposed site location. I strongly oppose the development for the following crucial reasons:

1. There are two schools (Kinder Care nursery school and Tian Tian Chinese schools) that are directly adjacent to the proposed site. These schools house over 200 children, along with the abundance of middle and high school children who must walk by the site every day to get to and from their respective schools. I do not feel comfortable with a large commercial establishment of this magnitude that would undoubtedly attract external traffic with so many children around. Not only would it serve as a safety threat, but it also compromises the security of our children.
2. The traffic on narrow Hillview Drive is nothing short of horrendous. I am already unable to exit my home and make a left turn on Hillview Drive in the mornings because of major traffic congestion due to the vast majority of school drop-offs that occur near the proposed site

location. As some of you may know, the parents who drop off their children from the East side of 680 are unable to make a right turn on Hillview Drive from Jacklin due to traffic laws, so they are forced to make a left turn on Hillview and then turn into our cul-de-sac (De Anza Court) to get on Hillview again, just to reach the elementary, middle, and high school on Escuela Parkway. There have been several occasions in which I cannot back out of my driveway because there are so many vehicles from other neighborhoods making a U-turn on our street.

3. The hotel will surely bring in an increased amount of petty crime to the city; e.g. car break-ins, theft, drug use, etc. It is a known fact that most hotels associated with the proposed brand have had guests with problems related to drugs and alcohol (keep in mind this will all happen just a hundred feet away from approx. 200 children)

4. The hotel will have a negative impact on neighborhood property values. We do not deserve this depreciation. New buyers would be extremely reluctant to buy homes in this neighborhood due to its proximity to the hotel.

5. There are already two hotels within walking distance of the proposed hotel site on the Hillview Court (Embassy Suites and Extended Stay of America), meaning there should be no need or justification for an additional hotel in our residential area.

Based on the facts above, I strongly oppose construction of the hotel at the proposed site. I recognize that the driving force behind this growth is the increased tax revenue that contributes to the city budget, but I firmly believe it is not worth it for the warranted reasons mentioned above.

I am not against progress - I just want to ensure the ambience of the Hillview neighborhood as well as maintain the safety and security of our children. We should think long and hard about doing things that can improve house values such as better schools, better neighborhood beautification, parks, restaurants, good grocery stores such as Trader Joes's, Whole Foods Market, etc. instead of building hotels in neighborhoods. I am certain you would align with our views if you lived in this neighborhood.

Best regards,

Fauja Bariana

854 De Anza Court, Milpitas

Liz Medina

From: Bill Chuan <bill_chuan@yahoo.com>
Sent: Friday, December 6, 2019 9:23 AM
To: Ned Thomas; Liz Medina; Jessica Garner
Subject: Fwd: Milpitas may soon have a new La Quinta Hotel on Jacklin Rd. - The Milpitas Beat

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

FYI

Does this need to be added to items for 12/11?

Regards,
Bill Chuan
Planning Commissioner

Begin forwarded message:

From: mstcs2000 <mstcs2000@aol.com>
Date: December 3, 2019 at 10:26:14 AM PST
To: Bill Chuan <Bill_chuan@yahoo.com>, Evelyn Chua <Chua4evelyn@gmail.com>, Ricardo Ablaza <rpablaza@comcast.net>, Tim Alcorn <commissioneralcorn@gmail.com>, Steve Tao <steve tao@aol.com>, Demetress Morris <Demetress1@aol.com>, Sudhir Mandal <mandals8888@gmail.com>
Cc: Joe Gigantino <Joe@workout.com>
Subject: Milpitas may soon have a new La Quinta Hotel on Jacklin Rd. - The Milpitas Beat

Good morning,

You will all be receiving your packet for the December 11 planning Commission meeting later this week. Please include this article from the on line version of the Milpitas Beat in your reading.

There has been a lot of misinformation spread about this project, particularly on Next Door.

Here is a news article, thoroughly researched, and published by a very reputable local news organization that addresses the criticism of this project. Please read their reporting as you prepare for this meeting.

thank you,

Mark Tiernan
La Quinta Milpitas Hotel Project

<http://milpitasbeat.com/milpitas-may-soon-have-a-new-la-quinta-hotel-on-jacklin-rd/>

Sent from my iPhone

Liz Medina

From: Bill Chuan <bill_chuan@yahoo.com>
Sent: Friday, December 6, 2019 9:27 AM
To: Ned Thomas; Jessica Garner; Liz Medina
Subject: [BULK] Fwd: La Quinta Hotel Project-Concerned Resident

Importance: Low

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hi All

Not sure if Vice Chair Morris already sent this to you.

If so, sorry for duplication.

Regards,
Bill Chuan
Planning Commissioner

Begin forwarded message:

From: Barbara Jo Navarro <navarro_4@sbcglobal.net>
Date: December 2, 2019 at 8:57:02 AM PST
To: demetress1@aol.com
Cc: mandals8888@gmail.com, commissioneralcorn@gmail.com, stao@bccre.com,
Chua4evelyn@gmail.com, Bill_chuan@yahoo.com, rpablaza@comcast.net
Subject: La Quinta Hotel Project-Concerned Resident

Ms. Morris

Hopefully you have been informed about a hotel project that is being proposed and will come before the planning commission on 12/11. This 5 story, 105 room hotel (originally told to me as a 122 room hotel) with microwave and relocation of wireless telecommunication antennas and equipment on it roof top is being proposed for 1000 Jacklin Road.

As a resident within the 1000 ft of this location, I have been in contact with he project manager Lillian Hua who provided me with additional information that was not stated in the original residential postcards that were send to my home. She provided me the link to the traffic study and environmental analysis, which is posted on the City's website here: <http://www.ci.milpitas.ca.gov/wp-content/uploads/2019/07/Milpitas-La-Quinta-PubRev-IS-MND2.pdf>.

If you have not read this very long study, I recommend that you do so before you vote.

I have many concerns about increased traffic in the morning peak hours and later in the afternoon. I don't believe the study in the report. This corner, Jacklin Road and N. Hillview Dr is already a busy intersection and there have been numerous accidents on this corner which put our children, who bike and walk to Russell Middle and Milpitas High School at risk. A traffic light now exist on Jacklin Rd due to safety issues and a child that was hit prior to the light installation. This has helped make this street safer,

but if you are on this corner on weekdays, although there is a no right turn from Jacklin to N. Hillview Dr. while heading West on Jacklin, there is generally no reinforcement of this and cars do travel through the residential area and down Jacklin at speeds that seems to be higher then posted. My point is that this street and intersection is already busy and dangerous.

In addition, I am also concerned about how this hotel will affect the ambience of the Hillview neighborhood. Although this 1.14 acre site is in the Highway Services Zoning District, it is very close to a neighborhood and across from a kinder care. 5-storied with a underground garage is in my opinion too big!!

I have lived in Milpitas for over 35 years and moved here because of the ambience of the city and the services. As an appointed individual to the planning commission, I hope that you will review the concerns that myself and many residents have posted on Next Door. Even the Mayor posted on this Facebook page and received numerous negative comments. It's evident that I'm not alone in questioning this project as it is being proposed.

I have written to the owner Joe Gigantino and the City Planning Director, N. Thomas and City Planning Manager, J. Garner. I received replies from the owner and the Planning Director, but not the Planning Manager. I appreciate the responses and I believe that the change in presenting this project and additional details I received about the upcoming public hearing may have been provided because of the concerns. It seems that the process the city uses to inform residents of changes in their neighborhood is set up so that by the time we know about the project, the timeframe and process works against residents really being able to give input. Transparency is key. It's questionable whether the resident notification process, as it exists today, provides this to the residents.

I have marked my calendar to attend the public hearing on 12/11 along with many of my concerned neighbors.

Is it true that your tenure on the planning commission is ending this month. I'm available for a face to face meeting prior to the 12/11, feel free to contact me (see information below).

I look forward to your reply and hope that you will be objective concerning this project, review carefully the report and the many concerns that residents have expressed. I'm coping all the members of the commission on this email so they too know my concerns. I have more concerns that have not been expressed in this email.

Thank you for your commitment to Milpitas.

Barbara Jo Navarro
915 N. Hillview Dr.
408 309-1281

Liz Medina

From: Bill Chuan <bill_chuan@yahoo.com>
Sent: Friday, December 6, 2019 9:20 AM
To: Ned Thomas; Liz Medina; Jessica Garner
Subject: Fwd: Oppose Construction of 5-Story Hotel at Jacklin and Hillview

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hi All

See below. Probably needs to be added to items for 12/11.

Regards,
Bill Chuan
Planning Commissioner

Begin forwarded message:

From: Fauja Bariana <fbariana@gmail.com>
Date: December 4, 2019 at 6:34:41 PM PST
To: Bill_chuan@yahoo.com
Subject: **Oppose Construction of 5-Story Hotel at Jacklin and Hillview**

Hello Mr. Chuan,

My name is Fauja Bariana and I live at 854 De Anza Court, Milpitas. For over 35 years, Milpitas has been a place I've had the privilege to call my home. There are many reasons why we chose to live in the neighborhood, but if anything stood out to me it would be because of the peaceful community, the convenient access to the Hetch Hetchy Trail, and the beautiful view of the hills. Over the years, I have seen Milpitas flourish into the tremendous city it has become today, but I am genuinely concerned about commercialization spilling into our neighborhoods. To be more specific, this issue stems from the newly proposed hotel (La Quinta) site development in our neighborhood; I would be directly impacted by this project as I live within 500 feet of the proposed site location. I strongly oppose the development for the following crucial reasons:

1. There are two schools (Kinder Care nursery school and Tian Tian Chinese schools) that are directly adjacent to the proposed site. These schools house over 200 children, along with the abundance of middle and high school children who must walk by the site every day to get to and from their respective schools. I do not feel comfortable with a large commercial establishment of this magnitude that would undoubtedly attract external traffic with so many children around. Not only would it serve as a safety threat, but it also compromises the security of our children.
2. The traffic on narrow Hillview Drive is nothing short of horrendous. I am already unable to exit my home and make a left turn on Hillview Drive in the mornings because of major traffic congestion due to the vast majority of school drop-offs that occur near the proposed site location. As some of you may know, the parents who drop off their children from the East side of 680 are unable to make a right turn on Hillview Drive from

Jacklin due to traffic laws, so they are forced to make a left turn on Hillview and then turn into our cul-de-sac (De Anza Court) to get on Hillview again, just to reach the elementary, middle, and high school on Escuela Parkway. There have been several occasions in which I cannot back out of my driveway because there are so many vehicles from other neighborhoods making a U-turn on our street.

3. The hotel will surely bring in an increased amount of petty crime to the city; e.g. car break-ins, theft, drug use, etc. It is a known fact that most hotels associated with the proposed brand have had guests with problems related to drugs and alcohol (keep in mind this will all happen just a hundred feet away from approx. 200 children)

4. The hotel will have a negative impact on neighborhood property values. We do not deserve this depreciation. New buyers would be extremely reluctant to buy homes in this neighborhood due to its proximity to the hotel.

5. There are already two hotels within walking distance of the proposed hotel site on the Hillview Court (Embassy Suites and Extended Stay of America), meaning there should be no need or justification for an additional hotel in our residential area.

Based on the facts above, I strongly oppose construction of the hotel at the proposed site. I recognize that the driving force behind this growth is the increased tax revenue that contributes to the city budget, but I firmly believe it is not worth it for the warranted reasons mentioned above.

I am not against progress - I just want to ensure the ambience of the Hillview neighborhood as well as maintain the safety and security of our children. We should think long and hard about doing things that can improve house values such as better schools, better neighborhood beautification, parks, restaurants, good grocery stores such as Trader Joes's, Whole Foods Market, etc. instead of building hotels in neighborhoods. I am certain you would align with our views if you lived in this neighborhood.

Best regards,

Fauja Bariana

854 De Anza Court, Milpitas

Lillian Hua

From: Barbara Jo Navarro <navarro_4@sbcglobal.net>
Sent: Friday, November 1, 2019 2:30 PM
To: Lillian Hua
Subject: La Qunita Community Mtg

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Ms Hua

I live at 915 N. Hillview Drive which is very near the proposed location for the new La Quinta hotel. I've lived in Milpitas over 37 years.

The proposed area is a business center area and around it are residential homes and a child care center. I understand the Milpitas Health and Fitness building is empty.

I'm very concerned about having a 5 story hotel being built in this location. I don't know how tall the clock tower is presently on the current building, is it 76 feet or shorter?

The traffic in this area is already very bad. There are many accidents on this corner where youth travel this corridor on foot, bicycle and cars.

Also 1000 feet is the requirement to let residents know - please provide me a map indicating which homes were notified about this community meeting and the planning commission meeting. It seems odd that I had never heard about this until I received the notifications in the mail.

I'm truly concerned about this proposed hotel. Unfortunately, I can't attend the meeting on Wednesday, 11/6.

I really would like to know WHY the planning commission thinks this is an appropriate and best use of this property. Were there other proposals, if so, what were they?

Can I meet with someone, because I cannot attend the community meeting, I'd like to understand the proposed project. Also will the residences actually have input to the decision. I surely hope so.

I look forward to your response.

BJ Navarro
408 409-1281

Lillian Hua

From: Vivek Gupta <vivek.gup@gmail.com>
Sent: Tuesday, November 5, 2019 8:47 AM
To: Lillian Hua
Subject: [BULK] La Quinta Hotel - P-SD18-0012

Importance: Low

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Lillian,

I am property owner of 859 Alisal Ct, Milpitas, CA. Close to my property is the proposal of La Qunita Hotel. I am really concerned about this upcoming construction in this area and thus need your help with answers to following questions:

1. What kind of telecommunication antennas and equipments are installed on the hotel building and what health or communication implications it will have on residents nearby. We need to see a report by city and the builder explaining the impact. If there is any impact, such antennas and equipment shouldn't be allowed. Is city taking complete responsibility of any impact from such equipment on residents?
2. Usually having commercial public buildings closely creates high traffic and nuisance for residents nearby as anyone can come to hotel., they might be drunk or smoking. What security and controls for nearby residents is builder and city looking to add to avoid any such issues for residents and kids in this area.
3. There is no 5 story building nearby currently, having higher building will possibly impact privacy of nearby residents. How do city or builder is looking to preserve privacy of people in this area.
4. Will La Qunita going to offer paid parking to its guests. If yes, it may push guests to park in residential area. How are you avoiding this to happen?
5. During the construction, lot of dust may come-up resulting in personal and private property getting dirty and need more frequent clean-up. How will builder compensate the neighborhood?
6. Another commercial property close to residential area reduces property prices and desirability of the area for people looking to buy the house. How is city ensuring that property tax on such houses are adjusted accordingly as property prices will definitely go down. Also, city/builder must provide necessary compensation to all nearby residents whose property prices will gone down with this construction. I hope accessor can provide such information to city.

Regards,
Vivek Gupta
1-408-219-6058

Lillian Hua

From: Bill Korbe <wkorbe@hotmail.com>
Sent: Saturday, November 9, 2019 3:28 PM
To: Lillian Hua
Subject: Adding 5 Story Hotel in plain view of Hillview Residential Neighborhood and Hetch Hetchy Trail

Importance: High

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hi Lillian,

Nice meeting you last Wednesday at the City Hall meeting.

Wanted to let you know something about the neighborhood here where this 5 story hotel is being proposed.

It consists primarily of \$1.5M to \$2M View homes. Milpitas finest neighborhood.

The view emphasis is reflected in the name of the street and the neighborhood "HillView". It defines the neighborhood.

Many Professionals and opinion leaders choose to live here by choice, due to the beauty and peace of the neighborhood, the Hill Views and the Hetch Hetchy Trail with Hill Views a block away.

A large part of the value of our homes and why many have bought our homes here is the view of the uncluttered hills unique to Milpitas. Neighbors have fought hard for decades to keep these hills clean, uncluttered and unobstructed.

Many Hillview Residents bought our homes here, just a block away from the Milpitas Hetch Hetchy trail where we enjoy breathtaking unobstructed views of the hills and are hiking there, many who are spending an hour or more several days a week.

If the clock tower is replaced with a 5 story hotel this will all change significantly. Please see the photo I took below while hiking the Hetch Hetchy trail where the clock tower could be replaced by a 5 story hotel.

So this impact has to be considered by the planning committee and City Council to the neighborhood in a way to the detriment of many residents in perhaps Milpitas best neighborhood and Milpitas strongest group of professionals in our city.

Others cite issues of neighborhood quality and safety and congestion, but I wanted to represent this important look and feel part of the neighborhood.

Please discuss this impact with others and with City Council Members and all those elected officials who will be evaluating the pros and cons of this proposal.

Thanks,

... *Bill Korbe*

Milpitas Hetch Hetchy Trail - a block down from Hillview Drive (Clock Tower in photo could be replaced by a 5 story economy hotel)





Dated: Nov 11, 2019

City Council & Planning Commission

The impacts of rapid commercialization on our city's infrastructure and traffic congestion have been concerns for Milpitas residents for a while now. Over the years, we have witnessed the increasing construction on hills, accepted the commercialization of Calaveras, and grudgingly condoned the high rises on Great Mall Parkway.

We recognize that the driving force behind this growth is the increased tax revenue that contributes to the city budget—tax revenue that encourages pushing the envelope and stretching the limits. These limits are now being tested, with commercialization spilling over into quiet residential areas, threatening our quality of life.

The latest example of this commercialization is the proposed La Quinta at 1000 Jacklin Rd, a 122-room motel, towering over a quiet residential neighborhood. Listed below are the challenges with this proposal:

- Overall Impact to City: Milpitas currently has an abundance of hotel rooms with 21 hotels (+ 3 in construction). Other cities are much more restrained—similarly sized Cupertino has only 7 hotels. We have 2,437 hotel rooms available, one room for every 32 city residents. Clearly, this much new hotel space is not intended for local needs and is primarily targeted for the larger Bay Area, increasing traffic for everyone. Besides traffic, this brings petty crime into the city—car break-ins, theft, panhandling, drug use, etc. A quick check of Milpitas Police incident reports near Milpitas hotels in the past 5 years will attest to this causation or correlation.

The majority of the hotels in Milpitas are lesser known motel chains. Without the brand equity to protect, these properties deteriorate faster and attract a less desirable clientele due to the low room rates. Yelp reviews of the La Quinta Fremont (7 miles from the proposed site) are full of negative key words: “bedbugs,” “dirty,” “break-in,” “smelly.” The more our City is associated with these motel chains, the more difficult it will be to attract any desirable establishment, such as Whole Foods or Trader Joe’s.

- Impact to local residents: At the proposed intersection for the motel, there is a major backup of traffic on weekdays, due to school drop-offs. For 40 minutes, cars back up to around 1500’ from the stoplight, making it difficult for locals to exit their homes. The proposed motel will make this situation even worse.

To avoid the traffic congestion, kids walk every morning and afternoon on Hillview Drive to middle school and high school. Within 50 feet of the proposed motel is a KinderCare kindergarten catering to ~ 100 kids. We don’t feel comfortable with a commercial establishment inviting external traffic with so many children around.

The proposed building is 73’ tall on a compact 1-acre site, towering over surrounding houses and looking into their backyards. This is an extreme ratio of site area to height, with no other instance in Milpitas of such a tall building in a residential area. This highest

building in North Milpitas would be a visible eyesore for the surrounding houses that currently have an unobstructed view of the hills. That beautiful view was a big factor for homebuyers making their purchases. The construction activity and the hotel itself would make this a less attractive neighborhood, influencing future home sales and impacting residents financially.

Thus, we are requesting the city council and planning commission to represent the interests of the overall residents and keep this commercialization out of quiet residential areas. There are other options besides a motel in the current zoning that would have a smaller footprint and would be less disruptive.

The residents have a right to a quiet and a safe environment for their kids. We should consciously choose what we want to be remembered by. Our legacy to the city should not be a towering motel standing out in a pristine vista.

On behalf of the Hillview neighborhood,

Badal Choudhari

Badal Choudhari
864 Del Rio Ct
Milpitas – CA
Milpitas resident of 18 years

Lillian Hua

From: Joanne Silson <jsilson@yahoo.com>
Sent: Monday, November 11, 2019 8:47 PM
To: Lillian Hua
Cc: Jack Levy
Subject: MILPITAS LA QUINTA HOTEL PROJECT

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

To Ms. Lilian Hua,

It was brought to our attention that a hotel is being consider at 1000 Jacklin Road in Milpitas which is directly adjacent to the Kindercare Daycare center. Has anyone thought about how disruptive and unsafe having a hotel so close to a childcare center will be? The construction alone will be completely disruptive to the children's day especially during nap time and will make it completely impossible for parents dropping off and picking up their children.

This decision made by the city will have a very detrimental affect on this childcare centers business as I am sure most parents will not want to have their child attend the center while the construction is going on not to mention when a fully functioning hotel is in place with strangers coming and going. It is very disappointing that more consideration was not taken when planning this. Childcare is scarce in this area and losing another center like this would be very detrimental leaving many parents stranded looking for childcare.

Please advise where/when the next meeting for this site consideration will take place so that parents can state their concerns in a timely manner.

Regards,
Joanne

Elizabeth Medina

From: Bill Chuan <bill_chuan@yahoo.com>
Sent: Tuesday, November 12, 2019 7:37 AM
To: Ned Thomas; Elizabeth Medina; Jessica Garner
Cc: Sudhir Mandal
Subject: [BULK] Fwd: La Quinta Hotel - 1000 Jacklin Road Proposal - PSD18-0012

Importance: Low

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hi Ned, Jessica-

See below. I'm thinking this should be included with items when we do have the meeting regarding La Quinta.

Regards,
Bill Chuan
Planning Commissioner

Begin forwarded message:

From: Badal Choudhari <badalc@gmail.com>
Date: November 11, 2019 at 8:28:43 PM PST
To: mandals8888@gmail.com, demetress1@aol.com, stao@bccre.com, Chua4evelyn@gmail.com, Bill_chuan@yahoo.com, commissioneralcorn@gmail.com, rpablaza@comcast.net, cdiaz@ci.milpitas.ca.gov
Subject: La Quinta Hotel - 1000 Jacklin Road Proposal - PSD18-0012

Dated: Nov 11, 2019

City Council & Planning Commission

The impacts of rapid commercialization on our city's infrastructure and traffic congestion have been concerns for Milpitas residents for a while now. Over the years, we have witnessed the increasing construction on hills, accepted the commercialization of Calaveras corridor, and grudgingly condoned the high rises on Great Mall Parkway.

We recognize that the driving force behind this growth is the increased tax revenue that contributes to the city budget—tax revenue that encourages pushing the envelope and stretching the limits. These limits are now being tested, with commercialization spilling over into quiet residential areas, threatening our quality of life.

The latest example of this commercialization is the proposed La Quinta at 1000 Jacklin Rd, a 122-room motel, towering over a quiet residential neighborhood. Listed below are the challenges with this proposal:

- Overall Impact to City: Milpitas currently has an abundance of hotel rooms with 21 hotels (+ 2 in construction). Other cities are much more restrained—similarly sized

Cupertino has only 7 hotels. We have 2,437 hotel rooms available, one room for every 32 city residents. Clearly, this much new hotel space is not intended for local needs and is primarily targeted for the larger Bay Area, increasing traffic for everyone. Besides traffic, this brings petty crime into the city—car break-ins, theft, panhandling, drug use, etc. A quick check of Milpitas Police incident reports near Milpitas hotels in the past 5 years will attest to this causation or correlation.

The majority of the hotels in Milpitas are lesser known motel chains. Without the brand equity to protect, these properties deteriorate faster and attract a less desirable clientele due to the low room rates. Yelp reviews of the La Quinta Fremont (7 miles from the proposed site) are full of negative key words: “*bedbugs*,” “*dirty*,” “*break-in*,” “*smelly*.” The more our City is associated with these motel chains, the more difficult it will be to attract any desirable establishment, such as Whole Foods or Trader Joe’s.

- Impact to local residents: At the proposed intersection for the motel, there is a major backup of traffic on weekdays, due to school drop-offs. For 40 minutes, cars back up to around 1500’ from the stoplight, making it difficult for locals to exit their homes. The proposed motel will make this situation even worse.

To avoid the traffic congestion, kids walk every morning and afternoon on Hillview Drive to middle school and high school. Within 50 feet of the proposed motel is a KinderCare kindergarten catering to ~ 100 kids. We don’t feel comfortable with a commercial establishment inviting external traffic with so many children around.

The proposed building is 73’ tall on a compact 1-acre site, towering over surrounding houses and looking into their backyards. This is an extreme ratio of site area to height, with no other instance in Milpitas of such a tall building in a residential area. This highest building in North Milpitas would be a visible eyesore for the surrounding houses that currently have an unobstructed view of the hills. That beautiful view was a big factor for homebuyers making their purchases. The construction activity and the hotel itself would make this a less attractive neighborhood, influencing future home sales and impacting residents financially.

Thus, we are requesting the city council and planning commission to represent the interests of the overall residents and keep this commercialization out of quiet residential areas. There are other options besides a motel in the current zoning that would have a smaller footprint and would be less disruptive.

The residents have a right to a quiet and a safe environment for their kids. We should consciously choose what we want to be remembered by. Our legacy to the city should not be a towering motel standing out in a pristine vista.

On behalf of the Hillview neighborhood,

Badal Choudhari

Badal Choudhari
864 Del Rio Ct
Milpitas – CA
Milpitas resident of 18 years

Lillian Hua

From: Barbara Jo Navarro <navarro_4@sbcglobal.net>
Sent: Tuesday, November 12, 2019 2:48 PM
To: Ned Thomas; Jessica Garner
Cc: Lillian Hua
Subject: La Quinta Hotel Project

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Mr. Thomas and Ms Garner

Last Friday I met with the city's La Quinta Hotel Project Planner to gain more knowledge of the project and the process that the city uses to notify residents and perform the planning process. Ms. Hua answered my questions and informed me of the process.

I was surprised to find out that the public meeting date to present the project to the planning commission was changed to 12/11 and that the city does not have a requirement to notify the residents except to post it on the city website. I implore you to reconsider this policy and send notice again to the residents about this meeting. This hotel will impact the ambience of the Hillview residential area and the view of the hills will be blocked.

I find the entire process the city uses to keep the residents informed about planning decisions in neighborhoods outdated. Post cards 10 days before a community meeting or public hearing, posting on a website that many residents don't look at often. I would hope that you could review your strategies and use social media to notify residents and other means.

I've been in conversations with my neighbors and folks that walk the path that goes through our neighborhood to Gill Park and many are not aware of this hotel project and when told about the large footprint, height of 5 stories (higher than the existing clock tower) and number of rooms were not in favor of the hotel.

Hotel guests will be able to look from their windows into surrounding neighborhood backyards. I read the information about the number of vehicle and the impact to traffic in the area that was presented in the report, but I don't believe it.

Please reconsider the planning department's perspective on this project and notify the residents of the public hearing date change.

I'd like to be kept informed of any additional changes to the project or meeting changes.

I'd also like to contact members of the planning commission, but their email addresses are not on the city website.

I am greatly concerned about this project and hope that a compromise might be possible.

Barbara Navarro
915 N. Hillview Drive

Lillian Hua

From: kenneth yan <kenneth.c.yan@gmail.com>
Sent: Wednesday, November 13, 2019 10:00 AM
To: Lillian Hua
Subject: [BULK] Comment Regarding the La Quinta Inn Project (1000 Jacklin Road)

Importance: Low

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hi Lillian,

I just wanted to write-in regarding the application for the La Quinta in planned for 1000 Jacklin Rd. My biggest two concerns regarding this project are:

- (1) the height of the building structure
- (2) potential parking overflow into the adjacent neighborhood where I live.

The new building will be 10 feet taller than the existing clock tower's peak and will impact the views to the east in the neighborhood and along the Hetch Hetchy trail. In Milpitas we have measures in place limiting development to protect the hills, and we should also be mindful of erecting any obstructions to the view of the hills.

I learned at the community meeting last week that the existing project plan does not meet the minimum number of parking spaces that are required for the existing scope. I worry that this could lead to parking overflowing into my neighborhood which was often an issue when the gym was operating.

I think the developers should consider reducing the scope of the project to only 4 floors instead of 5. I was told the plans for this project were similar to the ones for the La Quinta that recently opened in Morgan Hill which is only 4 stories tall. This would keep the height of the building closer to the height of the existing structure as well as reduce the number of parking spaces required for the project. I was also told at the community meeting that the hotel would usually not be at its full 122 room occupancy anyways. Reducing to four floors and the number of rooms in this case would be a more efficient use of the space and reduce the impact off this project on the adjacent neighborhood.

Regards,
Kenneth Yan
De Anza Ct.

Lillian Hua

From: Roy Peralta <weeknrider@gmail.com>
Sent: Wednesday, November 13, 2019 8:28 PM
To: Lillian Hua
Subject: [BULK] I OPPOSE - La Quinta Hotel 1000 Jacklin Rd

Importance: Low

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Ms. Hua,

My name is Roy Peralta. I live on La Palma Place, Milpitas for over 24 years. I am against building this hotel in a single family neighborhood. This budget 5-story hotel will attract criminals in our area, increase traffic and compromise the safety of grade/high school students walking to and from schools. Please do not not approve building of this hotel. Thank you.

Lillian Hua

From: Gellon <gellon03@yahoo.com>
Sent: Thursday, November 14, 2019 10:31 PM
To: Lillian Hua
Subject: La Quinta

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Lilian Hua,
I am writing to oppose the building of La Quinta Hotel on Jacklin/Hillview corner.
It is not the right place for a hotel because this area is a quiet residential area.
There is already lot of traffic at that corner and the through traffic to Calaveras Blvd.
It will also impact the N. Park Victoria traffic flow. There are schools around this area so the children will be at risk also.
The proposed 5 stories hotel would be a monstrosity so close to the homes.
Calaveras Blvd is more appropriate for these kind of commercial buildings.
We do not need this calibre of hotel in this residential area.
Please do not let this happen.
Ajit Gellon
1214 Burdett Way
Milpitas, CA 95035

Lillian Hua

From: Ronald Bosch <rpbosch2@comcast.net>
Sent: Monday, November 18, 2019 10:02 PM
To: Lillian Hua
Subject: Fwd: Questions Regarding La Quinta Hotel Proposal

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Resend

----- Original Message -----

From: Ronald Bosch <rpbosch2@comcast.net>
To: ihua@ci.milpitas.ca.gov
Cc: Ron Bosch <rpbosch2@comcast.net>
Date: November 18, 2019 at 10:00 PM
Subject: Questions Regarding La Quinta Hotel Proposal

Dear Ms. Hua,

My name is Ron Bosch and I live a 908 Del Rio Court, Milpitas adjacent to the proposed hotel location.

I understand that you are the the Project Planner for this Site Development.

I have a few questions regarding the development proposal.

Please provide information to the inquiries below via return email.

- How many parking stalls will be provided with the underground hotel facilities?
- What existing location structures will be removed for the development? ie: Health Club, Professional Office Building, Daycare, Real Estate/Title Company and Shell Station?
- Will existing large trees remain?
- What is the demolition and construction duration?
- Will there be a restaurant at the hotel?
- What is the estimated yearly five year tax revenue stream from the development?
- Will the revenue be infused into the Milpitas general operational fund or use for a specific propose?
- Is Milpitas providing any tax incentives for this development?
- Were there any other development proposals for this parcel location?
- Has an environmental impact study been completed for the development?
- If so, how can I get a copy of the report?
- Because there will be a long term inconvenience to the adjacent homeowners, will the developer provided a substantial discount to those residents to utilize the hotel facilities?

If you have any questions, feel free to contact via cell phone or email.

Thank you in advance for your help on this issue.

Regards,

Ron Bosch
Cell 408/768-5587

Lillian Hua

From: Farrah Ho <newlisting123@yahoo.com>
Sent: Saturday, November 23, 2019 10:31 PM
To: Lillian Hua
Subject: La Quinta Hotel (Project) in Milpitas

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hi Lillian,

My name is Farrah, I live in Milpitas across the Jacklin Rd over 25 years. I strongly disagreed to build a Hotel near where I live. It will cause more traffics and crime near by my house. Also, They have a lot of students walking to school, it will cause the parents and grand parents to worry their children to walk to school. It has Elementary School, Middle School and High School very near by and walking distance where the hotel will be build on Jacklin Road. It will case more two way traffic before and after school. I always walk in the morning and after dinner. After it build the hotel near my house it will cause not security for me to walk at night time. I strongly disagreed to build the hotel near my house. I hope you will consider my concern and potential effect my family life.

Thank you.

Farrah

Lillian Hua

From: Brian Ho <brianho2018@yahoo.com>
Sent: Saturday, November 23, 2019 10:46 PM
To: Lillian Hua
Subject: La Quinta Hotel

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hello Lillian,

My name is Brian, I live in Milpitas over 25 years next to Jacklin Rd. If the hotel build on Jacklin Rd,it will cause more traffic and more crime. I strongly disagreed to build the hotel on Jacklin Rd. Please reject the hotel project on Jacklin Rd.

Thank you!

Brian

Liz Medina

From: Lillian Hua
Sent: Monday, December 9, 2019 11:52 AM
To: Liz Medina
Cc: Ned Thomas; Jessica Garner
Subject: FW: La Quinta Hotel Proposal

Categories: Red Category

Another comment.

-----Original Message-----

From: Joe Lowry <lowry_joe@sbcglobal.net>
Sent: Monday, December 9, 2019 11:48 AM
To: Lillian Hua <lhua@ci.milpitas.ca.gov>
Subject: La Quinta Hotel Proposal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hello,

I am writing about the proposed La Quinta Hotel proposal at 1000 Jacklin Road in Milpitas. My residence is very close at 884 Horcajo Street. I do not object to a hotel for this property, but to its height

The proposal is for a 73 foot (five story) hotel. It is next to a residential neighborhood, where the maximum home heights are two stories. This hotel would be more than twice the height of any surrounding structures. I feel this is excessive. A lower height hotel is more appropriate for this location.

Thank you for your time.

Sincerely yours,

Joseph Lowry

December 9, 2019

Re: LA QUINTA HOTEL –1000 Jacklin Road –P-SD18-0012, P-UP19-0012, P-EA18-0002

Milpitas Planning Commission members,

Although I originally saw nothing wrong with the La Quinta Hotel proposal - and suspected NIMBYism as the grounds for opposition - I now hold a different opinion. **I recommend denying the alcohol permit, and giving traffic congestion issues their proper due.**

While you are likely aware of the congestion on Jacklin Road (largely due to our area's jobs/housing imbalance), my primary reason for opposing this project is the business model. In years past, La Quinta's business model was to locate their motels near established restaurants. Doing so saved money due to the fact that internal dining facilities are money-losing operations. Shedding that expense gave them an edge in the industry that enabled growth.

Now, however, such remaining siting opportunities are rare, and the corporate structure is bigger and more voracious. Now, La Quinte is proposing to site their motel 2000 feet away from a local restaurant. That distance, over 1/3 mile, means that few motelers will walk to their next meal; instead they will likely drive. That externalized cost of additional traffic is born by We the People who live in that area, while the corporation internalizes the profit.

Now, La Quinta's profit model includes the sale of alcohol. As most people know, it is a highly profitable revenue stream if you have a reliable customer base. **So, it makes financial sense to include a bar while excluding an eatery. But it does not make sense for our community.**

Transnational corporate entities do not care about our community – in fact, they can't because they use a single value - profit – to make decisions. We the People make decisions by balancing multiple values like public health and the environment along with financial considerations. Corporations like Wyndham Hotels & Resorts are dangerous partly due to their size and power. As the world's largest hotel franchising company, Wyndham Hotels & Resorts now operates a portfolio of 20 lodging brands with nearly 9,000 franchised hotels across more than 80 countries and six continents. Their recent purchase of the La Quinta brand and its 900 franchised hotels just makes them more remote from the communities they seek to profit from.

Clearly, the City wants temporary lodging like this sited near transit. Until Personal Rapid Transit extends to Sunnyhills, this proposal will worsen our traffic and CO₂ emissions.

I urge you to 1) deny the alcohol permit, and 2) properly value the environmental issues (both traffic congestion and emissions) represented by this proposal.

Sincerely,

Rob Means,
1421 Yellowstone Ave, Milpitas, CA 95035

Liz Medina

From: Barbara Doll <dollbf@yahoo.com>
Sent: Tuesday, December 10, 2019 1:33 PM
To: Ned Thomas
Cc: Liz Medina
Subject: [BULK] La Quinta Hotel Revised

Importance: Low

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Planning Director Thomas,

We are writing to object to the proposed La Quinta hotel at Jacklin Road and Hillview Drive. This hotel will diminish if not destroy the peacefulness and safety of this residential neighborhood. This is a quiet, safe area for residents and children. Parents who live in surrounding neighborhoods up to half a mile away in all directions allow their children to walk to Milpitas High School and Russell Middle School because this is a safe area. Now with this hotel being proposed, many parents are concerned for the safety of their children walking to and from school near this hotel because of a continual influx of strangers in this quiet community. Additionally there are two preschools near the hotel. The safety of all children from preschool to teenagers is paramount. No additional revenue is worth the risk to the safety of children. This hotel does not belong in a residential area.

Additionally we object to this project based on its long-term harmful effects—blockage of views of the hills from homes and trails along with decreased property values both during and after construction. Building this hotel will negatively affect neighborhoods way beyond the 1000 feet notification requirement.

We also disagree with approving the FAR exemption requested in the Milpitas planning commission staff report dated December 11, 2019. On page 9, the writer states that “while the height of the building is taller than the existing buildings in the immediate vicinity, it is commensurate in size to nearby lodging establishments, like the Embassy Suites (nine stories)...” Additionally, at the bottom of the paragraph, he also lists other hotels in the area and their size including Extended Stay America. Both the Embassy suites and Extended Stay America are approximately 1 mile from the proposed site of the La Quinta hotel. However, it is not a logical comparison because those hotels are NOT located in a residential area.

In addition, compared to existing lodging in Milpitas, the location of the La Quinta hotel would be relatively inconvenient to the major employers and restaurants in western Milpitas and North San Jose, calling into serious question its ability to attract business customers.

We hope that you will pay serious attention to these concerns as they are representative of a very large number of Milpitas residents. You simply have to look at the comments on the Mayor’s Facebook page, on NextDoor and on the online petition site to verify this.

Thank you for your attention,

John and Barbara Doll

Liz Medina

From: Lillian Hua
Sent: Tuesday, December 10, 2019 1:02 PM
To: Jessica Garner; Liz Medina
Subject: FW: 5 story motel
Attachments: SCN_0001.jpg

Another one.

From: Mary Lavelle <mlavelle@ci.milpitas.ca.gov>
Sent: Tuesday, December 10, 2019 1:01 PM
To: Ned Thomas <nthomas@ci.milpitas.ca.gov>; Hanson Hom <hhom@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>
Subject: FW: 5 story motel

For the Planning Commission tomorrow - for you!

Mary

From: Bill Dixon <b-ndixon@sbcglobal.net>
Sent: Tuesday, December 10, 2019 11:23 AM
To: Mary Lavelle <mlavelle@ci.milpitas.ca.gov>
Subject: FW: 5 story motel

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Sorry for being late. This is the email I tried sending to Ned.

From: Bill Dixon <b-ndixon@sbcglobal.net>
Sent: Sunday, December 8, 2019 9:59 AM
To: 'Thomas-nthomas@ci.milpitas.ca.gov' <Thomas-nthomas@ci.milpitas.ca.gov>
Subject: 5 story motel

Hi Ned,

I have been reading the concerns on this 5 story motel. I read what the owner has written. Comments that the view of the hills would not be hindered. I live on Tassasara Drive and walk twice daily on the Hetch-Hetchy Trail. As the picture shows the clock tower is barely visible. And the hills have no obstruction in front of them. This 70 plus feet will definitely change that view. I do not have the skills to superimpose the motel on this picture. I wish I could.

The owner mentioned the motel that is located in Morgan Hill. It is not located in a residential area. There are no homes near it. In fact there is another motel, For

dealership and several places to eat in that area. And that motel is NOT 5 STORIES tall! I was raised on a farm in Ohio and we had two-60 foot tall silos. So I can imagine what 70 foot will look like.

At least the large Hotel on corner of 680 and Calaveras does not have any residential homes hear it! And it is located in a business location.

I will see you Wednesday evening.

Bill Dixon.

408-262-4937



1925

Liz Medina

From: Bill Chuan <bill_chuan@yahoo.com>
Sent: Tuesday, December 10, 2019 10:51 PM
To: Ned Thomas; Jessica Garner; Liz Medina
Cc: Rich Tran
Subject: Fw: Concerned Citizens against the La Quinta Hotel Proposal
Attachments: La Quinta.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hi Ned, Jessica, Liz--

See below and attached. More input for tomorrow's meeting. I'm CCing Mayor Tran since he was copied so he knows I sent to you.

Regards,
Bill Chuan
Planning Commissioner

----- Forwarded Message -----

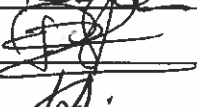
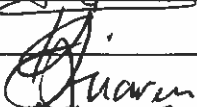
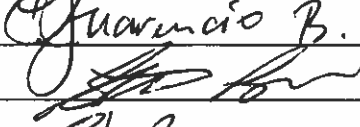
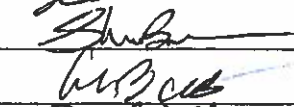
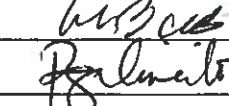
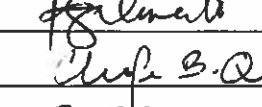
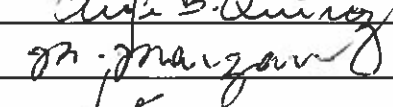
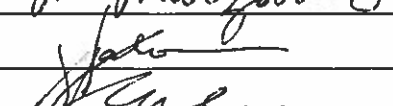
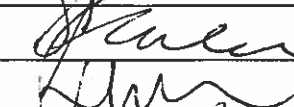
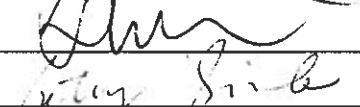
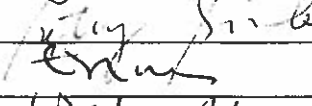
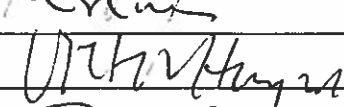
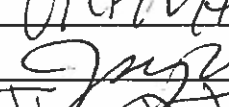
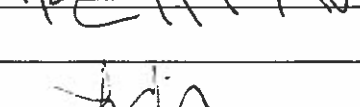
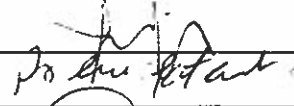
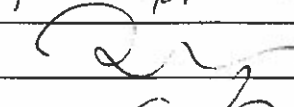
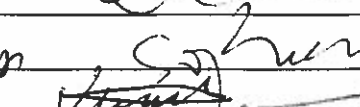
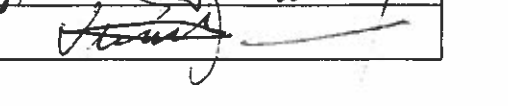
From: Lorette Balster <lorettebalster@yahoo.com>
To: mandals8888@gmail.com <mandals8888@gmail.com>; demetress1@aol.com <demetress1@aol.com>; commissioneralcorn@gmail.com <commissioneralcorn@gmail.com>; stao@bccre.com <stao@bccre.com>; Chua4evelyn@gmail.com <chua4evelyn@gmail.com>; Bill_chuan@yahoo.com <bill_chuan@yahoo.com>; rpablaza@comcast.net <rpablaza@comcast.net>; Thomas-nthomas@ci.milpitas.ca.gov <thomas-nthomas@ci.milpitas.ca.gov>
Cc: rtran@ci.milpitas.ca.gov <rtran@ci.milpitas.ca.gov>
Sent: Tuesday, December 10, 2019, 09:21:08 PM PST
Subject: Concerned Citizens against the La Quinta Hotel Proposal

Attached are signatures of concerned citizens against the La Quinta Hotel Proposal.

We request the honorable members of the Planning Commission of the City of Milpitas to reject the request for permit to construct the La Quinta Hotel at the proposed site.

Thank you for your consideration and prompt action.

CONCERNED RESIDENTS:

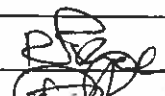
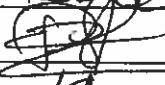
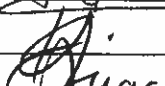
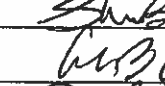
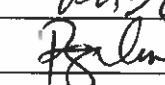
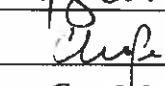
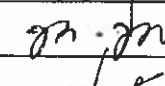
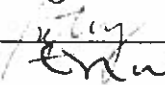
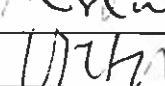
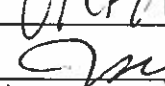
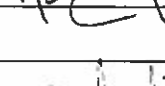
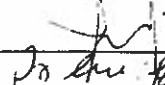
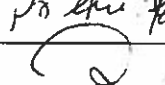
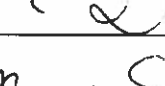
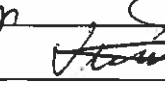
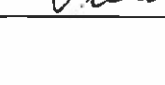
No.	Last Name	First Name	Signature
1	Shah	Rikesh	
2	Escoto	Ryan	
3	Baculi	Karen	
4	Baculi, Jr.	Ren	Guillermo B.
5	BAHR	Steve	
6	BAHR	SHANNON	
7	Balster	George	
8	GALINATO	MARCOS	
9	QUIROZ	CLEOFÉ	
10	LOPEZ MARGAR	MARIETTA	
11	Jessica Pala	Jessica	
12	Theresa Carr	R	
13	Quarante	Jennifer	
14	Simbe	Billy	
15	Simbe	Erin	
16	Huynt	Vietor	
17	Pham	Jan	
18	HUYNT	TRENT	TRENT HUYNT
19	Kay Salbore	Kay	
20	Paul Peter		
21	LEE	PATRICIA	
22	Sophier	Sophie Nguyen	
23	Setto	Wicente	

806 HEATHER CT
696 CLEW CT
915 CAMPBELL
" "
584 KEVENAIRE
" "

We request the honorable members of the Planning Commission of the City of Milpitas to reject the request for permit to construct the La Quinta Hotel at the proposed site.

Thank you for your consideration and prompt action.

CONCERNED RESIDENTS:

No.	Last Name	First Name	Signature
1	Shah	Rikosh	
2	Escoto	Ryan	
3	Baculi	Karen	
4	Baculi, Jr.	Ren	Guarancio B.
5	BAHR	Steve	
6	BAHR	SHANNON	
7	Balster	George	
8	GALINADO	MEMORIOS	
9	QUIROZ	CLEOFÉ	
10	LOPEZ MARZAN	MARIETTA	
11	Jessica Pala	Jessica	
12	Glenn Carr	R	
13	Quarante	Jennifer	
14	Simbe	Billy	
15	Simbe	each	
16	Thuy Nhat	Vietor	
17	Pham	Jan	
18	HUYNH	TREX	
19	Kay Gabriele	Kay	
20	Paul Peter		
21	REE	PATRICIA	
22	Sophier	Sophie Nguyen	
23	Setto	Setto	

806 HEATHER CT

696 CLEW CT

915 CAMPBELL

" "

584 KEVENAIRE

" "

Liz Medina

From: Lillian Hua
Sent: Tuesday, December 10, 2019 3:55 PM
To: Ned Thomas; Jessica Garner; Liz Medina
Subject: FW: [BULK] Petition AGAINST La Quinta Hotel – 1000 Jacklin Road
Attachments: Petition 1 of 7.JPG; Petition 5 of 7.JPG; Petition 3 of 7.JPG; Petition 4 of 7.JPG; Petition 2 of 7.JPG; Petition 6 of 7.JPG; Petition 7 of 7.JPG

Importance: Low

From: Nida Peralta <nidadperalta@gmail.com>
Sent: Tuesday, December 10, 2019 3:26 PM
To: Sudhir Mandal <mandals8888@gmail.com>; Demetress Morris <demetress1@aol.com>; Evelyn Chua <Chua4evelyn@yahoo.com>; Steve Tao <stao@bccre.com>; Bill Chuan <bill_chuan@yahoo.com>; Timothy Alcorn <commissioneralcorn@gmail.com>; Ricardo Ablaza <rpablaza@comcast.net>; Rich Tran <rtran@ci.milpitas.ca.gov>; Karina Dominguez <kdominguez@ci.milpitas.ca.gov>; Carmen Montano <cmontano@ci.milpitas.ca.gov>; Bob Nuñez <bnunez@ci.milpitas.ca.gov>; Anthony Phan <aphan@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>
Cc: farrah_ho@yahoo.com; ivantam@mac.com; Roy Peralta <weeknrider@gmail.com>; rosadreamtrips@yahoo.com; badalc@gmail.com
Subject: [BULK] Petition AGAINST La Quinta Hotel – 1000 Jacklin Road
Importance: Low

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Sirs/Madams:

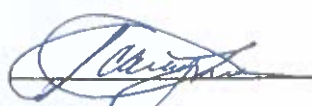
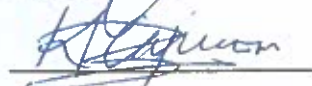
My name is Nida Peralta. We, the residents of Milpitas, who live around the neighborhood of the proposed hotel are **OPPOSED** to its construction. As stated on the attached petition, a 5-story hotel in a single-family neighborhood will exponentially increase the risk of students walking to and from the nearby primary and secondary schools, safety of younger children on the adjacent Day Care Center and safety of senior and other residents in the surrounding area. In addition, a hotel in this area will exacerbate the existing traffic congestion at certain times of the day. Please **DO NOT** approve this hotel. Thank you.

December 5, 2019

TO: Milpitas Planning Commission
Mayor, City of Milpitas
Council Members, City of Milpitas

SUBJECT: Objection to La Quinta Hotel at 1000 Jacklin Road

We, the undersigned residents of Milpitas, are opposed to the construction of up to 5-Story hotel at the above address. We are concerned that a budget hotel in a single-family residential neighborhood will exponentially increase the risk of students walking to and from the nearby primary and secondary schools, safety of younger children at the adjacent Day Care center and safety of senior residents and other residents in the surrounding area. In addition, a hotel in this area will exacerbate the existing traffic congestion at certain times of the day. Please DO NOT approve this hotel. Thank you.

NAME (Print)	SIGNATURE	DATE	ADDRESS/CONTACT NO. OR EMAIL
ARNEL CAJUCOM		07 DEC 19	647 KEVENAIRE DR. MILPITAS
KRISTINE B CAJUCOM		12/7/19	647 KEVENAIRE DR. MILPITAS
Sarah Duran		12/7/19	647 KEVENAIRE DR. Milpitas
Ramon Gil		12-10-2019	1025 HILLVIEW DR
Leticia Gil		12-10-2019	MILPITAS CA 95035
Marilyn Gil		12-10-2019	1025 HILLVIEW DR
Cristis McEnroe		12-10-2019	1025 HILLVIEW DR
Hayen Min		12-10-19	1013 N Hillview Dr.
NIDA PERALTA		12-10-19	972 LA PALMA

December 5, 2019

TO: Milpitas Planning Commission
Mayor, City of Milpitas
Council Members, City of Milpitas

SUBJECT: Objection to La Quinta Hotel at 1000 Jacklin Road

We, the undersigned residents of Milpitas, are opposed to the construction of up to 5 Story hotel at the above address. We are concerned that a budget hotel in a single-family residential neighborhood will exponentially increase the risk of students walking to and from the nearby primary and secondary schools, safety of younger children at the adjacent Day Care center and safety of senior residents and other residents in the surrounding area. In addition, a hotel in this area will exacerbate the existing traffic congestion at certain times of the day. Please DO NOT approve this hotel. Thank you.

NAME (Print)	SIGNATURE	DATE	ADDRESS/CONTACT NO. OR EMAIL
Vibha Pandel	<u>Vibha Pandel</u>	12/7/19	512 Keweenaw Dr.
Pravin Patel	<u>Pravin Patel</u>	12/7/19	512 Keweenaw Dr.
RAQUEL MERCADO	<u>Raquel Mercado</u>	12/7/19	527 Keweenaw Dr. Milpitas
SATURNINO ESTOQUE	<u>SME</u>	12/7/19	551 KEWENAW DRIVE
DARREN TAN	<u>Darren Tan</u>	12/7/19	884 LA PALMA PL. Milpitas
RICKY TAN	<u>Ricky TAN</u>	12/7/19	884 LA PALMA PL Milpitas
DORIS TAN	<u>Doris Tan</u>	12/9/19	884 LA PALMA PL Milpitas
ZEESHAN KAMAL	<u>Zeeshan</u>	12/7/19	984 La Palma pl. Milpitas
Anjam Ansari	<u>Anjam Ansari</u>	12/7/19	984 - La Palma Pl. Milpitas
ZAFAR ANSARI	<u>Z. Ansari</u>	12/7/2019	984 La Palma Pl. Milpitas
Sanija Ansari	<u>Sanija</u>	12/7/19	984 La Palma Pl. Milpitas

December 5, 2019

TO: Milpitas Planning Commission
Mayor, City of Milpitas
Council Members, City of Milpitas

SUBJECT: Objection to La Quinta Hotel at 1000 Jacklin Road

We, the undersigned residents of Milpitas, are opposed to the construction of up to 5-Story hotel at the above address. We are concerned that a budget hotel in a single-family residential neighborhood will exponentially increase the risk of students walking to and from the nearby primary and secondary schools, safety of younger children at the adjacent Day Care center and safety of senior residents and other residents in the surrounding area. In addition, a hotel in this area will exacerbate the existing traffic congestion at certain times of the day. Please DO NOT approve this hotel. Thank you.

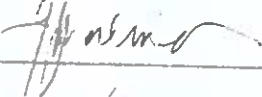
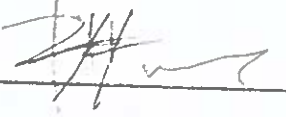
NAME (Print)	SIGNATURE	DATE	ADDRESS/CONTACT NO. OR EMAIL
YUE WANG	[Signature]	12/6/19	964 LAPALMA PL. MILPITAS
TENG SU	[Signature]	12/6/19	964 LA PALMA PL. MILPITAS
P. PERALTA	[Signature]	12/6/19	932 La Palma Pl. MILPITAS
Te P. Tu	[Signature]	12/6/19	936 La palma place MILPITAS
Narinder Mehara	[Signature]	12/6/19	920 La Palma Place MILPITAS
SOHAN MEHARA	[Signature]	12/6/19	920, LA PALMA PL MILPITAS
PHILSON P. NGUYEN	[Signature]	12/6/19	916 La Palma Pl MILPITAS
Jeanie Nguyen	[Signature]	12/6/19	916 La palma pl MILPITAS
Anh Nguyen	[Signature]	12/6/19	912 La palma MILPITAS
RAY NARIO	[Signature]	12/6/19	LA PALMA PLACE 908 MILPITAS, CA
ROY PERALTA	[Signature]	12/6/19	972 La Palma Place MILPITAS

December 5, 2019

TO: Milpitas Planning Commission
Mayor, City of Milpitas
Council Members, City of Milpitas

SUBJECT: Objection to La Quinta Hotel at 1000 Jacklin Road

We, the undersigned residents of Milpitas, are opposed to the construction of up to 5-Story hotel at the above address. We are concerned that a budget hotel in a single-family residential neighborhood will exponentially increase the risk of students walking to and from the nearby primary and secondary schools, safety of younger children at the adjacent Day Care center and safety of senior residents and other residents in the surrounding area. In addition, a hotel in this area will exacerbate the existing traffic congestion at certain times of the day. Please DO NOT approve this hotel. Thank you.

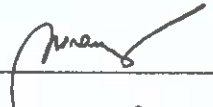
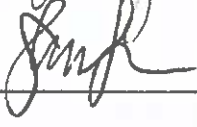
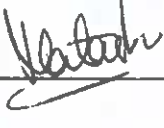
NAME (Print)	SIGNATURE	DATE	ADDRESS/CONTACT NO. OR EMAIL
MIRIAM ALIJA		12-06-19	976 LA PALMA PL MILPITAS, CA
Gregorio Alonzo		12-06-19	976 La palma Pl. Milpitas CA.
DIANE CERVANTES ALONSO		12-7-19	976 LA PALMA PL. MILPITAS. CA
Yvonne Rodriguez		12-7-19	976 La Palma Place, Milpitas CA
Frank Alonzo		12/7/19	976 LA PALMA PL. MILPITAS
MARC MARGALEAN		12/7/19	976 LA PALMA PL. MILPITAS
Sandro Brenciaglia		12/7/19	707 Keveraig Dr, Milpitas
Karla Gonzalez		12/7/19	707 Keveraig Dr. Milpitas
Tack Le		12/7/19	683 Keveraig Dr.
Ed Balboa		12/7/19	659 Keveraig Dr
Tina Lee		12/7/19	623 Keveraig Dr

December 5, 2019

TO: Milpitas Planning Commission
Mayor, City of Milpitas
Council Members, City of Milpitas

SUBJECT: Objection to La Quinta Hotel at 1000 Jacklin Road

We, the undersigned residents of Milpitas, are opposed to the construction of up to 5-Story hotel at the above address. We are concerned that a budget hotel in a single-family residential neighborhood will exponentially increase the risk of students walking to and from the nearby primary and secondary schools, safety of younger children at the adjacent Day Care center and safety of senior residents and other residents in the surrounding area. In addition, a hotel in this area will exacerbate the existing traffic congestion at certain times of the day. Please DO NOT approve this hotel. Thank you.

NAME (Print)	SIGNATURE	DATE	ADDRESS/CONTACT NO. OR EMAIL
TOAN HUYNH		12/7/2019	980 LA PALMA PL. MILPITAS, CA 95035
ALEX D. NOGUERA		12/9/19	856 Cameron Creek
DAVE SCHICK		12/13/19	60 WILSON WAY #19
NORA RAMOS		12/9/19	Milpitas CA 95035
Daphne Librero		12/9/19	1759 Sunnyhills Milpitas, CA 95035
Josephine Tenedora		12/09/19	598 Clouser Dr. Milpitas CA 95035
Alfonso Tenedora		12/09/19	" " " " 95035
Sharon Echon-Lindo		12/9/2019	426 Dunah Dr. Milpitas, CA 95035
SHIBU BABY		12/9/2019	700 SABEL ST, #311 MILPITAS
Natasha Fernandes		12/9/2019	155 E Capitol Ave, Milpitas, CA
CLYDE CORPUS		12/9/19	MILPITAS, CA

December 5, 2019

TO: Milpitas Planning Commission
Mayor, City of Milpitas
Council Members, City of Milpitas

SUBJECT: Objection to La Quinta Hotel at 1000 Jacklin Road

Angelina Bacig
We, the undersigned residents of Milpitas, are opposed to the construction of up to 5-Story hotel at the above address. We are concerned that a budget hotel in a single-family residential neighborhood will exponentially increase the risk of students walking to and from the nearby primary and secondary schools, safety of younger children at the adjacent Day Care center and safety of senior residents and other residents in the surrounding area. In addition, a hotel in this area will exacerbate the existing traffic congestion at certain times of the day. Please DO NOT approve this hotel. Thank you.

NAME (Print)	SIGNATURE	DATE	ADDRESS/CONTACT NO. OR EMAIL
<i>William Nguyen</i>	<i>[Signature]</i>	12/05/19	474 Claveria Dr, Milpitas
L. BACIG	<i>[Signature]</i>	12/08/19	447 REDWOOD AVE
S. BACIG	<i>[Signature]</i>	12/08/19	"
E. BACIG	<i>[Signature]</i>	12/08/19	"
Caridad Nolasco	<i>[Signature]</i>	12/08/19	170 Meadowland Dr.
Raphael Nolasco	<i>[Signature]</i>	12/08/19	170 Meadowland Dr.
Andrew Nolasco	<i>[Signature]</i>	12/08/19	170 Meadowland Dr.
Anthony Nolasco	<i>[Signature]</i>	12/08/19	170 Meadowland Dr.
CELIA RASMUSEN	<i>Celia Rasmussen</i>	12/10/2019	Milpitas CA 95 614 N. PARK VICTORIA
_____	_____	_____	_____
_____	_____	_____	_____

Liz Medina

From: Bill Chuan <bill_chuan@yahoo.com>
Sent: Wednesday, January 8, 2020 2:34 PM
To: Ned Thomas; Jessica Garner; Liz Medina
Subject: [BULK] Fwd: La Quinta Hotel

Importance: Low

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

FYI...to be added for items for next weeks meeting.

See below.

Regards,
Bill Chuan
Planning Commissioner
City of Milpitas

Begin forwarded message:

From: Barbara Doll <dollbf@yahoo.com>
Date: January 8, 2020 at 1:01:25 PM PST
To: rpablaza@comcast.net, commissioner@corn@gmail.com, chua4evelyn@gmail.com,
bill_chuan@yahoo.com, stao@bccre.com, demetress1@aol.com
Subject: La Quinta Hotel

Dear Planning Commissioners:

As we are sure you know by now, there is strong community opposition to building the La Quinta hotel. The opposition, which started as a small group, has grown rapidly and is increasing daily. Not only are people who live in the immediate impacted area near Hillview Drive opposed, people who live in "non-affected" areas are opposed because they realize that if the city is willing to grant an exception to allow the building of a large structure in one neighborhood, their neighborhood could be next.

A December 27, 2019 article in the San Jose Mercury News quoted a speaker at the December 11 Planning Commission meeting who said that the hotel "is completely going to change the architecture, it's going to dominate the view, it's going to mar the consistency of the architectural style, and it's going to change the aesthetics of the entire area, which is [a] predominately residential neighborhood."

The article states that "to do the project as proposed, Gigantino needs a conditional use permit that would give him a bigger building footprint than otherwise allowed on the lot, let the hotel sell beer and wine, and put wireless telecommunication antennas and equipment on the building's roof, according to a city staff report."

How can a 5-story structure be built in an area of 1- and 2-story homes and small office buildings for ½ mile in every direction? The Planning Commission would have to approve an exception to the FAR (floor area ratio). The city's own rules state that in order to approve an exception to the FAR, the proposed

structure cannot create a “dominating visual prominence” (pages 8-9 of the Planning Commission Staff Report dated December 11, 2019).

The Staff Report states that since the hotel would be only ten feet taller than the existing clock tower, “the proposed FAR will not create a dominating visual prominence.” That is not a fact. The clock tower is 63 feet tall and 15 feet wide. The hotel would be 73 feet tall and 231 feet wide. That increased height and width would certainly create a “dominating visual prominence.”

Even if the color of the hotel would blend well with existing buildings as stated in the Staff Report, that would not obviate the hotel’s intrusive height and width.

Contrary to the “facts” stated on pages 8-9 in the report, common sense tells you that a 5-story structure in a 1-2 story residential area would clearly create a “dominating visual prominence.”

Finally, the report states on page 9 that “while the height of the building is taller than the existing buildings in the immediate vicinity, it is commensurate in size to nearby lodging establishments, like the Embassy Suites (nine stories), located one freeway exit south of the project site on Calaveras Boulevard.” However, it is invalid to compare the effect of a hotel built in an industrial area (Calaveras Blvd.) to the effect of a hotel built in a residential area (Hillview and Jacklin).

For all of these reasons, we recommend that you reject the conditional use permit and reject the exception to the FAR.

In summary, we write today to alert you to the growing opposition to the La Quinta project, to share the San Jose Mercury News article, and to recommend that you reject the exception to the FAR. If you are interested in reading the article, it can be found at:

<http://www.mercurynews.com/neighbors-tee-off-on-proposed-five-story-la-quinta-hotel-in-milpitas>

Respectfully,

Barbara and John Doll

Liz Medina

From: Ned Thomas
Sent: Monday, January 6, 2020 2:45 PM
To: Lillian Hua
Cc: Jessica Garner; Liz Medina
Subject: FW: Concern with Upcoming hotel

Categories: Blue Category

FYI – see attached. Please include with record for Planning Commission meeting on 1/15/20.

Ned

From: Vivek Gupta <vivek.gup@gmail.com>
Sent: Monday, January 6, 2020 2:28 PM
To: Ned Thomas <nthomas@ci.milpitas.ca.gov>
Subject: Concern with Upcoming hotel

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hello Milpitas City Director,

This is to bring to your attention my concern with proposed La Quinta hotel closed to my house (under construction - 859 Alisal Ct, Milpitas, CA) where I was planning to move this summer. My house is closest to the proposed location of the hotel and I am very concerned with the proposal of hotel so close. I would like necessary action to be taken by city to reject the proposal for following reasons:

- Footprint 300% Over the Permissible Limit: Project is requesting a F.A.R. (Floor Area Ratio) that is 300% of the permissible limit. Increase in F.A.R. would allow a towering 5-story, 200-foot wide hotel to be built in a zone meant for low-rise buildings.
- Alcohol Distribution Next to Schools and my residence: Project requests approval of licenses for on- and off-sale of beer and wine. California Section 23789 of Business & Professions Code states no "on-sale retail licenses within 600 feet of schools and public playgrounds."
- Reduced Property Values: Negative impact on property values during and after construction.
- Increased Risk to Our Children's Safety: KinderCare and the Tian Tian Chinese School are adjacent to the proposed hotel. Thomas Russell Middle & Milpitas High School students pass by this site on foot & bikes daily.
- Loss of Privacy: Preschool playgrounds, backyards & bedrooms would be visible from some hotel rooms.
- Disruptive Construction and Increased Traffic: Disruptive, noisy demolition and construction, with 450 dump truck trips for 12-18 months. Hotel would likely increase traffic and pedestrian accidents, around the narrow Hillview Drive and the busy Jacklin/Hillview intersection, during and after construction.

- Inadequate Parking: Only 105 parking spaces for 105 rooms, including ADA and EV parking. No provision for employee parking.
- Adverse Impact to Quality of Life: Hotel would diminish the peaceful, safe residential character of nearby neighborhood. Risk of increased incidents and criminal activity.
- Impact to Beautiful Hill Views: A 5-story hotel would dominate the hill views from many homes and trails on or near Hillview Drive.
- Questionable Location and Viability: Hotel would be located immediately adjacent to a residential neighborhood with no supporting restaurants or shopping close by. Hotel would not be near the commercial and industrial areas of Milpitas. There are already two hotels within one mile of the proposed hotel. Hotel would set a height precedent for future commercial business landowners.

Appreciate your support.

Regards,
Vivek Gupta
1-408-219-6058

Liz Medina

From: Ned Thomas
Sent: Wednesday, January 8, 2020 9:58 PM
To: Lillian Hua
Cc: Liz Medina
Subject: Fwd: La Quinta at 1000 Jacklin Rd

Please add this email to the record and provide copy to the PC.

Ned

Sent using [Outlook for Android](#)

From: rshah1998@yahoo.com <rshah1998@yahoo.com>
Sent: Wednesday, January 8, 2020 6:41:09 PM
To: Ned Thomas <nthomas@ci.milpitas.ca.gov>
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I am writing this to express my opinion regarding La Quita hotel Jacklin Rd.

I live at crossing of Hill View and Jacklin Rd. I do not want any hotel near my house. Please keep this neighborhood as residential area. Hotels do bring some nuance and safety problems.

PLEASE DO NOT GIVE PERMISSION TO BUILD LA QUINTA AT 1000 JACKLIN RD. MILPITAS.

Thank you,
Rikesh

Liz Medina

From: Bill Chuan <bill_chuan@yahoo.com>
Sent: Friday, December 13, 2019 4:35 PM
To: Ned Thomas; Liz Medina; Jessica Garner
Subject: Fwd: La Quinta Hotel

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FYI

Regards,
Bill

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To: bill_chuan@yahoo.com
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Additionally we object to this project based on its long-term harmful effects—blockage of views of the hills from homes and trails along with decreased property values both during and after construction. Building this hotel will negatively affect neighborhoods way beyond the 1000 feet notification requirement.

We also disagree with approving the FAR exemption requested in the Milpitas planning commission staff report dated [December 11, 2019](#). On page 9, the writer states that “while the height of the building is taller than the existing buildings in the immediate vicinity, it is commensurate in size to nearby lodging establishments, like the Embassy Suites (nine stories)...” Additionally, at the bottom of the paragraph, he also lists other hotels in the area and their size including Extended Stay America. Both the Embassy suites and Extended Stay America are approximately 1 mile from the proposed site of the La Quinta hotel. However, these are not logical comparisons because those hotels are NOT located in a residential area.

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We hope that you will pay serious attention to these concerns as they are representative of a very large number of Milpitas residents. You simply have to look at the comments on the Mayor's Facebook page, on NextDoor and on the online petition site to verify this.

Thank you for your attention,

John and Barbara Doll

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From: Lillian Hua
Sent: Monday, December 16, 2019 10:19 AM
To: Vivek Gupta
Cc: Liz Medina; Ned Thomas
Subject: RE: [BULK] La Quinta Hotel - P-SD18-0012

Hi Vivek,

Thank you for your email. Your comments will be added to the written record of comments presented to the Planning Commission at the next public hearing on 1/15/20.

Best,

Lillian

LILLIAN VANHUA

Associate Planner
City of Milpitas / Planning and Neighborhood Services
lhua@ci.milpitas.ca.gov / (408) 586-3073
Please note new last name

Public Counter Hours:

Monday-Friday: 8am - 5pm
Closed Wednesday 3-5pm

From: Vivek Gupta <vivek.gup@gmail.com>
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To: Lillian Hua <lhua@ci.milpitas.ca.gov>
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Lillian

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Sent: Wednesday, November 6, 2019 12:03 PM
To: Vivek Gupta <vivek.gup@gmail.com>
Subject: RE: [BULK] La Quinta Hotel - P-SD18-0012

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1. The wireless telecommunication facility (and associated antennas and equipment) is currently located within the existing clock tower of the now vacant health club and the on-site monopole. The Planning Commission approved the location of the monopole for a wireless telecommunication facility in 1996, and the clock tower to conceal telecommunication equipment in 2003. The current project proposal consists of the demolition of the existing building and therefore, the existing locations of the wireless telecommunication facility and equipment. The project will be relocating all of the antennas and related equipment to the rooftop of the new hotel building.
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3. The current clock tower is 62'10". The height of the building is comparable to other hotels in the City. The Embassy Suites, located off the 237/Calaveras Blvd exit along 680 (one exit away from Jacklin), is nine stories, and also located adjacent to residential properties.
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6. Can you provide a factual report regarding property valuation of residential areas adjacent to commercial properties to staff? Redevelopment of properties occurs all over the City and in many cities, and individual Cities do not get involved with property value discussion, as it is not within their purview. Typically, the County Assessor's Office reassesses individual properties when they are going through major renovations. I would contact the County Assessor's Office for more information.

If you would like to voice your concerns to the applicant and/or the Planning Commission, there is a community meeting tonight in the City Hall lobby from 6-7:30pm, and next week, the public hearing will take place on Wednesday, November 13 at 7PM in the City Council Chambers.

Best,

Lillian

From: Vivek Gupta <vivek.gup@gmail.com>

Sent: Tuesday, November 5, 2019 8:47 AM

To: Lillian Hua <lhua@ci.milpitas.ca.gov>

Subject: [BULK] La Quinta Hotel - P-SD18-0012

Importance: Low

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Dear Lillian,

I am property owner of 859 Alisal Ct, Milpitas, CA. Close to my property is the proposal of La Qunita Hotel. I am really concerned about this upcoming construction in this area and thus need your help with answers to following questions:

1. What kind of telecommunication antennas and equipments are installed on the hotel building and what health or communication implications it will have on residents nearby. We need to see a report by city and the builder explaining the impact. If there is any impact, such antennas and equipment shouldn't be allowed. Is city taking complete responsibility of any impact from such equipment on residents?
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Regards,
Vivek Gupta
1-408-219-6058

--

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Vivek Gupta
1-408-219-6058

Liz Medina

From: Bill Chuan <bill_chuan@yahoo.com>
Sent: Wednesday, January 8, 2020 2:34 PM
To: Ned Thomas; Jessica Garner; Liz Medina
Subject: [BULK] Fwd: La Quinta Hotel

Importance: Low

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

FYI...to be added for items for next weeks meeting.

See below.

Regards,
Bill Chuan
Planning Commissioner
City of Milpitas

Begin forwarded message:

From: Barbara Doll <dollbf@yahoo.com>
Date: January 8, 2020 at 1:01:25 PM PST
To: rpablaza@comcast.net, commissioner@corn@gmail.com, chua4evelyn@gmail.com,
bill_chuan@yahoo.com, stao@bccre.com, demetress1@aol.com
Subject: La Quinta Hotel

Dear Planning Commissioners:

As we are sure you know by now, there is strong community opposition to building the La Quinta hotel. The opposition, which started as a small group, has grown rapidly and is increasing daily. Not only are people who live in the immediate impacted area near Hillview Drive opposed, people who live in "non-affected" areas are opposed because they realize that if the city is willing to grant an exception to allow the building of a large structure in one neighborhood, their neighborhood could be next.

A December 27, 2019 article in the San Jose Mercury News quoted a speaker at the December 11 Planning Commission meeting who said that the hotel "is completely going to change the architecture, it's going to dominate the view, it's going to mar the consistency of the architectural style, and it's going to change the aesthetics of the entire area, which is [a] predominately residential neighborhood."

The article states that "to do the project as proposed, Gigantino needs a conditional use permit that would give him a bigger building footprint than otherwise allowed on the lot, let the hotel sell beer and wine, and put wireless telecommunication antennas and equipment on the building's roof, according to a city staff report."

How can a 5-story structure be built in an area of 1- and 2-story homes and small office buildings for ½ mile in every direction? The Planning Commission would have to approve an exception to the FAR (floor area ratio). The city's own rules state that in order to approve an exception to the FAR, the proposed

structure cannot create a “dominating visual prominence” (pages 8-9 of the Planning Commission Staff Report dated December 11, 2019).

The Staff Report states that since the hotel would be only ten feet taller than the existing clock tower, “the proposed FAR will not create a dominating visual prominence.” That is not a fact. The clock tower is 63 feet tall and 15 feet wide. The hotel would be 73 feet tall and 231 feet wide. That increased height and width would certainly create a “dominating visual prominence.”

Even if the color of the hotel would blend well with existing buildings as stated in the Staff Report, that would not obviate the hotel’s intrusive height and width.

Contrary to the “facts” stated on pages 8-9 in the report, common sense tells you that a 5-story structure in a 1-2 story residential area would clearly create a “dominating visual prominence.”

Finally, the report states on page 9 that “while the height of the building is taller than the existing buildings in the immediate vicinity, it is commensurate in size to nearby lodging establishments, like the Embassy Suites (nine stories), located one freeway exit south of the project site on Calaveras Boulevard.” However, it is invalid to compare the effect of a hotel built in an industrial area (Calaveras Blvd.) to the effect of a hotel built in a residential area (Hillview and Jacklin).

For all of these reasons, we recommend that you reject the conditional use permit and reject the exception to the FAR.

In summary, we write today to alert you to the growing opposition to the La Quinta project, to share the San Jose Mercury News article, and to recommend that you reject the exception to the FAR. If you are interested in reading the article, it can be found at:

<http://www.mercurynews.com/neighbors-tee-off-on-proposed-five-story-la-quinta-hotel-in-milpitas>

Respectfully,

Barbara and John Doll

Liz Medina

From: Ned Thomas
Sent: Monday, January 6, 2020 2:45 PM
To: Lillian Hua
Cc: Jessica Garner; Liz Medina
Subject: FW: Concern with Upcoming hotel

Categories: Blue Category

FYI – see attached. Please include with record for Planning Commission meeting on 1/15/20.

Ned

From: Vivek Gupta <vivek.gup@gmail.com>
Sent: Monday, January 6, 2020 2:28 PM
To: Ned Thomas <nthomas@ci.milpitas.ca.gov>
Subject: Concern with Upcoming hotel

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Hello Milpitas City Director,

This is to bring to your attention my concern with proposed La Quinta hotel closed to my house (under construction - 859 Alisal Ct, Milpitas, CA) where I was planning to move this summer. My house is closest to the proposed location of the hotel and I am very concerned with the proposal of hotel so close. I would like necessary action to be taken by city to reject the proposal for following reasons:

- Footprint 300% Over the Permissible Limit: Project is requesting a F.A.R. (Floor Area Ratio) that is 300% of the permissible limit. Increase in F.A.R. would allow a towering 5-story, 200-foot wide hotel to be built in a zone meant for low-rise buildings.
- Alcohol Distribution Next to Schools and my residence: Project requests approval of licenses for on- and off-sale of beer and wine. California Section 23789 of Business & Professions Code states no “on-sale retail licenses within 600 feet of schools and public playgrounds.”
- Reduced Property Values: Negative impact on property values during and after construction.
- Increased Risk to Our Children's Safety: KinderCare and the Tian Tian Chinese School are adjacent to the proposed hotel. Thomas Russell Middle & Milpitas High School students pass by this site on foot & bikes daily.
- Loss of Privacy: Preschool playgrounds, backyards & bedrooms would be visible from some hotel rooms.
- Disruptive Construction and Increased Traffic: Disruptive, noisy demolition and construction, with 450 dump truck trips for 12-18 months. Hotel would likely increase traffic and pedestrian accidents, around the narrow Hillview Drive and the busy Jacklin/Hillview intersection, during and after construction.

- Inadequate Parking: Only 105 parking spaces for 105 rooms, including ADA and EV parking. No provision for employee parking.
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- Questionable Location and Viability: Hotel would be located immediately adjacent to a residential neighborhood with no supporting restaurants or shopping close by. Hotel would not be near the commercial and industrial areas of Milpitas. There are already two hotels within one mile of the proposed hotel. Hotel would set a height precedent for future commercial business landowners.

Appreciate your support.

Regards,
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We also disagree with approving the FAR exemption requested in the Milpitas planning commission staff report dated [December 11, 2019](#). On page 9, the writer states that “while the height of the building is taller than the existing buildings in the immediate vicinity, it is commensurate in size to nearby lodging establishments, like the Embassy Suites (nine stories)...” Additionally, at the bottom of the paragraph, he also lists other hotels in the area and their size including Extended Stay America. Both the Embassy suites and Extended Stay America are approximately 1 mile from the proposed site of the La Quinta hotel. However, these are not logical comparisons because those hotels are NOT located in a residential area.

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Sent: Monday, December 16, 2019 10:19 AM
To: Vivek Gupta
Cc: Liz Medina; Ned Thomas
Subject: RE: [BULK] La Quinta Hotel - P-SD18-0012

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Best,

Lillian

LILLIAN VANHUA

Associate Planner
City of Milpitas / Planning and Neighborhood Services
lhua@ci.milpitas.ca.gov / (408) 586-3073
Please note new last name

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Monday-Friday: 8am - 5pm
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Regards,
Vivek Gupta
1-408-219-6058

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Regards,
Vivek Gupta
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STOP the Proposed 5 Story High Hotel

Milpitas Best Residential Neighborhood is at Risk !!



This is the Hetch Hetchy Trail located in the middle of the Hillview Neighborhood in Milpitas.

The 3 story high clock tower would be demolished and replaced by a 5 story high 20 room wide Hotel if this request is blocked.

Current Zoning allows only for a 1-2 story Motel.



We bought into VIEW HOMES right next to a VIEW TRAIL (Hetch Hetchy) in center of our neighborhood.

We paid a premium ! There is not a building larger than 2 stories for a mile !!

This 5 story ruins the look and feel of the neighborhood. This is seen up to 0.8 miles away (photo taken at 0.75 miles distance..

Milpitas Zoning Violations Involved

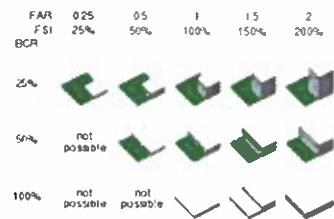
- Milpitas does not have Height Limitations in current code
- However it does have FAR (floor area to size of lot) rule that can limit building height and density to protect our neighborhood.
- Owner is seeking TRIPLING of FAR limit from what the Zoning allows from 0.5 FAR density allowed to a *much higher* 1.6 FAR density.

Floor area ratio

From Wikipedia, the free encyclopedia

Floor area ratio (FAR) is the **ratio** of a building's total **floor area** (gross floor area) to the size of the piece of land upon which it is built. It is often used as one of the regulations in city planning along with the building-to-land ratio.⁽¹⁾ The terms can also refer to limits imposed on such a ratio through **zoning**.

As a formula $FAR = \frac{\text{gross floor area}}{\text{area of the plot}}$

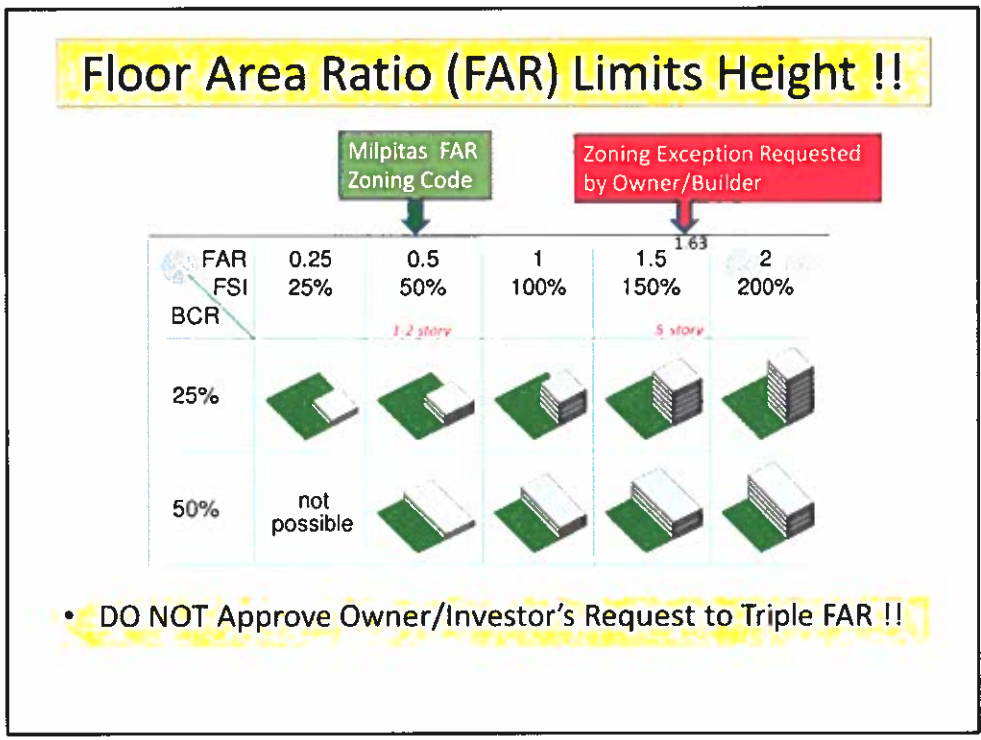


Comparison of floor area ratio (FAR) or floor space index (FSI) and building coverage ratio (BCR)

Zoning Exception Sought by owner allows a **5 Story Hotel** rather than a **1-2 Story Motel**.

Almost ALL Residents **STRONGLY DISAPPROVE** this 300% Exception be granted. !!

Milpitas Next to Highway includes no height limitation directly but includes a FAR limitation of 0.5. This would allow a 1-2 story building for this size lot. Project seeks a tripling of FAR (density) to 1.63 which permits 5 story. This regulation protects our neighborhood from this devastating type of project. Hundreds of Residents (over 500 signed petition) do not want this 300% Exception Approved.



This requested tripling 300% of allowed FAR Zoning Variance should NOT be approved. Damages could be huge to residence and those granting Variance (or who they work for, i.e., the city) could be complicit by allowing this variance.

The owner is entitled to make a reasonable profit on his land, but not a windfall profit that could harm forever what may be the best neighborhood of view homes with a view trail that owners have worked decades for and have invested in Milpitas.

Local Residents STRONGLY Disagree - EIR

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
JULY 2019
MILPITAS LA QUINTA HOTEL PROJECT (S/MND)
MILPITAS, CA
LSA

**This Report Section
Is Invalid and Needs
to be Reworked !!**

4.0 CEQA ENVIRONMENTAL CHECKLIST

**Rates a Low
Impact only
to Levin Park
area Not our
Hillview Area
High Impact !**

**BAD /
WRONG
DATA USED**

4.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐
a. <i>Would the project have a substantial effect on a scenic vista? (Less Than Significant Impact)</i>				
Scenic vistas in Milpitas are generally available from the hills to the east, including Ed Levin Park and adjacent areas. These areas are generally accessed by East Calaveras Boulevard, which is designated as a scenic connector from the City limits to the west to Evans Road, at which point it is designated as a scenic corridor until it terminates in Ed Levin Park. Public views of scenic resources, including				

**Bad
Data
Used**

**Wrong
Location
Reported !!**

The Environmental Impact report needs to be reworked. It absurdly reports that the only Milpitas Vista to be protected is up around Ed Levin Park and totally ignores the vista of the Hills to all those investing in View Homes in this area and Milpitas users of Hetch Hetchy Trail. So it reports the adverse effect to Scenic Vistas to be Less than significant. This needs to be reworked.

The REAL Street Level View (1/4 mile)



This is how the Hotel would appear to residents within 1,000 ft !! Replaces the Wide angle lens ground level view used.
For View Homes some would see only the Hotel out their windows or yard or walking to/from their home - DEVASTATING

Stop La Quinta on Jacklin Milpitas



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The proposed 5-STORY, 105-ROOM HOTEL could soon dominate our residential neighborhood's skyline! This WILL happen unless the residents of Milpitas take a stand against mindless commercialization of residential neighborhoods.

• **Footprint 300% Over the Permissible Limit** Project is requesting a F.A.R. (Floor Area Ratio) that is 300% of the permissible limit. Increase in F.A.R. would allow a towering 5-story, 200-foot wide hotel to be built in a zone meant for low rise buildings.

• **Alcohol Distribution Next to Schools** Project requests approval of licenses for on- and off-sale of beer and wine. California Section 23789 of Business & Professions Code states no "on-sale retail licenses within 600 feet of schools and public playgrounds."

• **Reduced Property Values** Negative impact on property values during and after construction.

• **Increased Risk to Our Children's Safety** KinderCare and the Tian 1 in Chinese School.

569 have signed
petition to stop

Threat to our neighborhood's skyline! This WILL happen unless the residents of Milpitas take a stand against mindless commercialization of residential neighborhoods.

Take the next step

509
Residents
Have now
signed the
Petition to
Stop this 5
story high
Hotel

Who has NOT been notified of 5 story Hotel?

- Only Residents within 1,000 ft (0.2 miles) were sent a postcard !!!
- But Residents with View Homes up to almost mile away can see hotel when viewing the hills
- Recommend Project should be put on hold until all impacted are notified, & EIR reworked.
- Photo below taken on trail right next to Santa Rita \$2M View Homes - Visible tower → Hotel

Many Neighbors in View Homes who will have their Vista Damaged not even notified !!!!

100s of property owners impacted in the dark. This includes \$2M View Homes on Santa Rita South of Tramway



Residents up to close to a mile away will have some impact. This is the view just north of the Tennis Courts (0.8 mi. away). Many others will be impacted and many have still not been notified. It is dangerous to not notify all impacted residents as their reaction after the fact can be even more devastating.

5 Story Hotel Proposed - Jacklin & Hillview



Your view of our Milpitas Hills could soon include this !!

(An Economy Hotel replaces the Clock Tower & Gym and is much higher and larger)

Life - changing to Hillview residents and Milpitas users of Hetch-Hetchy Trail:

- Degraded views of hills from many of our homes and trails near Hillview & Santa Rita
- Decreased property values, loss of character of our special quality neighborhood
- 12-18 months of disruptive construction work (Demolition, Dump Trucks, Antennas)
- Increased Crime eg Break-ins, Burglaries, Assaults (adults, kids), Privacy Loss, etc.

This is a disaster to local residents, the closer the worse, but this project would damage the neighborhood vista up to almost a mile away including \$2M View Homes in Santa Rita

Hetch Hetchy Trail – ½ Mile away Center of Our Neighborhood



Liz Medina

From: Bill Korbe <wkorbe@hotmail.com>
Sent: Friday, January 10, 2020 6:15 PM
To: Planning Department
Cc: Bill Korbe
Subject: Fwd: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)
Attachments: Stop the 5 story Hotel FAR EXCEPTION 2020 01 10 v9.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Forwarding per Lillian's message

Please post PDF on website as part of the record for Next Wednesday LaQuinta meeting.

Get [Outlook for Android](#)

From: Bill Korbe <wkorbe@hotmail.com>
Sent: Friday, January 10, 2020 2:35:48 PM
To: Ned Thomas <nthomas@ci.milpitas.ca.gov>; Parkash Daryani <pdaryani@aurigacorp.com>
Cc: Jessica Garner <jgarner@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>; fbariana@gmail.com <fbariana@gmail.com>; jainmanu@hotmail.com <jainmanu@hotmail.com>; johndollemail@yahoo.com <johndollemail@yahoo.com>; Bill Korbe <wkorbe@hotmail.com>; Sherry Chang <sherry2525@yahoo.com>; Tak Liong <liongt@gmail.com>; Barbara Doll <dollbf@yahoo.com>; Barbara Jo Navarro <navarro_4@sbcglobal.net>; Badal Choudhary <badalc@gmail.com>; Bala Chandrasekharan <cbalakrishnan@gmail.com>
Subject: RE: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

Hi all,

Attached are my notes on our discussion of the impact of the FAR exception from 0.5 to 1.63 (300%) . This zoning exception allows for a 5 story high building in a neighborhood instead of a 2 story building where there is not anything above 2 stories high for almost a mile.

Hopefully some compromise can be reached on the extent of this exception where the property owner can make a profit and not impact the 500 or more residents around the project.

Thanks,

... Bill Korbe

From: Ned Thomas [mailto:nthomas@ci.milpitas.ca.gov]
Sent: Thursday, January 9, 2020 11:24 PM
To: Parkash Daryani
Cc: Jessica Garner; Lillian Hua; fbariana@gmail.com; jainmanu@hotmail.com; johndollemail@yahoo.com; Bill Korbe; Sherry Chang; Tak Liong; Barbara Doll; Barbara Jo Navarro; Badal Choudhary; Bala Chandrasekharan
Subject: RE: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

Hello Parkash:

OK, we are scheduled for 3:00 p.m. tomorrow, Jan. 10. Please check in at the Front Counter on the first floor at City Hall, and they will call me to come down and meet with you. We will meet in the Committee Room on the first floor. The Planning Manager, Jessica Garner, will join us. We look forward to meeting with you and your associates.

Best regards,

Ned

Ned Thomas, AICP

Director of Planning

Direct: [\(408\) 586-3273](tel:4085863273)

Mobile: [\(669\) 213-5528](tel:6692135528)

From: Parkash Daryani <pdaryani@aurigacorp.com>

Sent: Thursday, January 9, 2020 8:09 AM

To: Ned Thomas <nthomas@ci.milpitas.ca.gov>

Cc: Jessica Garner <jgarner@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>; fbariana@gmail.com; jainmanu@hotmail.com; johndollemail@yahoo.com; Bill Korbe <wkorbe@hotmail.com>; Sherry Chang <sherry2525@yahoo.com>; Tak Liong <liongt@gmail.com>; Barbara Doll <dollbf@yahoo.com>; Barbara Jo Navarro <navarro_4@sbcglobal.net>; Badal Choudhary <badalc@gmail.com>; Bala Chandrasekharan <cbalakrishnan@gmail.com>

Subject: Re: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

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Ned - Good Morning!!

Thank you for the flexibility. Let's plan to meet on Friday January 10 at 3:00 pm. Hopefully, majority of my colleagues will be able to join us.

Regards,

Parkash

Sent from my iPhone

On Jan 8, 2020, at 5:28 PM, Ned Thomas <nthomas@ci.milpitas.ca.gov> wrote:

Hello Parkash:

I can meet with you tomorrow at 4:00 p.m. or Friday at 11:00 a.m. or 3:00 p.m.

Thank you,

Ned

From: Parkash Daryani <pdaryani@aurigacorp.com>
Sent: Wednesday, January 8, 2020 5:22 PM
To: Ned Thomas <nthomas@ci.milpitas.ca.gov>
Cc: Jessica Garner <jgarner@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>; 'fbariana@gmail.com' <fbariana@gmail.com>; 'jainmanu@hotmail.com' <jainmanu@hotmail.com>; 'johndollemail@yahoo.com' <johndollemail@yahoo.com>; 'liongt@gmail.com' <liongt@gmail.com>
Subject: RE: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

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Ned,

I have not received confirmation from my colleagues for the meeting tomorrow (Thursday) afternoon at 2:30 P.M. I will follow up with them later today in the evening.
Is there any other day or time that is convenient for you? Please advise.
I am sorry for the inconvenience!!

Regards,
Parkash

From: Parkash Daryani
Sent: Tuesday, January 07, 2020 5:43 PM
To: Ned Thomas <nthomas@ci.milpitas.ca.gov>
Cc: Jessica Garner <jgarner@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>; fbariana@gmail.com; jainmanu@hotmail.com; johndollemail@yahoo.com; liongt@gmail.com
Subject: RE: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

No worry. I will check with my colleagues and confirm the meeting on Thursday at 2:30 P.M.

Regards,
Parkash

From: Ned Thomas <nthomas@ci.milpitas.ca.gov>
Sent: Tuesday, January 07, 2020 5:39 PM
To: Parkash Daryani <pdaryani@aurigacorp.com>
Cc: Jessica Garner <jgarner@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>; fbariana@gmail.com; jainmanu@hotmail.com; johndollemail@yahoo.com; liongt@gmail.com
Subject: RE: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

Hello Parkash:

I spoke too soon... We are not available on Friday at 11:00 a.m. but can meet with you on Thursday at 2:30 p.m. I will send you a meeting invitation via Outlook. Sorry for any confusion.

Best regards,

Ned

Ned Thomas, AICP

Director of Planning

Direct: [\(408\) 586-3273](tel:(408)586-3273)

Mobile: [\(669\) 213-5528](tel:(669)213-5528)

From: Ned Thomas

Sent: Tuesday, January 7, 2020 5:33 PM

To: Parkash Daryani <pdaryani@aurigacorp.com>

Cc: Jessica Garner <jgarner@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>;
fbariana@gmail.com; jainmanu@hotmail.com; johndollemail@yahoo.com; liongt@gmail.com

Subject: RE: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

Hello Parkash:

Thank you for your email. I am available to meet with you and your group at 11:00 a.m. on Friday for one hour.

I will reserve a conference room for our meeting on Friday.

Best regards,

Ned

Ned Thomas, AICP

Director of Planning

Direct: [\(408\) 586-3273](tel:(408)586-3273)

Mobile: [\(669\) 213-5528](tel:(669)213-5528)

From: Parkash Daryani <pdaryani@aurigacorp.com>

Sent: Tuesday, January 7, 2020 4:32 PM

To: Ned Thomas <nthomas@ci.milpitas.ca.gov>

Cc: Jessica Garner <jgarner@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>;
fbariana@gmail.com; jainmanu@hotmail.com; johndollemail@yahoo.com; liongt@gmail.com

Subject: RE: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

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Ned,

Sorry, I was tied up in meetings today. Just saw your email.

I am travelling tomorrow (Wednesday). I can meet you on Thursday at 2:30 P.M. or Friday morning between 10:00 A.M. – 12:00 Noon. Please let me know what's convenient for you.

Regards,

Parkash

From: Ned Thomas <nthomas@ci.milpitas.ca.gov>
Sent: Tuesday, January 07, 2020 1:18 PM
To: Parkash Daryani <pdaryani@aurigacorp.com>
Cc: Jessica Garner <jgarner@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>;
fbariana@gmail.com; jainmanu@hotmail.com; johndollemail@yahoo.com; liongt@gmail.com
Subject: RE: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

Hello Parkash:

Please confirm if you are available to meet today at Milpitas City Hall at 2:00 p.m. I have reserved a conference room for our meeting for one hour. Please check in at the information desk on the first floor when you arrive, and they will call me to let me know you are here. The Planning Manager, Jessica Garner will join our meeting.

Thank you,

Ned Thomas

Ned Thomas, AICP

Director of Planning

Direct: (408) 586-3273

Mobile: (669) 213-5528

From: Ned Thomas
Sent: Saturday, December 28, 2019 4:25 PM
To: Parkash Daryani <pdaryani@aurigacorp.com>
Cc: Jessica Garner <jgarner@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>;
fbariana@gmail.com; jainmanu@hotmail.com; johndollemail@yahoo.com; liongt@gmail.com
Subject: RE: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

Hello Parkash:

I can meet with you on Tuesday, January 7. At present, my schedule is open in the afternoon between 2:00 and 4:30p.m.. Please let me know a time that will work for you.

Thank you,

Ned

From: Parkash Daryani <pdaryani@aurigacorp.com>
Sent: Friday, December 27, 2019 3:11 PM
To: Ned Thomas <nthomas@ci.milpitas.ca.gov>
Cc: Jessica Garner <jgarner@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>;

fbariana@gmail.com; jainmanu@hotmail.com; johndollemail@yahoo.com; liongt@gmail.com

Subject: RE: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

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Ned and Jessica,

Hope you had nice Christmas Holidays!!

Thank you for taking the time to meet with us on Tuesday December 17th.

We would like to schedule a follow up meeting with you during the week of January 6-10, 2020 to further discuss our concerns about the La Quinta Hotel. Please let us know the date and time that is convenient for you.

Regards,
Parkash Daryani

Happy Holidays & Best Wishes for the New Year!!

From: Ned Thomas <nthomas@ci.milpitas.ca.gov>

Sent: Thursday, December 12, 2019 6:03 PM

To: Parkash Daryani <pdaryani@aurigacorp.com>

Cc: Jessica Garner <jgarner@ci.milpitas.ca.gov>; Lillian Hua <lhua@ci.milpitas.ca.gov>

Subject: RE: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

Hello Parkash:

Thank you for your email. I can meet with you for 30 minutes on Tuesday, 12/17, at 1:00 p.m. I have another meeting at 1:30 p.m., so we will need to make good use of our time. Please come to Milpitas City Hall and ask for me at the information desk. I will reserve a conference room for our meeting.

Best regards,

Ned Thomas

Ned Thomas, AICP

Director of Planning

City of Milpitas

Direct: [\(408\) 586-3273](tel:(408)586-3273)

Mobile: [\(669\) 213-5528](tel:(669)213-5528)

From: Parkash Daryani <pdaryani@aurigacorp.com>

Sent: Thursday, December 12, 2019 2:41 PM

To: Ned Thomas <nthomas@ci.milpitas.ca.gov>

Subject: Meeting Next Week (Tuesday - Wednesday, December 17-18, 2019)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Ned,

It was good meeting with you at the City Planning Commission Meeting, last night. As discussed, I would like to schedule a meeting with you next week on Tuesday and Wednesday to discuss some of the concerns we (I and my neighbors) have regarding the report for the La-Quinta Hotel. Please let me know the date and time that is convenient for you.

Regards,
Parkash

Parkash Daryani, President
Auriga Corporation
www.aurigacorp.com
890 Hillview Court, Suite 130
Milpitas, CA 95035
(P) 408-946-5400 Ext. 6224

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This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you are NOT the intended recipient and receive this communication, please delete this message and any attachments. Thank you.

Mary Lavelle

From: Frank Bush <frankinmilpitas@hotmail.com>
Sent: Monday, March 09, 2020 11:23 AM
To: Hotel Milpitas
Subject: Please vote no on the builder's appeal

Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hello,

As a longtime resident of I appose the construction of a 5 story hotel or any building that tall in this location. It is not in keeping with the principally a residential neighborhood. After reviewing the application for the site I see that they had used ambiguous criteria like "Foster community pride" to avoid performing a full CEQA and traffic study. I assume knowing that either study would stop their plans to build a hotel that tall. With so many people against the project it shows that it does the opposite for community pride. We would welcome a business that would provide services the neighborhood needs and wants.

With the new General Plan to come into effect before the hotel's construction is even finished it seems wrong to move forward with this.

On Tuesday please vote to stop this project.

Thank you,
Frank

Mary Lavelle

From: Corinna Chang <cchang@gmail.com>
Sent: Tuesday, March 10, 2020 10:57 AM
To: Hotel Milpitas; Rich Tran
Cc: Corinna Chang
Subject: NO HOTEL at 1000 Jacklin Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Mayor Tran,

I OPPOSE the project to build a 5-story La Quinta at 1000 Jacklin Road.

This neighborhood business park is not a commercial hub.

- Public transportation to the site is limited.
- Food services are not in walking distance.

The business park cannot support the dining needs of hotel guests and employers, thus requiring both hotel guests and employers to drive to find dining options, adding to the carbon footprint.

Additionally, the developer does not provision parking spaces for hotel employers, which inevitably means employers will seek parking in the neighborhood.

A hotel at this site just does **NOT** make sense.
Please **REJECT** the hotel project.

I heard rumors that the City Council meeting on Mar. 17 might be held virtually due to concerns related to COVID-19 and the gathering of large crowds. I do not think a virtual forum will accurately capture the volume of opposition to the hotel project. Please consider deferring the meeting to a later date rather than holding a virtual session.

Respectfully,
Corinna Chang
944 La Palma Place
Milpitas, CA 95035

Mary Lavelle

From: Conrad Schapira <conrad.schapira@gmail.com>
Sent: Tuesday, March 10, 2020 5:41 PM
To: Hotel Milpitas
Cc: Mark Tiernan
Subject: Re: I support the proposed hotel project at 1000 Jacklin

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

On Thu, Mar 5, 2020 at 12:46 AM Conrad Schapira <conrad.schapira@gmail.com> wrote:
Mayor and City Council Members,

I fully support the proposed hotel project at 1000 Jacklin Rd., less the alcohol permit I do so living in a neighborhood, Gill Park, near the proposed Hotel project.

This project does many things for Milpitas.

- It would be a visual gateway entrance from south 680 into northeast Milpitas.
- It will bring in much valued TOT revenue.
 - These TOT funds would allow the city to fund projects that the residents have suggested through Nextdoor. However these resident do not offer suggestions on how to fund their desired projects, yet they seem to be non supportive of the hotel project.
- It would keep the current building from sitting vacant for an extended period of time, potentially attracting issues into the building and surrounding business park.

A question to ask the developer - Is it possible to divide the parking lot of the existing business park to have KinderCare, the businesses at 870 Hillview and 966 Jacklin enter and exit onto Hillview and the only entrance and exit to and from the proposed hotel would be from Jacklin? Between thus division, could they install EVA movable bollards similar to other close quarter buildings with limited access and similar to the ones found at the corner of 237 and Abel to access the road next to the ATT building.

You will hear from many residents and non residents, those within the immediate area of the proposed hotel project and those from as far away as South Milpitas/Great Mall Area, San Jose and Fremont that opposed the hotel project.

The remarks / complaints that you will hear are about the height of the proposed building at 73 feet. The mis-information about the width and length of the proposed building versus the existing clock tower at 1000 Jacklin. How this project does not foster Community Pride, etc. The non supporters will also bring up San Jose City Council's recent denial of a similar yet very different project in a neighborhood where the proposed hotel would actually share property lines with three (3) residential properties. The proposed project in Milpitas does not share any property lines with any residential properties. They will bring up increase crime and safety of children walking by the proposed project, yet there is no data to support any increase in crime around the building of a hotel. They will discuss additional traffic. Yet the proposed project would actually have less traffic than ever existed when the gym was at its best. The new traffic related to the proposed hotel project would be spread out over a wider amount of hours for arrivals and departures.

There will be some of us there that approve of the project, however our numbers versus the non supporters that want to be heard are much smaller.

This proposed project has been worked on with the city planning department since 2018. The planning department recommended the project. When it came time for the City Planning Commission to vote, the Planning Commission voted emotionally on the lack of fostering Community Pride voice that they were hearing that evening. The Planning Commission vote should have been on the facts of the proposed project that were being disputed, the requested variance to the FAR and the alcohol permit request.

The emotional definition of Community Pride is different to those that do not want this project to move forward as opposed to the actual definition of Community Pride.

The definition of Community Pride is the individual efforts by all of us which collectively leads to an improved sense of community, well being and the outward improvement in the appearance of the municipality.

Community Pride is not about brand names or projects that fit into a zoning ordinance.

All I ask of all of you, is to do what is right for Milpitas related to running Milpitas as a business. When you vote, make your vote decision on whether you approve of the requested variance to the FAR. I understand that the developer has removed the request for an alcohol permit for the project.

Regards,

--

Conrad Schapira

conrad.schapira@gmail.com

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Mary Lavelle

From: Ivan Tam <ivantam@mac.com>
Sent: Thursday, March 12, 2020 11:33 AM
To: Rich Tran; Bob Nuñez; Karina Dominguez; Carmen Montano; Anthony Phan
Cc: Hotel Milpitas
Subject: When will website be updated?

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hi City Council,

I've noticed your webpage has not been updated yet about next week's meeting:

<http://www.ci.milpitas.ca.gov/la-quinta-hotel-appeal-1000-jacklin-road/>

I think it is a good idea to postpone the La Quinta Appeal in the interest of public health. But a Facebook announcement by the Mayor may not be sufficient because not everyone is on Facebook.

With the community's health in mind, I think we should announce the change in all channels of communication... the highest priority of which should be the webpage linked above.

No hotel, please.

Milpitas Resident,

Ivan Tam
944 La Palma Place
Milpitas, CA 95035

Mary Lavelle

From: Evelyn Salud <go4e@icloud.com>
Sent: Friday, March 13, 2020 7:32 PM
To: Hotel Milpitas
Subject: no hotel on Jacklin

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Please do not approve the proposed hotel La Quita or any other hotel. I already sent my feedback about a month or so again The hotel will have a negative effect on our neighborhood, community, and our children due to increase traffic near our schools, possible bad influences from certain hotel occupants who may be involved in drug trafficking, human trafficking and prostitution. The hotel will also ruin the landscape of Milpitas, will degrade quality of life caused by increased crime in our neighborhood. Loitering will also be increased, our children who are already under negative influences from peers, from and other groups and maybe other people in their lives will tend to become more interested in non productive, destuctive activities attached to this hotel.

Thank you,
Evelyn Salud
Las Lomas Dr.

Sent from my iPhone

Mary Lavelle

From: Barbara Doll <dollbf@yahoo.com>
Sent: Sunday, March 15, 2020 12:21 PM
To: Hotel Milpitas
Subject: Vote NO on La Quinta Hotel

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

My name is Barbara Doll. I live in Milpitas and I am a registered voter. I am asking my elected representatives to vote NO on building the La Quinta hotel.

This oversized structure is out of character in this quiet 1 and 2 story residential community. It is the wrong size and the wrong place for a hotel.

Respectfully,

Barbara Doll

Mary Lavelle

From: Ivan Tam <ivantam@mac.com>
Sent: Tuesday, March 24, 2020 4:18 PM
To: Rich Tran
Cc: Hotel Milpitas
Subject: Hope things are well...

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Good Afternoon Mr. Tran,

Hope things are well with you and your family.

I'm appreciative of all the effort this city and its citizens have shown during this health emergency, and thank you for your leadership and service to the community.

Please continue to focus on the safety of Milpitas, and postpone all City Council meetings involving the public until this crisis is over.

Best regards,

Ivan Tam
415-412-0544
ivantam@mac.com
944 La Palma Place
Milpitas, CA 95035

Mary Lavelle

From: Corinna Chang <cchang@gmail.com>
Sent: Wednesday, March 25, 2020 9:12 AM
To: Rich Tran; Bob Nuñez; Anthony Phan; Karina Dominguez; Carmen Montano; Hotel Milpitas
Cc: Corinna Chang
Subject: Is a Liquidation Sale Allowed Under State-Ordered Lockdown

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hello Milpitas Councilmembers, City Manager Steven McHarris and City Attorney Christopher Diaz,

I hope you, your staff and your family are all healthy and safe.

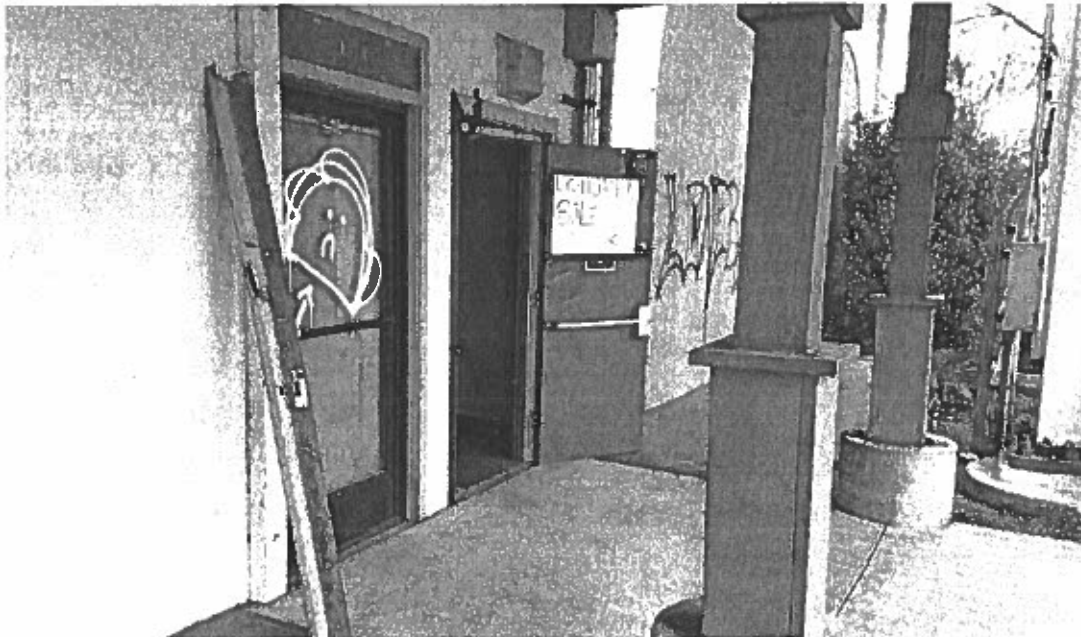
During a neighborhood walk yesterday, a neighbor of mine noticed that the property at 1000 Jacklin Road had their door open with a sign indicating they're having a liquidation sale.

Is a liquidation sale considered an essential business? My personal opinion is that it is not, and that this is a violation of Governor Newsom's **state-ordered lockdown**.

In a time when I'm already trying to manage my paranoia and panic, I am even more so concerned that an activity that I deem non-essential is occurring steps away from my house. They are unnecessarily bringing out-of-area individuals to run the sale into our community.

This further illustrates that the owner of this property does not truly care about the Milpitas community and the residents in the immediate area.

Please stop this liquidation sale.
And when the time comes, please do NOT approve the hotel project.



I experience daily chest tightness due to the uncertainty in the world right now. I worry about my elderly parents. I worry about all the elderly individuals. I worry about my friends who work in healthcare and all the healthcare workers.

This picture brings me to tears of anger. WHERE is the social responsibility in having a liquidation sale?!?!?

Please stay safe,
Corinna Chang
944 La Palma Place
Milpitas, CA 95035

Mary Lavelle

From: Ivan Tam <ivantam@mac.com>
Sent: Thursday, March 26, 2020 2:47 PM
To: Rich Tran
Cc: Hotel Milpitas
Subject: Postpone April 7 Appeal Hearing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Good Afternoon Mr. Tran,

I'm writing to urge the City Council to postpone the La Quinta Hotel appeal hearing until the city can resume business as usual. I understand that the intent is to do this meeting virtually, but this is unfair to the grassroots effort made by Milpitas citizens opposing this project because online meetings ostracize Milpitas citizens who have limited internet access or technical experience.

All voices should be heard, not just those who can afford to participate. Please reconsider holding this hearing AFTER the current crisis is over.

- Ivan

Mary Lavelle

From: Ivan Tam <ivantam@mac.com>
Sent: Tuesday, March 31, 2020 3:26 PM
To: Rich Tran
Cc: Hotel Milpitas
Subject: This is not a canned email!

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hi Mr. Tran,

Hope things are well with your and your family.

I see that the La Quinta Milpitas group has a website that automates the ability to send you guys emails. You do know emails received in this manner can easily be falsified, right?

Hopefully the City and City Council has the wisdom to know the difference between emails from genuinely concerned residents versus others.

Please vote no on hotel.

Best regards,

Ivan Tam
415-412-0544
ivantam@mac.com
944 La Palma Place
Milpitas, CA 95035

Comments submitted via e-mail to Milpitas City Council

Late Friday, April 3 – 12:00 PM Tuesday, April 7, 2020

spike@rainier66.com
Fri 4/3/2020 12:55 PM

- Hotel Milpitas;
- spike@rainier66.com

Hotels stay open during a general quarantine. An injudicious decision this evening on the part of city government has the potential result of high population concentrations, spreading contagion around the intersection of Jacklin and Hillview, causing untold suffering and perhaps untimely deaths of innocent Milpitas residents. These Milpitas residents are shut out from effective participation in the “public” hearing where a decision is being made which could end the resident’s lives or the lives of our family members.

GA Spike Jones, PE

Susan Munne <susan@munne.com>
Fri 4/3/2020 5:41 PM

- Hotel Milpitas

Dear Mayor and Milpitas City Council,

My name is Susan Munne and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. In 1997 Joe Gigantino bought this building to run a gym in the city of Milpitas. Now 22 years later it is time to tear down an old, outdated building and put in a beautiful new one. A La Quinta will be a hotel for neighbors to have their family members stay, it will add the least amount of traffic possible to an already busy road, and it will bring revenue based on a 14% TOT tax to the city. You have to listen to the voices of the many who approve of this project instead of the voices of the few who oppose because when you look at the hard facts this hotel is good for Milpitas.

Thank you for making sure all views are taken into consideration,

Susan Munne
(408) 835-4740

polina davidenko <pdavidenko05@yahoo.com>
Fri 4/3/2020 5:42 PM

- Hotel Milpitas

Dear Mayor and City Councilors

We are going to be in a very new, very different mindset after this pandemic has passed. But the overall goal for our city, our state, and our country should be PROGRESS. Contesting the building of a hotel that would enhance the beauty and revenue of our city, and provide jobs after these hard times, is simply a step in the opposite direction. Please take a step in the RIGHT direction of development and vote to approve the hotel.

Best,
Polina Davidenko

Sandy Douthit <sandradouthit@comcast.net>
Fri 4/3/2020 5:51 PM

- Hotel Milpitas

I am in support of La Quinta hotel brought to the city of Milpitas.

SANDY DOUTHIT

Taylor Wallinger <taylor.wallinger@gmail.com>
Fri 4/3/2020 8:30 PM

Dear Mayor Tran and Milpitas City Council,

My name is Taylor Wallinger, I know you know my husband and in laws very well. I am contacting you because I am in favor of the la Quinta Hotel on Jacklin Road in Milpitas.

In 1997 Joe Gigantino bought this building to run a gym in the city of Milpitas. Now 22 years later it is time to tear down an old building and put in a beautiful new one. A La Quinta will be a hotel for neighbors to have their family members stay, it will add the least amount of traffic possible to an already busy road, and it will bring revenue to the city.

As a City Council member you need to look at the facts instead of fear brought on by uninformed people because five years down the road you will see how this hotel truly does benefit Milpitas.

Thank you for taking the time to read my email.

Taylor Wallinger
408-507-3526
Taylor.Wallinger@gmail.com

Myha Myha <myhatrieu@yahoo.com>
Sat 4/4/2020 7:52 AM

Dear City Council Members:

I hope this communication finds you well. I was a local business owner in Milpitas and I am now a mom who has two young boys and we spend most weekends in Milpitas.

I am waiting for you to express my support for the La Quinta Hotel for the following reasons:

- The hotel will create many jobs for the local community. Milpitas will become even more productive and generate much-needed jobs.
- It will help with the local business around the area and encourage growth through smart development like this hotel because business travelers spend money when in town.
- When we see new commercial buildings being constructed, like this hotel, it signifies a growing community.
- Most of all, Development money needs to be flowing into our city and not other cities around us. We cannot afford to stay a sprawling auto-dependent city. We need a dense, walkable, transit-serviced city that spurs innovation and growth. Building the hotel would be another step in achieving this and most of all encourage people to come to visit Milpitas and see how beautiful our community can be. Stopping this project will prevent us from moving in the right direction.

Please consider email while you make a decision on La Quinta Hotel on Tuesday, April 7, 2020.

Thank you for your support of our community,

Myha Trieu

Cory Suppes <csuppes@sbcglobal.net>
Sat 4/4/2020 8:17 AM

Hello,

I am writing in support of the proposed La Quinta Hotel that will be built at 1000 Jacklin Road in Milpitas. Just a quick reminder of the many positive aspects of this project.

- Joe is a community guy 22 years in Milpitas
- Project fits all zoning regulations
- New hotel generates needed revenue
- Beautiful new building as a gate way to Milpitas

- Think of entire community not just a few angry neighbors
- Community is everyone
- Don't let fear stop you from making the correct decision
- We need to encourage growth through smart development
- Not everyone is afraid of change
- A new business that will be less traffic than club
- TOT tax is needed
- Business travelers spend \$ when in town
- New job creator

It is my hope that you will see that this project will be a benefit to the community.

Robin Brown <mebassociates@comcast.net>
Sat 4/4/2020 9:52 AM

I know that you are discussing the proposal for the La Quinta Hotel plans made to you by the Gigantinos. I support this idea. It would be a wonderful addition to Milpitas. This hotel chain is friendly priced and will support travels and the community.

Please vote yes.

Robin Brown

Jan McMahon <janmcmahon@me.com>
Sat 4/4/2020 10:23 AM

Dear Mayor and Milpitas City Council,
My name is (enter name) and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. Joe Gigantino has been a community guy since he bought this building 22 years ago. He ran a successful gym, he supported local officials, he donated to Milpitas sporting leagues, and he considered Milpitas his second home. When Joe knew it was time to close the gym and progress forward he wanted to do what was good for himself but mostly importantly what is best for the City of Milpitas. Now a small group of fearful people are trying to stop this project based on false ideas and accusations. Every study has been done, the city staff wants to approve this project yet city planners gave into fear instead of the facts. Do not make the same mistake they did because it is your job to think about what is best for the City of Milpitas which is to approve this project. Thank you for taking the time to read my email.

Sincerely,

Jan McMahon

Robin Konrad <robin.konrad@me.com>
Sat 4/4/2020 12:55 PM
Dear Mayor and Milpitas City Council,

My name is Robin Konrad and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. Joe Gigantino has been a community guy since he bought this building 22 years ago. He ran a successful gym, he supported local officials, he donated to Milpitas sporting leagues, and he considered Milpitas his second home. When Joe knew it was time to close the gym and progress forward he wanted to do what was good for himself but mostly importantly what is best for the City of Milpitas. Now a small group of fearful people are trying to stop this project based on false ideas and accusations. Every study has been done, the city staff wants to approve this project yet city planners gave into fear instead of the facts. Do not make the same mistake they did because it is your job to think about what is best for the City of Milpitas which is to approve this project. Thank you for taking the time to read my email.

Sincerely,
Robin Konrad

From: Sue Goudreau <sueggg@aol.com>
To: hotel <hotel@ci.milpitas-ca.gov>
Sent: Sat, Apr 4, 2020 1:34 pm
Subject: Re: La Quinta Hotel Project

Dear Mayor and Milpitas City Council,

My name is Sue Goudreau and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. More than ever, the City needs to encourage development after this pandemic has passed. This hotel will not only bring numerous local jobs to the city but it will also bring a 14% TOT tax to the City. This tax will generate over half a million dollars revenue for the City of Milpitas. This project fits all zoning regulations, it will replace a rundown old building with a beautiful new one, and it will allow Milpitas residents to have a place for family and friends to stay when they come to visit. As leaders in the City of Milpitas you have to do what is best for the entire community instead of a small group; therefore, in this situation what is best for the City of Milpitas is to pass this project.

Thank you for taking the time to read my email. I appreciate your service and your consideration to this matter. I am confident you and the council will do the right thing and approve this project.

Sue Goudreau
408-507-3874

Athena Taylor <athenataylor66@gmail.com>
Sat 4/4/2020 2:00 PM

Dear Mayor and City Council members please do not allow the applicant/owner to build a five story hotel in a residential neighborhood do not allow the sale of alcohol next to a school do not approve the F.A.R Exception

Athena Taylor
Milpitas Resident

Erick Vest <vesterick0@gmail.com>

Sat 4/4/2020 2:04 PM

Dear Mayor and City Council members please do not allow the applicant/owner to build a five story hotel in a residential neighborhood do not allow the sale of alcohol next to a school do not approve the F.A.R Exception.

Erick T Vest
Milpitas Resident

Navneet Lamba <lamba.navneet@gmail.com>

Sat 4/4/2020 2:04 PM

To Members Of The City Council,

I hope this finds everyone and their loved ones well and in high spirits. My name is Navneet Lamba and live at 882 Tramway Drive. We are literally down the street from where the proposed La Quinta is to be built. My family has been a part of the community for approximately 40 years.

We are in favor of the hotel being built. It will bring in much needed revenue to the city. The site is zoned for hotel use and dont see an issue with a hotel being here. There are plenty of us in the local community that are in favor of the hotel.

All the reports show there will be less traffic with a hotel compared to the gym that had been at the location. Professional law enforcement firms have endorsed the hotel. How can people in the community question the credence of these professionals? These are professionals and this is their job.

This hotel will be great for Milpitas and generate jobs as well. The owner of the property has been a part of the community for over 20 years and has provided a gym for many years to local residents and residents of neighboring cities. He should be able to do what he wants with his property, especially since its zoned for a hotel.

Thank you for your time.

Respectfully,

Neil Lamba

Bao Le <drleaci@gmail.com>

Sat 4/4/2020 7:33 PM

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- Hotel Milpitas

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear City Council Members:

My name is Dr Bao Le, I have been a doctor and business owner in the City of Milpitas since 2003. And have eaten at every single Restaurant in Milpitas in the past 17 years!

I am writing to voice my strong recommendation in support for the La Qunita Hotel to be approved by the City of Milpitas. During these times of the Pandemic, lost of life and fears of contracting of the Covid 19 Virus. We need some good news and projects for business owners that want to build.

Mr. Joe Gigantino Jr, is one of the those leaders of business, commercial development, creator of jobs and a solid human being. And this is not my Cabin Fever talking.

I was asked to share my thoughts and issuing a statement in support of Mr. Gigantino Jr and his La Qunita Hotel project. I then started to think about what I was going to write a long and boring letter, but the only thing that comes in mind is..."why the hell not?"

City Council Members, the City of Milpitas will benefit from the social economic and beautiful La Qunita Hotel that will be a beacon of quality. Building a new hotel will bring new jobs, attract more companies to stay in Milpitas and help stimulate more revenue and visitors.

Please consider my email while you make a decision on La Quinta Hotel on Tuesday, April 7, 2020.

Thank you for your support of our community,

Dr Bao Le

Drew <drewseal@comcast.net>
Sun 4/5/2020 5:38 AM

To whom it may concern .
Pleading and voting to no hotel on my neighborhood . I am a resident in los positos dr. My name is Andrew Macabinta ..
I am concern if traffic and safety of kids in our neighborhood and community.
You can reach me in drewseal@comcast .net.

Sent from my iPhone

K Vossoughi <Vosso100@outlook.com>

Sun 4/5/2020 9:35 AM

My name is Keon Vossoughi, I am a commercial real estate broker and am a life long resident of San Jose.

Speaking both professionally and personally, I am confused why this project is not supported by the entire community? Is there something I am missing here? It seems like a few angry neighbors are keeping Milpitas from moving forward and doing what is best for the entire community here.

This project fits all the zoning regulations and is the perfect fit for the site! Additionally it will generate needed revenue, TOT taxes, jobs and new business to Milpitas over all.

Most importantly, don't the residents of Milpitas want their "Gateway" to have a major upgrade? The current blight is what most people think of Milpitas when driving by on 680, seriously THIS NEEDS TO CHANGE ASAP! I personally drive by the property 2 or 3 times a month and what is there now is what I think of Milpitas (UGLY).

A new clean modern hotel at the gateway would be so much more welcoming and would bring Milpitas into the 20th century and increase the property values by upgrading the image... Its that simple! Especially the neighboring home owners, this is a major upgrade for those folks.

The right decision is a no brainer clear and obvious, vote in favor of the La Quinta Hotel or let that ugly building remain the same for years to come...

Thank you

From: Badal Choudhari <badalc@gmail.com>

Date: April 4, 2020 at 6:35:23 PM PDT

To: Anthony Phan <aphan@ci.milpitas.ca.gov>, Bob Nuñez <bnunez@ci.milpitas.ca.gov>, Karina Dominguez <kdominguez@ci.milpitas.ca.gov>, Mary Lavelle <mlavelle@ci.milpitas.ca.gov>

Subject: La Quinta Hotel Input - April 7th

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Council Members,

I am writing to you in connection with the proposed construction of La Quinta at 1000 Jacklin Rd. I oppose it strongly and understand there is a decision pending on the projects outcome on April 7th. Regardless of the final decision, there are serious concerns in residents mind regarding the practices and behavior of City Hall officials. Major concerns listed below...

1. Special treatment to project by giving exemptions: 300% FAR exception on build up area, alcohol license exception for highway services zone

2. Ignoring process requirements: no full CEQA assessment, sham of a traffic study with no live data
3. No independent verification: City Planning department leveraging slides, photos and builders data verbatim. Seems this project is not proposed by the builder but by City Hall
4. Open biases in public forums: in Planning Commission meeting for this project, one of the commissioners hectored the public about why hotel is good for city. A planning department official interrupted every second public speaker disputing their input. Both of these are on record, bringing doubts on the impartiality of City Staff.
5. Lack of privacy for public input: all email exchanges between public and city staff have been passed on to the builder. Can the City Hall share the rationale for this exception and breach of process? Has this special courtesy been extended to any other builder?
6. No notice of virtual public hearing: no outreach to residents for this important session. There have been no postcards, no emails to even residents within 1000 feet of the construction for April 7th session. This puts the onus on residents on finding where and when can they voice their concerns – unacceptable.

I am sincerely hoping that City Hall is driven by civic duty and a desire to do good for the general population. At the very least, think of the uncomfortable questions these above exceptions will raise in people's mind. Public's trust is a fragile and precious commodity for those in public office. I hope you do everything in your power to not only maintain but build that trust.

With Hope...

Badal Choudhari
864 Del Rio Ct
Milpitas

transdata 303 <transdata303@gmail.com>
Sun 4/5/2020 12:01 PM

[NOTE: POWERPOINT WAS ATTACHED}
Please see attached. Thank you

Sam Luong
822 De Anza Ct, Milpitas, CA 95035

La Quinta Hotel, Milpitas

J

Jeff and Shannon Tassi <jtassi1054@sbcglobal.net>
Sun 4/5/2020 12:54 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Mayor and Milpitas City Council Members :

I am writing to you with regards to the proposed La Quinta Hotel Development project slated for discussion/vote this coming Tuesday evening, April 7th.

With regards to the proposed hotel, I have been following this proposed re-development project since it's introduction, and fail to see the issue with it. The project fits all zoning requirements and will generate much needed tax revenue for the city of Milpitas. La Quinta Hotels are used by businesses for their customers, and large corporations that need hotels. It will not be an eye sore, as they have strict build requirements that their owners/franchisees must adhere too. The so called "element" that citizens have tried to site being drawn to these hotels is a desperate stretch, that even law enforcement officials have sited as not a truth.

The City Council needs to think of the jobs that will be created with this addition, in light of our current economic conditions and the businesses that will surely be closing due to Covid-19.

We should make a decision that is based on what is good for the City of Milpitas and not what is good for a few.

Sincerely,

Shannon Collins-Tassi

Daniel Berestov <daniel_berestov@yahoo.com>
Sun 4/5/2020 2:52 PM

Dear Mayor and Milpitas City Council,

My name is Daniel Berestov and I am contacting you because I am in favor of the la Quinta Hotel on Jacklin Road in Milpitas. In 1997 Joe Gigantino bought this building to run a gym in the city of Milpitas. Now 22 years later it is time to tear down an old building and put in a beautiful new one. A La Quinta will be a hotel for neighbors to have their family members stay, it will add the least amount of traffic possible to an already busy road, and it will bring revenue to the city. As a City Council member you need to look at the facts instead of fear brought on by uninformed people because five years down the road you will see how this hotel truly does benefit Milpitas. Thank you for taking the time to read my email.

Sincerely,

Daniel Berestov

Grant Bush <grant.bush04@gmail.com>
Sun 4/5/2020 2:56 PM

Dear Mayor and Milpitas City Council,

My name is Grant Bush and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. More than ever, the city needs to encourage development after this pandemic has passed. This hotel will not only bring numerous local jobs to the city, but it will also bring a 14% TOT tax to the City. This tax will generate over half a million dollars revenue for the City of Milpitas. This project fits all zoning regulations, it will replace a rundown old building with a beautiful new one, and it will allow Milpitas residents to have a place for family and friends to stay when they come to visit. As leaders in the City of Milpitas, you have to do what is best for the entire community instead of a small group; therefore, in this situation what is best for the City of Milpitas is to pass this project. Thank you for taking the time to read my email.

Best regards,

Grant Bush

Tyler Gulla <tylergulla@gmail.com>
Sun 4/5/2020 3:00 PM

Dear Mayor and Milpitas City Council,

My name is Tyler Gulla and I am contacting you because I am in favor of the la Quinta Hotel on Jacklin Road in Milpitas. In 1997 Joe Gigantino bought this building to run a gym in the city of Milpitas. Now 22 years later it is time to tear down an old building and put in a beautiful new one. A La Quinta will be a hotel for neighbors to have their family members stay, it will add the least amount of traffic possible to an already busy road, and it will bring revenue to the city. As a City Council member you need to look at the facts instead of fear brought on by uninformed people because five years down the road you will see how this hotel truly does benefit Milpitas. Thank you for taking the time to read my email.

Sincerely,

Tyler Gulla

Marcella Richmond <marcellarichmond96@yahoo.com>
Sun 4/5/2020 3:01 PM

Dear Mayor and Milpitas City Council,

My name is Marcella Richmond and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. I will keep this email short and sweet because I know you are getting a lot of messages. If you tone out the noise and look at the facts there is not a single factual reason you should not pass this hotel. You can't be afraid of change or be fearful of the unknown. You have to do what is right for the City which is to approve this project. Thank you for taking the time to read my email.

Sincerely,

Marcella Richmond

Jillian Gulla <jillianmgulla@gmail.com>
Sun 4/5/2020 3:01 PM

Dear Mayor and Milpitas City Council,

My name is (enter name) and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. I will keep this email short and sweet because I know you are getting a lot of messages. If you tone out the noise and look at the facts there is not a single factual reason you should not pass this hotel. You can't be afraid of change or be fearful of the unknown. You have to do what is right for the City which is to approve this project. Thank you for taking the time to read my email.

From Jillian Gulla

Kevin <kpb11@comcast.net>
Sun 4/5/2020 3:01 PM

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● Hotel Milpitas

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Mayor and Milpitas City Council,

My name is Kevin Bompane and I am contacting you because I am in favor of the la Quinta Hotel on Jacklin Road in Milpitas. In 1997 Joe Gigantino bought this building to run a gym in the city of Milpitas. Now 22 years later it is time to tear down an old building and put in a beautiful new one. A La Quinta will be a hotel for neighbors to have their family members stay, it will add the least amount of traffic possible to an already busy road, and it will bring revenue to the city. As a City Council member you need to look at the facts instead of fear brought on by uninformed people because five years down the road you will see how this hotel truly does benefit Milpitas. Thank you for taking the time to read my email.

Much thanks,

Kevin Bompane

Sharon Weiss <shashaweiss@comcast.net>
Sun 4/5/2020 3:04 PM

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● Hotel Milpitas

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Mayor and Milpitas City Council,

My name is Sharon Weiss and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. I will keep this email short and sweet because I know you are getting a lot of messages. If you tune out the noise and look at the facts there is not a single factual reason you should not pass this hotel. You can't be afraid of change or be fearful of the unknown. You have to do what is right for the City which is to approve this project. Thank you for taking the time to read my email.

From Sharon Weiss

Dylan Finer <dylanfiner31@gmail.com>
Sun 4/5/2020 3:08 PM

Dear Mayor and City Councilors,

I am a resident of Milpitas and support the La Quinta Milpitas project. More than ever, the City needs to encourage development. To build a hotel not only brings construction jobs and hospitality jobs, but also it will bring over half a million dollars in revenue to the City and helps the small businesses in town. Let's continue to move forward instead of looking at the past. We are a part of Silicon Valley and need to encourage business travelers to stay in our City and spend money in Milpitas. We all have a rough road ahead of us. Let's start by approving this project and not delay any longer. Thank you.

Dylan

--

Dylan Finer
Special Education Teacher
Bethel High School
908-872-1014
dylanfiner31@gmail.com

athy Bozzo <cathybozzo@gmail.com>
Sun 4/5/2020 3:11 PM

Dear Mayor and Milpitas City Council,

My name is Cathy Bozzo and I am contacting you because I am in favor of the la Quinta Hotel on Jacklin Road in Milpitas. In 1997 Joe Gigantino bought this building to run a gym in the city of Milpitas. Now 22 years later it is time to tear down an old building and put in a beautiful new one. A La Quinta will be a hotel for neighbors to have their family members stay, it will add the least amount of traffic possible to an already busy road, and it will bring revenue to the city. As a City Council member you need to look at the facts instead of fear brought on by uninformed people because five years down the road you will see how this hotel truly does benefit Milpitas. Thank you for taking the time to read my email.

Thanks
Cathy Bozzo

Connor Tassi <connor.tassi@gmail.com>
Sun 4/5/2020 3:14 PM
Dear Mayor and City Council:

This email is in support of the hotel that the landowner wants to build on Jacklin Road. I hope the city council will see past the fear tactics that some people are using to gain support. They are trying to scare people into thinking their children will be in danger, strangers will come to town, hotel guests will park everywhere in the city except at the hotel. I hope you can see past these outrageous comments and see the manipulation taking place. Please do the right thing and vote to approve the hotel. Thank you

Thank you,

Connor Tassi

Sent from my iPhone

Emily Borini <emily.borini5@gmail.com>
Sun 4/5/2020 3:21 PM

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- Hotel Milpitas

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Dear Mayor and Milpitas City Council,

My name is Emily Borini and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. In 1997 Joe Gigantino bought this building to run a gym in the city of Milpitas. Now 22 years later it is time to tear down an old building and put in a beautiful new one. A La Quinta will be a hotel for neighbors to have their family members stay, it will add the least amount of traffic possible to an already busy road, and it will bring revenue to the city. As a City Council member you need to look at the facts instead of fear brought on by uninformed people because five years down the road you will see how this hotel truly does benefit Milpitas. Thank you for taking the time to read my email.

Sincerely,
Emily Borini

Nick Fodera <nfodera33@gmail.com>
Sun 4/5/2020 5:11 PM



- Hotel Milpitas

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Dear Mayor and Milpitas City Council,

My name is Nicholas Fodera and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. I will keep this email short and sweet because I know you are getting a lot of messages. If you tune out the noise and look at the facts there is not a single factual reason you should not pass this hotel. You can't be afraid of change or be fearful of the unknown. You have to do what is right for the City which is to approve this project. Thank you for taking the time to read my email.

-Nick

Kristi Brown <brownkristi4@gmail.com>
Sun 4/5/2020 5:21 PM



Forward



More actions

- Hotel Milpitas

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Dear Mayor and Milpitas City Council,

My name is Kristen Brown and I am contacting you because I am in favor of the la Quinta Hotel on Jacklin Road in Milpitas. In 1997, Joe Gigantino bought this building to run a gym in the city of Milpitas. Now 22 years later it is time to tear down an old building and put in a beautiful new one. A La Quinta will be a hotel for neighbors to have their family members stay, it will add the least amount of traffic possible to an already busy road, and it will bring revenue to the city. As a City Council member you need to look at the facts instead of fear brought on by uninformed people because five years down the road you will see how this hotel truly does benefit Milpitas. Thank you for taking the time to read my email.

Sincerely,

Kristen Brown

Terri Brown <terri@dmbrown.net>
Sun 4/5/2020 5:26 PM

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● Hotel Milpitas

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Dear Mayor and Milpitas City Council,

My name is Terri Chipman and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. I will keep this email short and sweet because I know you are getting a lot of messages. If you tone out the noise and look at the facts there is not a single factual reason you should not pass this hotel. You can't be afraid of change or be fearful of the unknown. You have to do what is right for the city which is to approve this project. Thank you for taking the time to read my email.

Sincerely,

Terri Chipman

Claire Aldridge <caldridge8@gmail.com>

Sun 4/5/2020 7:53 PM

Mayor and City Council Members:

I am contacting you because I am in favor of the la Quinta Hotel on Jacklin Road in Milpitas. More than ever, Milpitas can reap strong benefits from new development, especially an elegant and reasonably affordable hotel. A hotel will not only bring construction and hospitality jobs, but also great revenue to the City and local businesses. As a part of Silicon Valley, directing travelers to a simple yet beautiful suburb like Milpitas would prove to be nothing but advantages to the community as a whole.

Best,
Claire

Nicole Normandin <nicole.normandin15@gmail.com>

Sun 4/5/2020 8:22 PM

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● Hotel Milpitas

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Dear Mayor and Milpitas City Council,

My name is Nicole Normandin and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. I will keep this email short and sweet because I know you are getting a lot of messages...

If you tone out the noise and look at the facts there is not a single factual reason you should not pass this hotel. You can't be afraid of change or be fearful of the unknown. You have to do what is right for the City which is to approve this project.

Thank you for taking the time to read my email.

Marisa Ferrari <mferrari@alumni.scu.edu>
Sun 4/5/2020 9:18 PM

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- Hotel Milpitas

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Dear Mayor and Milpitas City Council,

My name is Marisa Ferrari and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. I will keep this email short and sweet because I know you are getting a lot of messages. If you tone out the noise and look at the facts there is not a single factual reason you should not pass this hotel. You can't be afraid of change or be fearful of the unknown. You have to do what is right for the City which is to approve this project. Thank you for taking the time to read my email.

Thank you,
Marisa Ferrari

Lauren Huffmire <lchuff9@gmail.com>
Sun 4/5/2020 9:29 PM

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- Hotel Milpitas

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Dear Mayor and Milpitas City Council,

My name is Lauren Huffmire and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. This hotel will benefit the city in so many ways, from bringing revenue to the city, having little to no environmental impact, and foster community pride. The old gym building has been there for 22 years and it is time for Milpitas to look to the future. You have to listen to the many instead of the few who oppose this project because when you look at the hard facts, this hotel is good for Milpitas. Thank you for taking the time to read my email.

Best regards,

Lauren Huffmire

Joe Shermantine <joeshermantine@aol.com>
Sun 4/5/2020 9:31 PM

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● Hotel Milpitas

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Dear Mayor and Milpitas City Council,

My name is Joe Shermantine and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. This hotel will benefit the city in so many ways, from bringing revenue to the city, having little to no environmental impact, and foster community pride. The old gym building has been there for 22 years and it is time for Milpitas to look to the future. You have to listen to the many instead of the few who oppose this project because when you look at the hard facts, this hotel is good for Milpitas. Thank you for taking the time to read my email.

Best regards,

Joseph Shermantine

d nguyen <dn0957@yahoo.com>
Mon 4/6/2020 3:04 AM

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● Hotel Milpitas

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Dear Members of the City Council,

This is to submit my opposing the La Quinta project on Jacklin.

My main concern with this type of hotel is the high potential for increase of transient crimes. The Executive Inn on Calaveras and Dempsey (off 680), a hotel similar to the La Quinta project, had a long history of attracting transient crimes in Milpitas.

Nothing is more important than maintaining the safety and security of our community.

Dung Nguyen
Milpitas resident
(408) 439 9695

Emma Reaney <ec.reaney@gmail.com>
Mon 4/6/2020 8:39 AM

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● Hotel Milpitas

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Mayor and City Council Members,

This email is in support of the hotel that the landowner wants to build on Jacklin Road.

I hope the city council will see past the immature fear tactics that some people are using to gain support in opposition of this endeavor. They are trying to scare people into thinking their children will be in danger, strangers will come to town, hotel guests will park everywhere in the city except at the hotel.

I hope you can see past these outrageous comments and see the manipulation taking place.

Please do the right thing and vote to approve the hotel. Thank you.

Sincerely,

Emma Reaney

Chuck Konrad <chuck.konrad@me.com>
Mon 4/6/2020 8:59 AM

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• Hotel Milpitas

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Dear Mayor and Milpitas City Council,

My name is Chuck Konrad and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. I attended both city planning meetings and the one image that has stayed with me since those meetings was the picture from 1992 when the building on Jacklin and Hillview road was built. In this picture you see the commercial area and four major dirt plots. Every SINGLE house built in 1000 feet of this project was developed AFTER the building was built. These residents knew they were buying a house next to a commercial property. Many residents believe this property is in residential zoning but that statement is FALSE. The project is in commercial zoning and fits all zoning regulations. After hearing the concerns of residents about privacy the applicant took those concerns into consideration. They added privacy windows into the rooms, they eliminated all west-facing windows in the stairwells and they included strategically placed lightning that won't be a nuisance to nearby residents. When you look at the hard facts instead of the fears from a small group you will see that this hotel is beneficial to the City of Milpitas. Thank you for taking the time to read my email.

Cordially,
Chuck Konrad

From: Jim Canova <july1776@sbcglobal.net>
Sent: Monday, April 6, 2020 12:25 PM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Cc: Joe Gigantino <Joe@workout.com>
Subject: Tuesday's meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.
This is for your Tuesday City Council Meeting ... thank you!

Stay well!!!

Dear Honorable Mayor Tran & Milpitas City Council Members,

I wanted to write on behalf of Joe Gigantino who has been a client (of my small business) and friend for many years.

As you review Joe's project I just wanted to say that Joe's dedication to the highest quality outcomes in all of his business ventures combined with his commitment to his family, friends and community are admirable. I believe that you will find that Joe would only be interested in a project that fosters community pride and be dedicated to that outcome.

It's my understanding that Joe is looking into the possibility of a project labor agreement for this proposed project. That really underscores Joe's commitment to the working families of Silicon Valley who would be such an important part of a project such as this.

As we all look forward to getting our economy back on track I would hope you would give Joe your kind consideration going forward.

Thank You and Stay Well!
Jim Canova
Governing Board Member
Santa Clara Unified School District

From: Anderson, Marie @ San Jose <Marie.Anderson@cbre.com>

Sent: Monday, April 6, 2020 1:19 PM

To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>

Subject: RE: IN FAVOR OF LA QUINTA HOTEL PROJECT

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Mayor and City Council of Milpitas

My name is Marie Anderson and I am contacting you because I am in complete SUPPORT AND IN FAVOR of the LA Quinta Hotel project being proposed in the City of Milpitas on Jacklin Road.

This hotel will benefit the City in numerous ways for the Community and beyond. It will increase revenue to the City and will have no impact on environmental or other issues that have been brought up in previous meetings. This is a quality project and will add to the appeal and amenities of the City of Milpitas.

The old gym building needs to go and this new service and project will be a great addition to the future of Milpitas.

Do not let a few hysterical people convince you otherwise. The Majority knows what is the best for the City of Milpitas. Look at the facts. This is a great project and amenity and service for Milpitas.

Thank you for your time in reading my email message.

Sincerely,

Marie Anderson

Marie Anderson | Vice President | Lic. 00919144

CBRE | Brokerage Services

225 West Santa Clara Street, 12th Floor | San Jose, CA 95113

T 408 453 7468 | F 408 437 3170 | C 408 221 2717

Marie.anderson@cbre.com | www.cbre.com

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From: Steve and Joan Ferrari <sjptmfer@pacbell.net>

Sent: Monday, April 6, 2020 1:57 PM

To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>

Subject: La Quinta hotel proposal

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Dear Mayor Tran and Milpitas City Council,

My name is Joan Ferrari and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. This hotel will benefit the city in so many ways. It will bring revenue to the city with little to no environmental impact and foster community pride. The old gym building has been there for 22 years and it is time for Milpitas to look to the future. Please listen to the many instead of the few who oppose this project, because when you look at the hard facts, this hotel is good for Milpitas. Thank you for taking the time to read my email.

Respectfully,

Joan Ferrari

Sent from my iPad

From: Haru Kent <harukent10@gmail.com>
Sent: Monday, April 6, 2020 2:22 PM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: Milpitas La Quinta Hotel

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Dear Mayor and City Councilors,

I am a resident of Milpitas and support the La Quinta Milpitas project. More than ever the city needs to encourage development. To build a hotel not only brings construction jobs and hospitality jobs, but it also will bring over half a million dollars in revenue to the city. This revenue will help keep small businesses in town. Let's continue to move forward instead of looking at the past. We are a part of Silicon Valley and need to encourage business travelers to stay in our city and spend money in Milpitas. All businesses have a rough road ahead of us after this quarantine. Let's start by approving this project and not delay any longer.

Thank you.

Regards,

Haru Kent

From: Y. Cho <iamisamu@yahoo.com>
Sent: Monday, April 6, 2020 2:36 PM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: [BULK] Public Comment for No to Hotel

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April 6, 2020

Dear City Council,

I would like to submit the following to be entered into records for the city council meeting dated April 7, 2020. in regards to the public hearing for the proposed La Quinta hotel.

According to the FBI's uniform crime reports for 2017 and 2018, it shows that the total crime rate in Milpitas, CA has increased by 7% year over year from 2017 to 2018. Data for 2019 is still not available. This information can be found here <https://ucr.fbi.gov/crime-in-the-u.s/2018/crime-in-the-u.s.-2018>

Also, I would like to note four Milpitas Police cases that were located at local hotels in Milpitas within the last 1 ½ years. These are but a sample that I could locate.

Case # 18-308-006

Date: November 4, 2018

Location: Embassy Suites Hotel, 901 E. Calaveras Blvd.

Juvenile Arrested with Assault Weapon. MPD responded to report of in process fight on third floor involving 20 subjects. A juvenile subject ran from officer and during foot pursuit, the juvenile discarded a "Mac-11" assault pistol on the ground. Juvenile was apprehended and a loaded extended magazine was located on ground near suspect.

Case #19-163-125

Date: June 12, 2019

Location: Sonesta Hotel, Barber Lane

Suspect arrested for auto theft and violation of probation

Case # 19-175-150

Date: June 24, 2019

Location: Executive Inn, 95 Dempsey Road

Suspects arrested in robbery investigation. Victim was physically assaulted and wallet, cell phone, and jewelry were stolen. Victim was treated for injuries at a local hospital.

Case # 19-261-027

Date: September 18, 2019

Location: Holiday Inn & Suites, 1100 Cadillac Court

Drug Dealers Arrested. Officers located methamphetamine for sales, drug paraphernalia, burglary tools, and mail, identification cards, credit cards that appear to be stolen.

Now these are the types of crimes that have been committed in Milpitas at hotels. This is what you are inviting into a residential area and a proposed hotel that is across the street from long standing residential community is wrong. A juvenile had an assault pistol "Mac-11" with extended magazine at a hotel in Milpitas. I urge the council to reaffirm the planning commission vote and reject this hotel proposal. Keep the community safe, keep community pride, and reject this proposal. Vote No on the La Quinta Hotel project.
Regards,

Young Cho

Milpitas Resident since 2006

Carly Vogel <carlyvogel3@gmail.com>
Mon 4/6/2020 2:38 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Mayor and City Council,

As a resident of Milpitas I have to disagree with points brought up against the construction of the La Quinta hotel on Jacklin Road. A new hotel in a fast growing area of northern California would only benefit the city. The hotel would provide a new affordable place for out of town friends and relatives to stay. It would not "destroy the peacefulness of a neighborhood and set a bad precedent" any more than any other business built in this area. Hotels are generally not considered disruptive--especially in our area when the main guests are business people and families. Its location right off the freeway is ideal for a hotel. This way travelers who are unfamiliar with the area can easily locate the hotel and will not drive endlessly through the surrounding neighborhoods. The landowner has provided sufficient material on design and construction in addition to conforming to the legal standards necessary to safely operate a hotel. Why would residents put up a fight against more revenue for the city? Why would anyone disagree with greater convenience for families/friends/business travelers trying to enjoy Milpitas as we do? With the economy in its current state due to the COVID-19 crisis the hotel is a wonderful source of growth for our local economy. The hotel would provide construction and hospitality jobs. People will eventually begin traveling more and obviously a brand new hotel in Milpitas would become a popular and much needed asset. Please vote in favor of the hotel.

Sincerely,
Carlyssa Vogel

From: Andrea Turnlund <a.turnlund@icloud.com>

Sent: Monday, April 6, 2020 2:59 PM

To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>

Subject: La Quinta Milpitas Project

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Dear Mayor and City Councilors,

I am a resident of Milpitas and support the La Quinta Milpitas project. More than ever, the City needs to encourage development. To build a hotel not only brings construction jobs and hospitality jobs, but also it will bring over half a million dollars in revenue to the City and helps the small businesses in town. Let's continue to move forward instead of looking at the past. We are a part of Silicon Valley and need to encourage business travelers to stay in our City and spend money in Milpitas. We all have a rough road ahead of us. Let's start by approving this project and not delay any longer. Thank you.
From, Andi Turnlund

From: Janelle Vogel <janellevogel@gmail.com>

Sent: Monday, April 6, 2020 3:00 PM

To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>

Subject: [BULK] Milpitas La Quinta Hotel

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Dear Mayor and City Councilors,

I have attended the planning commission meetings. I cannot believe that one group that thinks they speak for all Milpitas residents. I am outraged that they are all posting on the Internet about the La Quinta hotel bringing traffic and criminals to our city. These residents are spiteful and illogical. They continue to keep repeating the same points over and over again with no factual evidence. No matter how many times they hear in the planning commission meetings or on NextDoor that the hotel will NOT bring significant traffic to the area they continue to repeat that point. It is false to say that a hotel will bring criminals or "smash and grab crime" just because it is located near a freeway. Think of all the other areas with hotels near freeways. Other cities do not have this problem or it would be a well documented issue throughout the state. Milpitas will be no exception to the rule. Everyone in this city deals with traffic on a daily basis as well. Why do these people think Milpitas should be given special treatment? Businesses bring cars and there is no way of getting around that. At least with a hotel we can assume some of those cars will be Uber and Lyft. When I think of a La Quinta hotel I do not think of criminals. How can someone be allowed to say these things without proof? They are horrible "worst case scenarios" that are extremely unlikely and have never occurred at other La Quinta sites. It is wrong to take all of these unproven opinions and put them in a letter to make them appear as facts. I hope you will see past this and approve the hotel. Please be logical. Thank you very much.

Regards,

Janelle Vogel

From: G Montgomery <gillian@dpshow.com>
Sent: Monday, April 6, 2020 3:18 PM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: [BULK] La Quinta Hotel support

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Dear Mayor and Milpitas City Council,

My name is Gillian Montgomery and I am strongly in favor of the La Quinta Hotel on Jacklin Road in Milpitas. After the pandemic has passed, your City will need to encourage development of upscale establishments more than ever. Milpitas is close to several major freeways and 2 international airports, so offering the right amenities will help you compete with surrounding cities in attracting travelling and local visitors. This hotel will not only bring numerous local jobs to the city, but it will also generate a 14% TOT tax to the City. This tax will generate over half a million dollars revenue for the City of Milpitas. This project fits all zoning regulations, will replace a rundown building with a beautiful new one, and will allow Milpitas residents to have a place for family and friends to stay when they come to visit. As leaders in the City of Milpitas you have to do what is best for the entire community instead of a small group; therefore, in this situation what is best for the City of Milpitas is to pass this project. Thank you for taking the time to read my email.

Stay Well, Gillian Montgomery

From: Johnni Logue <johnni.logue@gmail.com>

Sent: Monday, April 6, 2020 4:52 PM

To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>

Subject: La Quinta Hotel

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Dear Mayor and Milpitas City Council,

My name is Johnni Logue and I am contacting you because I am in favor of the La Quinta Hotel on Jacklin Road in Milpitas. I will keep this email short and sweet because I know you are getting a lot of messages. If you tone out the noise and look at the facts there is not a single factual reason you should not pass this hotel. You can't be afraid of change or be fearful of the unknown. You have to do what is right for the City which is to approve this project. Thank you for taking the time to read my email.

Thanks,
Johnni Logue

From: trish <lakerchic@gmail.com>
Sent: Monday, April 6, 2020 5:03 PM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: La Quinta Hotel

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To whom it may concern:

I am for the Hotel project as it is a great opportunity for the city to build something. It will not only provide jobs but also be a beautiful new building in the heart of Milpitas. We need to encourage new developments in this city especially one that will bring in new business for the city along with more jobs. It is important for business travelers to have a place to come to when in town since most of the other hotels are dated and older.

Thank you!!
Trish

From: leo peralta <lvperalta@hotmail.com>
Sent: Monday, April 6, 2020 6:15 PM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: Public Hearing on proposed La Quinta hotel

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To Honorable City Council members:

My name is Leo Peralta and I oppose the hotel because it will increase crime in a residential area. The hotel will attract drug dealers and other criminals and it will exacerbate traffic.

Thank you for your consideration.

Leo Peralta

From: Vivek Gupta <vivek.gup@gmail.com>
Sent: Monday, April 6, 2020 7:06 PM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: NO 5-story hotel on Jacklin

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.
Hello City Council,

As a investor and prospective new resident, I would like to express that my entire family strongly oppose the 5-story La Quinta Hotel build on Jacklin Rd. I am requesting you to please vote "NO" on this hotel through this email as council meeting is happening on internet and I am not sure if I will be able to convey my viewpoint in any other way possible. If this hotel is passed by the city council, we definitely will run a referendum petition to overturn it.

I am building a 2 story residence very close to proposed location of this hotel and I have every plan to move this such an excellent location, great neighborhood and great view of mountains. This hotel will completely shatter my plans. It bring lot of unknown people to this area, causing disturbance in the neighborhood and make it an unsafe place for residents and kids. Also, allowing selling of alcohol so close to residential area and schools make no sense. I am sure, no-one likes to have commercial hotel close to their house. I would rather propose a grocery store, some other business (e.g. another school, revamped gym or health center) which is helpful to Milpitas residents.

I sincerely hope our mayor and city council members can put our neighborhood safety, privacy and the quality of life in the first place and seek the best interest of Milpitas residents not the special interest groups. I strongly urge you to vote "NO" on this hotel.

Sincerely yours,
Vivek Gupta & Sandhya Agarwal
859 Alisal Ct

From: Ed Peralta <apwu73@gmail.com>
Sent: Monday, April 6, 2020 8:19 PM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Cc: Rich Tran <rtran@ci.milpitas.ca.gov>; Bob Nuñez <bnunez@ci.milpitas.ca.gov>; Karina Dominguez <kdominguez@ci.milpitas.ca.gov>; Carmen Montano <cmontano@ci.milpitas.ca.gov>; Anthony Phan <aphan@ci.milpitas.ca.gov>
Subject: [BULK] LA QUINTA HOTEL - PUBLIC HEARING COMMENT

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Good afternoon. My name is Ed Peralta and a current resident of the City of Milpitas. Thirty years ago, I relocated from San Jose to the beautiful City of Milpitas where I remain a voting resident up to this day and into the future. In my capacity as the President of the San Jose American Postal Workers Union covering all the postal facilities between Gilroy and Daly City, and representing postal workers both active and retired who live in Milpitas, I convey our collective opposition to the proposed construction of La Quinta Hotel at Hillview Drive and Jacklyn Road. It would not be necessary to repeat over and over again all the legitimate reasons why La Quinta Hotel should not be built because I am very sure that you have heard them all. However, it is extremely important to underscore that the City of Milpitas Planning Commission rejected the proposal to build this hotel. It would be a gross disservice by the City Council to override the Planning Commission and succumb to corporate greed against the interests of the residents who elected them into office. If constructed, the hotel would be a monument that will serve as a constant reminder that our elected officials miserably failed their respective constituents. I therefore urge the City Council to do the right thing and put the interests of the citizens of Milpitas over and above anything else and for each council member to vote down this proposal to build the hotel.

Respectfully yours.

Ed Peralta, President
APWU San Jose Area Local 73
www.apwu73.com

From: Winnie Yu <yuuwinnie@gmail.com>
Sent: Monday, April 6, 2020 8:59 PM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: Comments for hearing

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The folks in charge of the city of Milpitas don't care about the well-being of its citizens; it appears that they only care about money.

Isn't there another site the hotel could be built at such as "downtown" Milpitas? And no offense, but a La Quinta is so low-class. Milpitas is the "gateway to Silicon Valley" but is trying to construct a La Quinta? Very embarrassing in my opinion; no wonder tech companies would rather build in Alviso than Milpitas. At least have a higher-class hotel.

PLEASE, I'm sure there's a better alternative than a hotel in a residential area.

-- Tiffany Yu

From: Karilyn <karilyn@gmail.com>
Sent: Monday, April 6, 2020 10:47 PM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: [BULK] Please Vote NO to La Quinta hotel

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Dear City Council Members,

As a Milpitas citizen and mother of two, I strongly oppose La Quinta hotel for the following reasons.

- 1) Residents near the proposed hotel site do not want strangers in their back yard.
- 2) The proposed height of the hotel is an invasion of privacy for nearby residents.
- 3) It is right next to a preschool and after school center.
- 4) La Quinta is a 2 star hotel, it will attract the wrong crowd.
- 5) There is already 20 other hotels in Milpitas.
- 6) Location is not near any large companies. It is at a small business center and across the street from quiet residential neighborhoods. A hotel of this size is better situated near companies like Cisco and KLA-Tencor.
- 7) Milpitas Police has made numerous arrests at Milpitas hotels. Please see below for list of Press Releases from MPD by searching Nextdoor for "hotel arrest" and "inn arrest". We do not want to see this type of activity so close to residential neighborhoods.

a) Press Release: Drug Dealers Arrested (Sept 18, 2019) at Holiday Inn:
https://nextdoor.com/news_feed/?post=125064448

b) Press Release: Suspects Arrested in Robbery Investigation (June 24, 2019) at Executive Inn:
https://nextdoor.com/news_feed/?post=120983140

c) On June 12, 2019 at 6:12 p.m., an officer was patrolling the parking lot of the Sonesta Hotel on Barber Lane and observed a suspicious Dodge Dakota truck. A subject was standing near the truck and the officer stopped to speak with them. A check on the license plate revealed the truck was reported as stolen to the San Jose Police Department. After further investigation, the subject was booked into jail for auto theft and violation of probation. (#19-163-125).

https://nextdoor.com/news_feed/?post=119265956

d) Press Release: Juvenile Arrested with Assault Weapon (Nov 4, 2018) at Embassy Suites:

https://nextdoor.com/news_feed/?post=96363685

e) Press Release: Identity Theft Suspects Arrested (Oct 13, 2018) at Best Western Brookside Inn:

https://nextdoor.com/news_feed/?post=94181883

f) AUTO THEFT SUSPECT ARRESTED (Aug 9, 2018) at Best Value Inn:

https://nextdoor.com/news_feed/?post=89307441

g) Press Release: Suspects Arrested for Auto Theft & Warrants (June 21, 2018) at Best Value Inn:

https://nextdoor.com/news_feed/?post=85887998

h) Press Release: Parole Violator Arrested (June 14, 2018) at Best Value Inn:

https://nextdoor.com/news_feed/?post=85699612

i) Press Release: Auto Theft Suspect Arrested (May 22, 2018) at Executive Inn:

https://nextdoor.com/news_feed/?post=83708878

k) Press Release: Fraud Suspect Arrested After Struggle (Apr 29, 2018) at Courtyard by Marriott:

https://nextdoor.com/news_feed/?post=83215054

l) Press Release: 16-Year-Old Arrested for a Stolen Handgun (Mar 10, 2018) at Best Value Inn:

https://nextdoor.com/news_feed/?post=78750445

m) Press Release: Police Impersonator Arrested (Jan 30, 2018) at Baymont

Inn:

https://nextdoor.com/news_feed/?post=75671331

Regards,
Karilyn

From: David Yao <dyao22@hotmail.com>
Sent: Monday, April 6, 2020 10:58 PM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: Yes on a new hotel at 1000 Jacklin Road, Milpitas

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Dear Milpitas City Council Members,

I'm writing in regard to building a new hotel at 1000 Jacklin Road, Milpitas. I support for a new La Quinta hotel at 1000 Jacklin Road. The five stories hotel design looks very nice. It will be an upgrade to that business corner. It can bring more attention to the area and that means more business for all the business owners there. I understand there is objection to having a five story building because it will be obstructing a few house owners' view to the hillsides. They then think it will reduce their house value. But that is not a sure thing. The current trend is to have housing around a busy business center. Santana Row in San Jose is a prime example. Upgrades to the Jacklin and Hillview business corner will most likely increase the house value in the immediate residential area. There are way more positives than negatives. Progress is a good thing.

I've looked at the other reasons from the house owners with a blocked view to the hillsides. I don't think they have proved their points.

1. Ugly 25-foot cell phone tower on top of the five stories hotel. That can't be true. The 25-foot metal pole is to have the wireless signals to clear over the surrounding buildings. If the cellular equipment is on top of the five stories hotel then the 25-foot metal pole is no longer needed. The cellular equipment will be out of view for people at the street level. At the higher elevation it will only broadcast the strong mobile signal to a wider area.
2. Thieves can get away faster with the nearby highway 680 entrance. Wow, they are thinking too hard to find reasons to stop this new hotel project. California alone have hundreds of hotels next to a highway and with a nearby highway entrance. Enough said on that point.
3. High traffic and not enough parking. The original health club owner provided that there are about 700 people coming and going in a day. The new hotel is 105 rooms. A family of four is still coming and going in one car. With a full occupancy the hotel is pretty much at 105 cars coming and going. 105 is definitely way less than 700. The traffic can only be less, not more. As for parking the new hotel has 105 parking spots on their own property for their 105 rooms, again assuming full occupancy for the day.

4. Too many strangers coming and going at the new hotel. All hotel guests are required to show their ID at the hotel front desk. And there are security cameras. Do you want to commit a crime near the new hotel with your ID known and recorded?

As for the blocked hillside view for some of the home owners it can be looked at another way. The Milpitas hillsides are best enjoyed by hiking and mountain biking. It is a healthy activity. For me I lost my belly fat before my wedding by hiking exclusively at the Milpitas hillsides. I looked good in my wedding tuxedo. Thanks Milpitas!

Milpitas hillsides are brown half time of the year. I hope Milpitas City Council members will vote basing on the right balance between business owners and residential owners, instead of who voice the loudest. Again, progress is a good thing. I support for a new La Quinta hotel at 1000 Jacklin Road. Thank you.

Sincerely,

David Yao
(408)518-1410 mobile

From: reg bal <reghminderbal@yahoo.com>
Sent: Tuesday, April 7, 2020 11:09 AM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: [BULK] Public comment for 4/7/2020 hotel hearing meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

My name is Reghminder Bal. I live at Rankin Drive Milpitas right near Hillview. I respectfully request our city council to vote "NO" on the hotel project. This hotel would :

1. Set Bad precedent - it would encourage more high rise buildings in our community
2. Let the current worse traffic condition even worse.
3. Not provide enough parking spaces - Parking would overflow to neighborhood.
4. Downgrade our quality of Life
5. Increase incidents and criminal activity
6. Increase risk to our children's safety - kinderCare and Tian Tian School are right next to it.
7. Distribute Alcohol in Highway Service Zone and next to schools
8. Questionable location and viability - This hotel would be right next to neighborhood; 300 feet. Do our mayor or council members want a 5-story hotel build just three houses away from their houses?

I highly recommend our city council to vote "NO" on this project. Thank you.

Reghminder Bal (Milpitas resident)
Sent from my iPhone

From: Guneet Bal <guneetbal@yahoo.com>
Sent: Tuesday, April 7, 2020 11:15 AM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: Public comment for 4/7/2020 hotel hearing meeting

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My name is Guneet Bal I live at Rankin Dr. Milpitas near Hillview. I strongly suggest our city council to vote "NO" on the hotel project. When our entire state and nation is facing a tough time to fight the corona virus with shelter in place order. The developer refused to postpone the public hearing meeting. This is a good example that the developer only care about their interest and want to let the entire community to suffer. This is a very important decision to us. As we have stated, this hotel would forever change our quiet and beautiful neighborhood.

Given the current economic conditions, it doesn't make any sense to build another hotel in Milpitas. This industry has requested \$100 billion bailout from the federal government which has to be paid by the tax payers over next 10-15 years. I sincerely hope our City Council can show great wisdom to re-evaluate its position and vote "NO" on this La Quinta Hotel proposal. Thank you.

Guneet Bal (Milpitas Resident)
Sent from my iPhone

From: Christine Gigantino <christinegigantino@yahoo.com>
Sent: Tuesday, April 7, 2020 11:28 AM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: [BULK] Very important, please read-Vote yes tonight

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Milpitas

Dear Mr. Mayor and Milpitas City Council,

I am calling today (or writing to you today) with great passion and support of the proposed La Quinta Hotel project on 1000 Jacklin Road. My husband and I have been a loyal and compassionate business owner in the Milpitas community for over 22 years. We have always done the right thing in our business practices, taking the community of Milpitas into account in all decisions. I haven't spoken up publicly up to this point but feel I must let you know how we, mainly my husband, have been treated by this group of people who are opposed to the project that call themselves Milpitas "neighbors."

I have kept somewhat quiet thru this difficult process, supporting my husband and family as we have sat thru hours and hours of listening and watching people tell blatant lies, show doctored pictures of our building and land, and try to create unwarranted fear for their own personal purpose. I also shockingly witnessed, after the planning commission meeting in January, a commissioner (Evelyn Chua) hug and "high five" a group of people from the opposition then proceed to get into the car with one of them and leave. I tell you this because there's something very wrong here. Why is your staff, City managers recommendations not embraced and then completely dismissed with a false statement that the proposed project doesn't foster community pride?! It was obvious in that January meeting the commissioners were being bullied or possibly bribed by a small group of residents with doctored signs, unwarranted threats, and the saddest of all, the use of their own children to tell lies and create fear. Wasn't it stated in the city managers proposal that Community pride is fostered by the beautification of new development ?! I'm still so shocked and saddened by this experience and I want to believe, after so many years as a

business owner in Milpitas , I will still confidently recommend Milpitas as a fair and prosperous place.

The Milpitas City Council now has a job to do, to correct the disdain and corruption the commissioners created to their own community, City managers, and business owners of Milpitas. Your job is also to make a decision for the ALL of Milpitas and not for a small group of bullies. Please , I ask you to do the right thing and vote yes for the La Quinta project on April 7th!
Thank you so much for your time in listening.

Sincerely,
Christine Gigantino

Sent from my iPad

From: Austin P <aus_10en@yahoo.com>
Sent: Tuesday, April 7, 2020 11:36 AM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: [BULK] Hotel : food for thought

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Milpitas is a nice little city to live in, but it has changed dramatically in recent years...MORE TRAFFIC, MORE CONGESTION AND MORE CRIME. The Planning and City Council has left us to contend with traffic congestion every morning on our way to work we now shake our heads in disbelief as we sit in traffic and wonder what they have done to this city..

Greatmall area has been over built as they permitted over 8000 THOUSAND new homes to be built most within the last 5 to 6 years.

The city has run out of space to build and now they want to start building in the north section of Jacklin rd.

This city basically has three roads to exit going west.. Montague, Calaveras and Jacklin rd. Over building in our city has caused traffic jams on both Montague and Calaveras and now the City threatens to do the same with Jacklin rd.

Tonight (April 7 2020) the City COUNCIL will decide and take a vote to give approval to build a 70 foot Hotel on the old site of the Milpitas Health and fitness building.

Residents have been fighting against this project they dont want Jacklin road impacted with traffic just like Montague and Calaveras are now.

The residents dont want the city to start building on the north end of town like they over built near the greatmall area leaving us with another traffic congested road and NO way to get out of town.

WE WILL STAND UP TO YOU AND HOLD YOU IN ACCOUNT .. YOU GUYS PROMISED TO CLEAN UP THE CORRUPTION IN THIS TOWN AND NOW EVERYONE KNOWS THAT THE CITY HAS BEEN SENDING RESIDENTS PRIVATE EMAILS TO JOE GIGANTINO AND MARK TIERNIN REGARDING THIS PROJECT... WHY WHY WHY???

From: Tak Liong <liongt@gmail.com>
Sent: Tuesday, April 7, 2020 11:50 AM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: Comments on the Hotel Project

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Dear Mayor and the City Council Members,

My name is Tak Liong and I lived at 807 De Anza Court. The Hotel Project has a direct impact on our neighborhood.

The proposed hotel is 5 stories tall, in a neighborhood of 1-2 stories professional offices and single-family homes. It looks like an elephant in a flock of zebras. Is it visual dominance? The hotel is overlooking our homes day and night.

We are facing serious traffic issues every day over Jacklin and Hillview, and the situation is getting worse. The fitness center is vacated for over a year. It generates zero Traffic. The owner's project report confirms the addition of hundreds of traffic per day when the hotel is built. In other words, this hotel will worsen the current traffic situation.

This hotel does not fit in this neighborhood. It is not neighborhood commerce.

Please, ask not the tax revenue that can be generated. Ask how your decision can help to improve and retain the quality of life for this community.

Do not change the name from "Hillview Drive" to "Hotelview Drive".

Vote "NO" to this hotel project.

Your judicious decision will be remembered!

"NO HOTEL IN OUR NEIGHBORHOOD"

Tak Liong

From: Eleanor Peralta <emp72@comcast.net>
Sent: Tuesday, April 7, 2020 11:55 AM
To: Hotel Milpitas <hotel@ci.milpitas.ca.gov>
Subject: Public Hearing re La Quinta Hotel

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Hello. My name is Eleanor Peralta, a retired registered nurse at the Elmwood County Jail, a registered voter and current resident of the City of Milpitas for the last thirty years. There are so many cities I could have chosen to go and live but I settled in Milpitas because it is a small city within the metropolitan area that used to be known as the bedroom community of Silicon Valley. Over the years, I have seen the gradual erosion of the reasons why I moved to Milpitas ... similar to the reasons of other numerous Milpitas residents; that is, a nice residential community. To maintain the beauty of Milpitas is definitely the absolute responsibility of the City Council in partnership with the residents they represent.

Today, the City Council will vote whether or not to overrule the recommendation of the City Planning Commission to reject the proposal to build La Quinta Hotel at Hillview Drive and Jacklin Road. Reversing the recommendation of the citizens who volunteered to be members of the City Planning Commission will set a dangerous and irreversible precedent. A vote to override the recommendation of the City Planning Commission not to build La Quinta Hotel is a vote of no confidence by the City Council ... a message that the labor of love by these volunteers appointed by no other than the City Council ... has no value whatsoever. In so doing, what else remain as motivation for citizens to volunteer? In closing, I strongly urge the City Council to uphold the decision of the City Planning Commission and reject the hotel. Thank you.

Eleanor Peralta
Milpitas Registered Voter

Attachment J

Public Hearing (appeal)

April 7, 2020

The 655 page Initial Study/Mitigated Negative Declaration for the La Quinta Hotel development project can be found at the following link:

http://www.ci.milpitas.ca.gov/_pdfs/Commissions/pc/2020/011520/LQ_attachmentD.pdf



**A COLLABORATION BETWEEN
DEVELOPER, CITY & COMMUNITY**

Milpitas City Council Appeal Meeting 04/07/2020

- **TEAM MEMBERS**

- Joe Gigantino – Property Owner
- Mark Tiernan – Entitlement Consultant
- Brody Percell – Allied Partners, Project Manager
- Norm Matteoni – Matteoni, O’Laughlin & Hechtman, Land Use Attorney
- Alan Ames – Wyndham, Senior Manager Construction
- Mike Leininger – Security Consultant
- Carter Case – Case Design Group, Architect
- Colt Alvernaz – CBG Civil Engineer

COMMERCIAL ZONING HIGHWAY SERVICES



The Purpose and intent of this zone is to provide for the wide range of personal and business services primarily oriented to the automobile customer and transient residential uses such as hotels or mobile home parks. It is intended to include those commercial uses which customarily located outside of the Central Business District area and tend to require lots with well-maintained grounds. The highway service uses listed are of a relatively low customer volume. Special development standards are incorporated in the district regulations in order to provide for orderly development and to minimize potential traffic hazards. The HS District, when appropriate, will be located along State highways and major City thoroughfares and in accordance with the adopted City of Milpitas General Plan.

1000 JACKLIN ROAD
WAS ZONED
HIGHWAY SERVICE
PRIOR TO ORIGINAL
BUILDING DATE of
1979

Aerial photo dated 1974



AERIAL PHOTO 1982



AERIAL PHOTO AS OF TODAY



Construction Site Plan

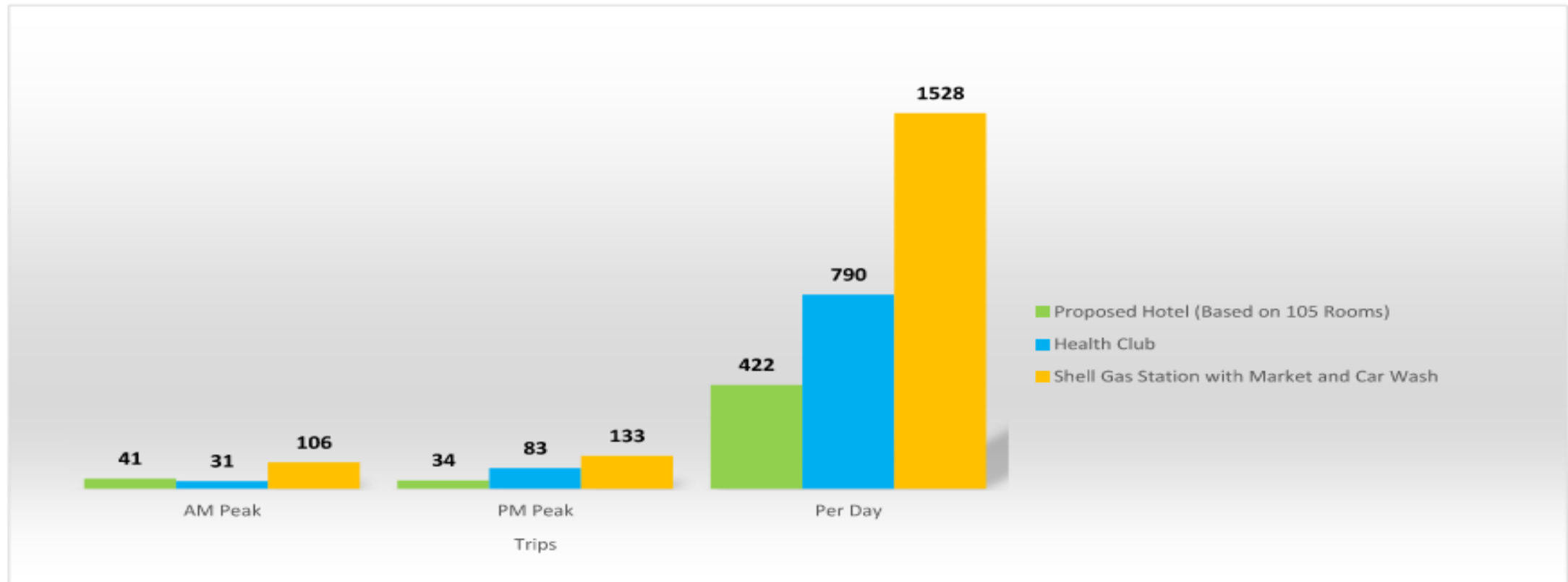


CONSTRUCTION PLAN

Phase of Work	Work Activities/Safety/Noise/Environmental Mitigation Plan	Estimated Duration in Months	Work Hours	Number of Workers
Existing	Tear down and removal of existing building materials	1	7am-5pm	15
Building Demolition	Site will be fenced off with security allowed access			
	Site will be wetted down to reduce dust using recycled water			
	materials will be sorted for recycling prior to removal			
Site Work	Excavation and preparation of site for building,	1.5	7am-5pm	20
	Utilities, parking lot and landscaping			
Building Foundation	Forming and pouring concrete for building foundation	1	7am-5pm	17
Building Framing	Framing of building structure	1.75	7am-5pm	25
Building Exterior	Installation of siding, windows and roofing materials	1	7am-5pm	20
Building Interior Utilities	Installation of plumbing, electrical, mechanical, fire protection	1.75	7am-5pm	15
Building Interiors	Installation of drywall, texturing, painting	2.5	7am-5pm	10
Building Finishes	Installation of lighting, plumbing fixtures, cabinetry, flooring	2.25	7am-5pm	12
Building Furniture	Installation of room and public space amenities	1.5	7am-5pm	20
	TOTAL	14.25		

Traffic Generation

a low traffic generating hotel



Hotel: Information gathered from Trip Generation Planner (ITE 10th Edition) provided by Hexagon Transportation Consultants and Associates, Inc

Shell Gas Station with Market/Car Wash: Information gathered from Trip Generation Planner (ITE 7th Edition) provided by Kimley-Horn and Associates, Inc

Health Club: Information gathered from Trip Generation Planner (ITE 10th Edition) provided by Hexagon Transportation Consultants and Associates, Inc

NEW PROJECT TRIP GENERATION ESTIMATES

Table 1
New Project Trip Generation Estimates

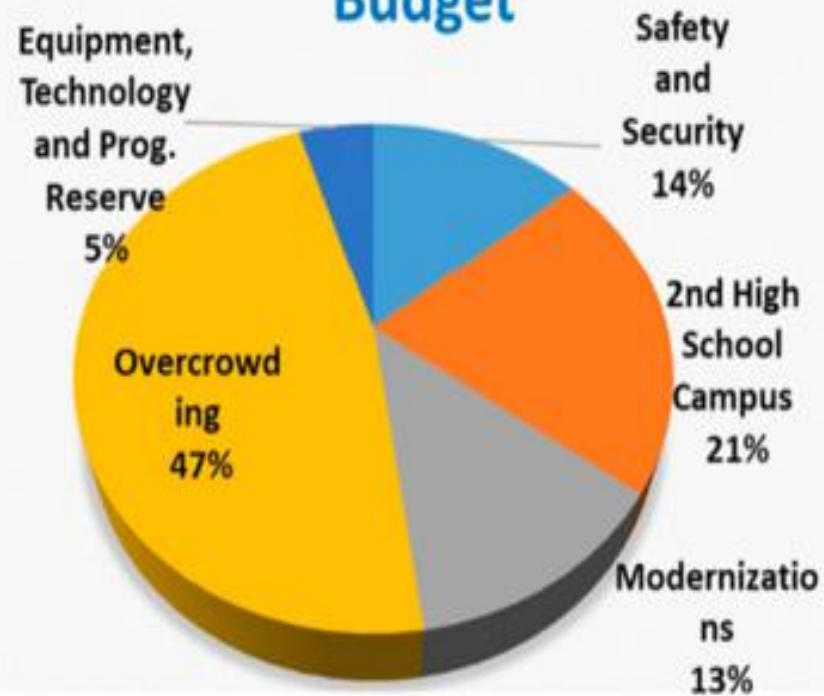
Land Use	Size	Daily Rate	Daily Trips	AM Peak Hour				PM Peak Hour			
				Rate	Total Trips	In	Out	Rate	Total Trips	In	Out
<u>Proposed Use</u>											
Business Hotel ¹	105 units	4.02	422	0.39	41	17	24	0.32	34	18	16
<u>Existing Use</u>											
Existing Fitness Building ²	24,000 sq.ft.	32.93	-790	1.31	-31	-16	-15	3.45	-83	-46	-37
Net Project Trips			-368		10	1	9		-49	-28	-21

¹ Rates based on ITE Trip Generation, 10th Edition for Business Hotel (ITE 312).

² Rates based on ITE Trip Generation, 10th Edition for Health/Fitness Club (ITE 492).

Bond Measure AA passed at 71.41 percent

2018 Measure AA Bond Budget



Planning for Future Projects

Project:

- Mabel Mattos Phase Two
- Randall Modernization
- Ayer Ed Park/2nd High School Campus
- Rancho Track
- Russell Track
- Modernization (various sites)
- Campus Security Upgrades



Safety/Security

- Facilitate strong communication between Milpitas Police Department and onsite management
- On-site workspace for police to come while on patrol.
- Security cameras at all access points into the hotel, underground parking and parking lot.
- Security footage made readily available to the Milpitas Police Department
- Security cameras shall be operable 24hrs/day, 365 days/year
- Hotel is staffed 24 hours a day.
- Staff is continually trained and re-trained on safety and security topics and practices
- Employee background checks after they have accepted a position
- All side doors are exit only and require guestroom key for re-entry.
- Lobby doors can be programmed to lock at 11PM and require guest keycard for entry.
- The pool, spa, and fitness room require a guest key card for entry.

Distance From Hotel to Neighborhoods



Building Dimensions

Health Club

- 17,391 sf footprint
- 92' 3" wide, 186' 7" long, 30' tall
- 63' tall clock tower

LA QUINTA Hotel

- 13,436 sf footprint
- 67' 10" wide, 203' long, 59' 6" tall (avg)
- 73' tower (only 28% of total building)



Views Looking East

CURRENT BUILDING



LA QUINTA MILPITAS



Resident Privacy

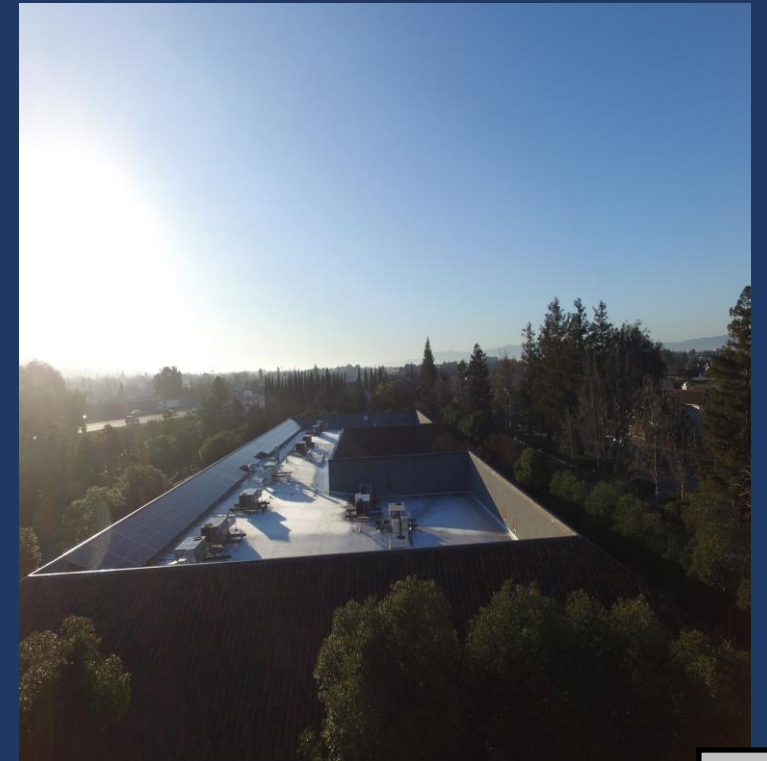
Looking South from
3rd floor



Looking South from
4th floor



Looking South from
5th floor



Resident Privacy

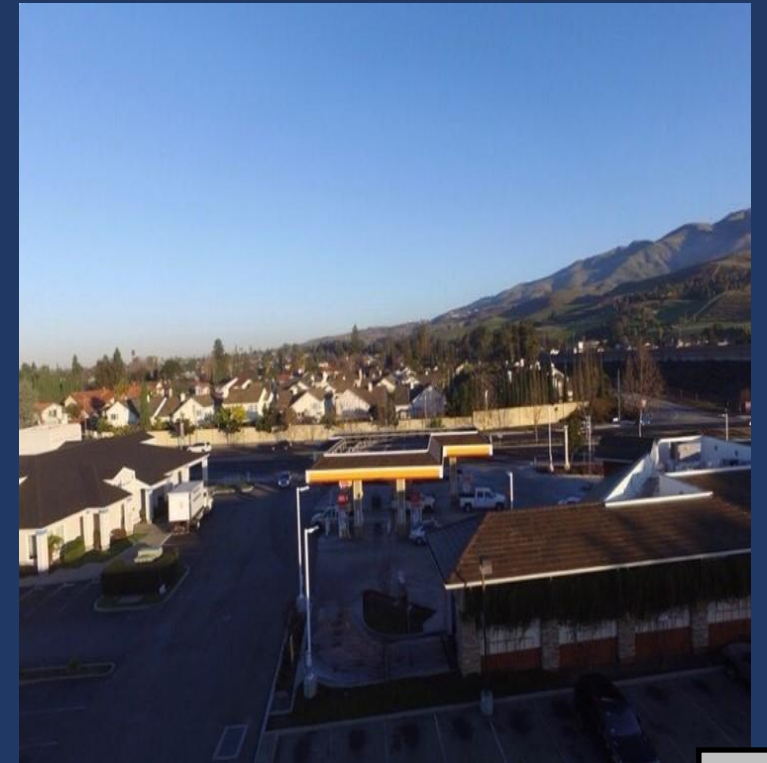
Looking North from
3rd floor



Looking North from
4th floor



Looking North from
5th floor



A PROUD ADDITION TO THE CITY OF MILPITAS







OUR PROMISE TO THE CITY OF MILPITAS & COMMUNITY IS:

- TAKING PRIDE IN ALL AREAS OF OUR HOTEL
- TAKING PRIDE IN THE SERVICES WE PROVIDE TO MILPITAS FAMILIES
- TAKING PRIDE IN THE SERVICES WE PROVIDE TO OUR MILITARY
- TAKING PRIDE IN THE SERVICES WE PROVIDE TO MILPITAS BUSINESSES
- TAKING PRIDE IN BEING A GOOD NEIGHBOR
- TAKING PRIDE IN SAFETY
- TAKING PRIDE IN APPEARANCE AND PROFESSIONALISM
- TAKING PRIDE IN CURRENTLY BEING A MILPITAS BUSINESS OWNER FOR OVER 20 YEARS
- TAKING PRIDE IN CONTINUING TO PROVIDE THE CITY OF MILPITAS WITH SERVICES AT 1000 JACKLIN RD



CITY OF MILPITAS AGENDA REPORT (AR)

Item Title:	Conduct a Public Hearing and Consider Adopting a Resolution Upholding the Appeal by Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Compliance with the California Environmental Quality Act and Approving: (1) Environmental Assessment No. EA18-0002; (2) Site Development Permit No. SD18-0012; and (3) Conditional Use Permit No. UP18-0012 to Allow demolition of an existing 22,300-square foot commercial building; development of a hotel with up to 105 rooms and up to five stories in height, a tower element up to 73 feet in height, a floor area ratio up to 1.63, and one level of below-grade parking; the relocation of wireless telecommunication equipment to the rooftop of the new building; and on- and off-premises sale of beer and wine on a 1.14-acre site at 1000 Jacklin Road
Category:	Public Hearings-Community Development
Meeting Date:	4/7/2020
Staff Contact:	Lillian VanHua, 408-586-3073
Recommendations:	1) Consider and adopt public hearing procedures. 2) Conduct a public hearing, receive public comment, and move to close the hearing. 3) Adopt a Resolution upholding the appeal by Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Compliance with the California Environmental Quality Act, and Approving: (1) Environmental Assessment No. EA18-0002; (2) Site Development Permit No. SD18-0012; and (3) Conditional Use Permit No. UP18-0012 to allow demolition of an existing 22,300-square foot commercial building; development of a hotel with up to 105 rooms and up to five stories in height, a tower element up to 73 feet in height, a floor area ratio up to 1.63, and one level of below-grade parking; the relocation of wireless telecommunication equipment to the rooftop of the new building; and on- and off-premises sale of beer and wine on a 1.14-acre site at 1000 Jacklin Road.

BACKGROUND:

On October 23, 2018, Mark Tiernan, on behalf of the property owner Joe Gigantino, submitted an application for the development of a 105-room hotel on a 1.14-acre site located at 1000 Jacklin Road (the "project"). The project area is located at the southwest quadrant of the intersection of I-680 and Jacklin Road. The application includes the following three entitlement requests for the proposed development of a 105-room hotel:

1. Site Development Permit SD18-0012: To allow the development of a five-story hotel with 105 rooms on the 1.14-acre site; and
2. Conditional Use Permit UP18-0012: To allow the hotel use, a floor area ratio of 1.63, the relocation of wireless telecommunications equipment to the rooftop of the building, and the on-sale of beer and wine (Type 70 and Type 20 Alcoholic Beverage License); and
3. Environmental Assessment EA18-0002: To review and assess all requested entitlements for consistency with the California Environmental Quality Act (CEQA).

On December 11, 2019, the Planning Commission held a public hearing on the proposed development project. During the public hearing, 45 people commented both for and against the proposal. Primary concerns raised by those opposed to the project included pedestrian and traffic safety during construction, obstructed view of the hillsides, potential criminal activity and privacy issues, and traffic and parking concerns when the hotel is

operational. Primary community benefits identified by those who spoke in favor of the project included a new building to replace the vacant health club, an attractive new hotel to serve the needs of travelers in the area, and increased revenues to the City. The Planning Commission voted 5-0 to close the public hearing and voted 5-0 to continue their discussion to the next meeting on January 15, 2020. The motion included a specific request for additional information from the applicant regarding safety and security during construction on the site and when the hotel is operational, parking plan during construction and when the hotel is operational, additional renderings of the proposed building from various viewpoints, a diagram showing the distance from the proposed development to adjacent neighborhoods, arrangement of trees and landscaping surrounding the site as visual barriers, explanation of traffic analysis prepared for the project, measures taken to mitigate building height and privacy issues, and feedback received at a neighborhood meeting on January 8, 2020.

On January 15, 2020, staff presented the requested information to the Planning Commission. The Planning Commission voted 4-2 to deny the project on the basis that it would be inconsistent with General Plan policy 2.a.I-17, which states that a project should “foster community pride and growth through beautification of existing and future development.”

On January 27, 2020, the applicant filed this appeal (the “Council Appeal”) of the Planning Commission’s January 15 decision pursuant to Milpitas Municipal Code Section XI-10-64.02, which authorizes the City Council to consider an appeal of the Planning Commission’s decision for Site Development Permits and Conditional Use Permits. The applicant filed this appeal on the grounds that the Planning Commission’s decision was not based upon the facts presented at the public hearings.

ANALYSIS:

The proposed project is consistent with the existing Milpitas General Plan land use designation of Highway Services (HWS) and meets all the development standards and regulations for this type of development within the corresponding Highway Services (HS) Zoning District.

The General Plan land use designation for the subject property is Highway Services, which allows a wide range of personal and business services primarily oriented to customers arriving by automobile, including motels and other types of temporary lodging. As further described in the General Plan, this designation includes those commercial uses which customarily locate outside the Central Business District area. The project is bounded by the Highway Services (HS) Zoning District to the north (occupied by a convenience store, gas station, and automatic car wash) and Administrative and Professional Office (CO) to the west and south (occupied by Jacklin Commons office park). Interstate 680 is located immediately to the east of the subject property.

The project is consistent with the General Plan in the following manner:

- Elevates the City’s economic development goals through job creation within the construction and hospitality sector;
- Establishes an additional transient occupancy tax generator, with little to no impact on existing residential uses; and
- Highlights and reinforces the City’s economic development goals by providing a pleasant venue for overnight guests who likely utilize goods and services of local businesses.

Within this zoning district, the Floor-Area Ratio (FAR) for a project may be established through the approval of a Conditional Use Permit (CUP), per Milpitas Municipal Code Section XI-10-2.01 (“Floor Area Ratio” definition). The project proposes a Floor Area Ratio (FAR) of 1.63; without a CUP, the allowable FAR at this site is 0.50.

To approve a higher FAR, the Zoning Ordinance requires that findings must be made to demonstrate that the proposed development project:

1. Will generate low peak-hour traffic; and
2. Will not create a dominating visual prominence.

Staff recommends approval of the proposed FAR of 1.63 based on:

1. Analysis conducted by professional traffic consultants concluded that the project will generate low peak-hour traffic;
2. The proposed use is located immediately adjacent to the I-680 freeway to the east;
3. The proposed project is setback from the nearest residential use by more than 250 feet;
4. The surrounding office park and mature landscaping mitigate physical or visual impacts;
5. The proposed hotel use follows a standard format for hotel design and includes below-grade parking to enhance the efficiency of development, parking, and circulation on the site; and
6. The architectural design of the proposed structure features a tower element for visual interest, the screening of mobile telecommunications equipment behind a parapet, and stepping back the fifth floor to reduce the visual bulk of the building. All exterior colors and materials are neutral.

Regarding the specific findings required for approval of a 1.63 FAR, staff recommends Council consideration of the following:

Finding No. 1: Low Peak-Hour Traffic

To confirm the project's traffic generation, the City conducted a Traffic Operations Analysis in accordance with the California Environmental Quality Act (CEQA). The Traffic Operations Analysis is included as an appendix to the Initial Study/Mitigated Negative Declaration, which is Exhibit 1 to Attachment A of this report. Included in Attachment E to this report is a supplemental memo prepared by Hexagon Transportation Consultants to provide further explanation about the project's traffic generation analysis.

The Traffic Operations Analysis shows that the project would generate 41 AM and 34 PM peak hour trips. AM peak hour traffic is defined as 7:00AM to 9:00AM, and PM peak hour traffic is defined as 4:00PM to 6:00PM. The threshold for determining whether a project will have a significant impact on current traffic conditions is 100 net new trips during the AM and PM peak hours. Since the proposed hotel project would generate far fewer than 100 net new trips during the AM and PM peak hours, it does not meet the threshold for requiring a full traffic impact study under the guidelines for Traffic Impact Analysis (TIA) established by the Valley Transportation Authority (VTA). Furthermore, the Traffic Operations Analysis concluded that the number of projected AM and PM peak hour trips will not significantly degrade nor result in a critical delay of the Level of Service (LOS) in the immediate area. For these reasons, staff recommends that the Council can make the finding that the proposed hotel project would not contribute significantly to existing peak-hour traffic, during either the AM or PM peak timeframes.

Finding No. 2: Dominating Visual Prominence

As noted above, the proposed hotel site is located immediately adjacent to an existing auto-oriented use (gas station, convenience store, and car wash) to the north and the I-680 freeway to the east. To the west and south, the site is set back from the nearest residential use by more than 250 feet. As envisioned by both the General Plan land use policies and Zoning Ordinance land development regulations for highway services, the site is buffered from nearby residential neighborhoods by smaller buildings in the surrounding office park and mature landscaping. These elements mitigate any physical or visual impacts to the nearby neighborhood from the proposed development.

With regard to site design, the proposed hotel follows a standard format with lobby and other public areas on the ground floor and guest rooms on the upper floors. The proposed hotel also includes below-grade parking to enhance the efficiency of development, parking, and circulation on the site. In addition, the architectural design of the proposed structure features a tower element for visual interest and the screening of telecommunications equipment behind a parapet, and the fifth floor is set back or recessed to reduce the visual bulk of the building. All exterior colors and materials are neutral to further reduce visual impacts and blend with the surroundings.

Renderings of the proposed hotel demonstrate that the new structure will not create a dominating visual prominence at this location because it is set back from nearby residential neighborhoods to the west and south by more than 250 feet, and immediate views from these areas are obscured by existing office buildings and mature landscaping. From the north and east, the site is directly visible from the I-680 freeway, which

contributes to the desirability for a hotel. The existing health club building, clock tower, and telecommunications equipment on the site as well as an adjacent convenience store and gas station to the north are all directly visible from the freeway. Although the architectural design of the hotel includes a tower element up to 72 feet in height (including a parapet designed to screen all mobile telecommunications equipment), the bulk of the new building will be 55 feet-6.5-inches from ground level. This is roughly seven feet lower than the existing clock tower on the site, which is 62 feet-10 inches in height. As viewed from most areas of the City, including the hillsides to the east, the proposed hotel has been designed to blend with the surrounding urban environment and not create a dominating visual prominence. Although the hotel will be visible from the nearby Hetch-Hetchy trail from a distance, the proposed hotel building will not dominate or block the larger view of the hillsides.

Economic Development Considerations

The proposed hotel use is consistent with the underlying Highway Services General Plan land use designation and the corresponding land use regulations of the Highway Services Zoning District. Given its location adjacent to the I-680 freeway, the project is considered to be a compatible land use that provides travel and business accommodations as well as conference facilities that will cater to both local and regional employment centers as well as regional attractions, such as Levi's Stadium in Santa Clara and SAP Center in San Jose. The proposed project would replace a 40-year-old indoor sports facility with a viable new use that will generate revenue for the City via property taxes, sales tax, and Transit Occupancy taxes. The project also improves the site physically and aesthetically with a new five-story structure. The proposed hotel use would support new economic, business and employment opportunities, including approximately 20 to 25 full and part-time jobs for operations of the facility.

Alcohol Beverage Control License

The Highway Services Zoning District allows alcoholic beverage sales via a Minor Conditional Use Permit, per Milpitas Municipal Code Table XI-10-5.02-1. The applicant is requesting a Type 70 (On Sale General – Restrictive Service) and Type 20 (Off-Sale Beer and Wine) licenses from the Department of Alcohol Beverage Control (ABC), which authorizes and governs such licenses. A Type 70 license authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises. This type of license is normally issued to a "suite-type" hotel, which exercises the license privileges with "complimentary" happy hour to members and guests of the hotel brand. A Type 20 license authorizes the sale of beer and wine for consumption off the premises where sold. The applicant is requesting to serve beer and wine during an evening social in the lobby from 6:00 p.m. to 7:30 p.m., three to four days a week, and to sell beer and wine in the lobby's market area, adjacent to the front desk. Alcoholic beverage sales are provided as a service to hotel guests for consumption in the lobby or in guest rooms only. The license types have been reviewed by the Police Department whom have included standard conditions associated with alcohol sales.

According to ABC, the project site falls within an area of undue concentration, given that the relevant census tract area is only authorized for seven on-sale licenses, and there are currently, eight on-sale active licenses. It is important to note that the project site is located in census tract 5044.14, which includes the Milpitas Town Center shopping and dining area (licenses at Safeway, BevMo, and Embassy Suites, etc.), and the request for an additional ABC license for the proposed hotel would not add significantly to the concentration of alcoholic beverage sales to the general public in this area. For ABC to grant the pending license application, the applicant will have to demonstrate to ABC that public convenience or necessity would be served by its issuance (Business & Professions Code Section 23958.4(b)(1)). If ABC approves the licenses, the City will assist in the documentation needed by ABC to obtain these licenses. Granting the ABC licenses will provide for the convenience of guests staying at the hotel.

The Milpitas Police Department reviewed the proposed license types for this location and recommends the following conditions of approval in the Resolution to address public safety:

- Responsible Alcohol Training - Permittee shall be solely responsible and liable for ensuring that all employees receive "Responsible Alcoholic Beverage Service" training as offered through programs established by the Alcoholic Beverage Control of the State of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours and made available for copy and inspection upon City request.

- Alcoholic Beverage Control Licensing - Permittee shall comply with all applicable State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol at all times.

As described above, appropriate conditions of approval to ensure the public health and safety of residents have been incorporated into the resolution to authorize the sale of alcoholic beverages for the purposes stated within the proposed hotel. Staff recommends approval of limited on- and off-premises sale of alcoholic beverage sales in conjunction with the proposed project.

Relocation of Mobile Telecommunications Equipment

The project site has an existing Conditional Use Permit for a 60-foot wireless telecommunication facility (monopole) and various equipment and enclosures around the existing building. Additional telecommunication antennas are located within the 62-foot, 10-inch clock tower located on the west side of the building. The proposed project involves the demolition of the existing building and removal of all existing telecommunication equipment and enclosures around the site. Once the new building has been constructed, the project will include relocation of all wireless equipment from the monopole to the building's rooftop. All equipment will be screened from view pursuant to MMC Section XI-10-54.16.

During the construction process, the wireless carriers will temporarily be allowed a Cell on Wheels (COW) inside a new enclosure in the surface parking lot. COWs are telecommunication infrastructures placed on a trailer approved for their temporary use. However, the COWs shall be limited to one enclosure and shall be limited in duration to the construction of the building. The COWs and the enclosure will be removed prior to issuance of the Certificate of Occupancy for the hotel.

All required findings for approval of the Site Development Permit, Conditional Use Permit, and Environmental Assessment can be made for the proposed project. Staff had recommended that the PC approve the project. Staff concluded that the project would be consistent with the General Plan land use designation of Highway Services (HWS) and that with the conditions of approval to mitigate the height and bulk of the building, traffic and parking impacts, and construction noise, the project would also be consistent with the development standards of the corresponding Highway Services Zoning District. Staff further concluded that the hotel will enhance a primary gateway into the community by replacing a vacant, obsolete health club building with a new hotel featuring underground parking, full guest amenities, and contemporary architecture. The proposed hotel will also include relocating highly visible and unattractive mobile telecommunications equipment to the roof of the new building and screening the equipment behind the parapet of the tower element. Recommended findings and conditions of approval for the project are included in Exhibit 1 of Attachment A.

POLICY ALTERNATIVE:

Alternative: Deny the appeal and concur with the Planning Commission's decision to deny the applications for a Site Development Permit, Conditional Use Permit, and Environmental Assessment for a 105-room hotel located at 1000 Jacklin Road.

Pros: A different project with other uses could be proposed at this site in accordance with the General Plan land use designation of Highway Services and the corresponding Highway Services Zoning District.

Cons: Denial of the project would delay redevelopment of the now vacant site, and the City would not benefit from the additional tax revenue that would be generated by redevelopment of the site.

Reason for Not Recommending: The project is consistent with the Milpitas General Plan land use designation of Highway Services and staff analysis concludes the project meets all the required findings for approval of a Site Development Permit and a Conditional Use Permit for a hotel use, a Floor-Area-Ratio (FAR) of 1.63, the relocation of cellular antenna equipment to the rooftop, and the limited sale of alcoholic beverages to hotel guests.

PUBLIC OUTREACH:

The proposed project has generated strong interest from residents in the vicinity of the project site, and considerable public input has been received through the following community meetings, public hearings and communications:

- The applicant held community meetings on November 6, 2019, and January 8, 2020, to receive feedback from the community. Approximately 539 owners and residents were invited to both drop-in meetings. Thirteen residents attended the first meeting, and 40 residents attended the second meeting.
- The project was heard at two Planning Commission Public Hearings: December 11, 2019, and January 15, 2020.
- Staff meetings with Hillview residents: December 17, 2019, and January 10, 2020.
- Staff received 45 e-mail messages and letters in support/opposition to the project. Opponents of the project also submitted a petition with more than two hundred signatures (see Attachment I.)

FISCAL IMPACT:

If approved, the project will generate Transient Occupancy Tax (TOT) and the applicant will pay all development fees to the City. TOT is a general-purpose tax that funds core City services such as police, fire, parks maintenance, recreation programs and administrative services. The proposed hotel project is also expected to generate additional revenue to the City through increased property taxes and additional sale taxes.

ENVIRONMENTAL REVIEW:

An Environmental Assessment (EA18-0002) for this project was conducted by environmental consultant LSA, on behalf of the City, in accordance with the California Environmental Quality Act (CEQA), as amended, and with state and local guidelines implementing CEQA. On the basis of the Initial Study (IS), LSA has concluded that the project will not have a significant effect on the environment and, therefore, has prepared a Mitigated Negative Declaration (MND).

On July 19, 2019, the City provided a notice of intent to adopt a mitigated negative declaration to the public, responsible agencies, trustee agencies and the County Clerk. The IS/MND was available for public review from 07/19/2019 through 08/07/2019 on the City's website.

In connection with the adoption of the IS/MND, the record supports findings in accordance with CEQA Guidelines sections 15070, *et seq.* that:

1. The IS/MND reflects the independent judgment and analysis of the City, as lead agency under CEQA; and
2. Based upon the information contained in the IS/MND, any comments received thereon, and the whole record before the City, there is not a fair argument nor substantial evidence that the project will have a significant effect on the environment.

RECOMMENDATIONS:

1. Consider and adopt public hearing procedures.
2. Conduct a public hearing and move to close it following comments.
3. Adopt a Resolution upholding the appeal by Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Compliance with the California Environmental Quality Act, and Approving: (1) Environmental Assessment No. EA18-0002; (2) Site Development Permit No. SD18-0012; and (3) Conditional Use Permit No. UP18-0012 to allow demolition of an existing 22,300-square foot commercial building; development of a hotel with up to 105 rooms and up to five stories in height, a tower element up to 73 feet in height, a floor area ratio up to 1.63, and one level of below-grade parking; the relocation of wireless telecommunication equipment to the rooftop of the new building; and on-sale of beer and wine on a 1.14-acre site at 1000 Jacklin Road.

ATTACHMENTS:

Attachment A: City Council Resolution to Uphold the Appeal by Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and Approving Environmental Assessment, Site Development Permit, and Conditional Use Permit including Exhibit 1 - Conditions of Approval

Exhibit 2 – Initial Study/Mitigation Monitoring and Reporting Program

Attachment B: Notice of Appeal

Attachment C: Planning Commission Staff report (dated December 11, 2019)

Attachment D: Planning Commission Meeting Minutes for December 11, 2019

Attachment E: Planning Commission Memo and Attachment G to the Memo (dated January 15, 2020)

Attachment F: Planning Commission Meeting Minutes for January 15, 2020

Attachment G: Project Plans

Attachment H: Traffic Study Memo by Hexagon Transportation Consultants dated December 6, 2019

Attachment I: Public Comments (received prior to and after the first Planning Commission Public Hearing on December 11, 2019)

Comments submitted to City Clerk for City Council Public Hearing

Attachment J: Initial Study/Mitigated Negative Declaration (IS/MND) dated July 2019

Attachment K: Additional Information Submitted by the Appellant on April 2, 2020

April 6, 2020

Norman E. Matteoni

Peggy M. O'Laughlin

Bradley M. Matteoni

Barton G. Hechtman

Gerry Houlihan

Via U.S. Mail and Email

Mayor Rich Tran and Members of the City Council
City of Milpitas
455 E. Calaveras Boulevard
Milpitas, CA 95035-5411

**Re: LaQuinta Hotel – 1000 Jacklin Road
P-SD 18-0012; P-UP 18-0012; P-EA 18-0002
City Council Hearing April 7, 2020**

Dear Mayor Tran and Members of the City Council:

The applicant is appealing the denial of a site development permit and conditional use permit for a LaQuinta Hotel by the Planning Commission without supporting evidence for its decision.

INTRODUCTION

First, there was a favorable staff report indicating consistency with the zoning and general plan. Second, the environmental review was independently prepared and thoroughly reviewed by staff with the Commission. Third, the traffic consultant testified as to the detail of the traffic analysis and demonstrated less impact than prior use of the site. Fourth, the plan of development was within the allowable height requirements. Fifth, the requirements of impact on viewshed was analyzed pursuant to the requirements of the general plan, notwithstanding that several members of the public asked for a more personal standard relating to the view of the proposed structure from their house.

Ultimately, the only reason given for a split negative decision by the Commission, with the one of the commissioners voting before the formal vote and departing from the hearing before it was concluded and the formal vote taken, was that the project failed to create "community pride". The minutes of the meeting show this generalized motion for



denial was made without findings, providing only: The project is inconsistent with the General Plan 2.a-1-17, stating that the project should "Foster community pride and growth through beautification of existing and future development."

This denial was the conclusion of an exhausted Planning Commission after hours of repetitive testimony, despite every objection of the opposition having been answered factually (substantial evidence) by staff and consultants.

ANALYSIS

Both the site development permit and use permit are administrative decisions that apply existing policies, laws or regulations to a given set of facts. There is not here the broad discretion applicable to a legislative decision. Failure to support the decision by substantial evidence of fact in the record is an abuse of discretion.

All elements of the General Plan must be internally consistent and in harmony. This requirement requires the general guideline of "community pride" be based on meeting specific requirements of the plan. Otherwise the guideline is an abstraction that can mean whatever the decision maker may subjectively think. In other words, the general statement is defined by the detailed specific provisions of the general plan that the decision maker must consider. As stated by the Governor's Office of Planning and Research, *General Plan Guidelines* (2003), p. 164 (see also *Corona-Norco Unified School Dist. v City of Corona* (1993) 13 Cal. App. 4th 1577): "An action, program or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment."

As the Staff Report of December 11, 2019 observed, this is the replacement of an older building that promotes community pride and growth by demolishing an underutilized 40-year-old building and replacing it with a new hotel possessing improved aesthetics, curb appeal and general circulation. As GP Policy 2.a-1-17 explains redevelopment should foster "community pride and growth through beautification of existing and future growth." Moreover, GP Policy 2.a-1-6 provides that the City should strive for a "balanced economic base that can resist downturns in any one economic sector." Here the Staff Report states: "The proposed use will levy the transient occupancy tax per room each day, which provides the City with additional revenue needed to maintain a balanced economic base." In other words, funds are generated to provide services throughout the city, thus assisting the City in meeting the desired quality of life of its citizens and maintaining the City's community pride.

Staff understood the general principle of “community pride” and placed it in context of the entire city, as is intended. Finally, the building will meet LEED standards as a green development.

Zoning:

In this case, the zoning of Highway Services allows the use. The site is the northern gateway to the City from I-680 to Jacklin Road. Such gateways are designated for hotel use and hotels are important to the City. As the northeastern entry to Santa Clara County, hotels address the business needs of persons doing commerce within Silicon Valley, including destinations within the City.

Height:

Related to the above, the design presents a more silhouetted building than the existing building within the City's regulations of height restrictions.

The existing building includes a clock tower standing at 62'10". The new structure's average height is 59' 6. The highest point of the new structure is 72'; this feature is an entry tower that represents only 28% of the overall building.

These dimensions are commensurate in size to nearby hotels within the City.

Staff states that “The proposed hotel design and exterior components substantially *decrease* the potential for creating a dominating visual prominence.

View Impact:

The comparison of height and mass between existing and proposed is an important aspect of this analysis.

This provides a practical perspective to the analysis. Moreover, when the view potential impact is analyzed from the requirements of the General Plan the environmental analysis, with photographs directed by staff, demonstrates that the viewshed of the hillside backdrop east of the highway is not impacted. As the Planning Director advised the Commission, the standard for considering this impact is designated viewsheds. This property is not in an area designated as a scenic vista and Highway I-680 is not a scenic corridor. The City's LSA consultant concluded there was no blockage of scenic views.

As Staff points out the subject property is flat urban land and does not contain hilltops, ridges and vegetation that present a scenic character.

Moreover, the case of *Mira Mar Mobile Community v City of Oceanside* (2004) 119 Cal. App. 4th 477 ruled that in an urban area "neither state nor local law protects private views from private lands and the rights of one private landowner cannot prevail of another private landowner, except in accordance with uniformly applied standards and policies as expressed in the City's General Plan." Here, the City of Milpitas' uniform standard expressed in the General Plan, Section 4.9, does not look to adjacent urban properties, but rather to scenic vistas of the hillsides to the east of the highway. The studies showed that there was no impact.

Nonetheless, views from the residential area to the southeast are to less structure than currently exists on site.

FAR:

A conditional use permit is necessary to allow an increase in floor area ration (FAR) of 1.63. The City provides specific findings for allowing such an increase and those findings are met here:

1. The proposal will generate low-peak hour traffic. Based on a Traffic Operation Analysis, directed by Staff under approved standards utilized throughout the County, the project would generate fewer than 100 new trips during peak AM and PM hours. The analysis followed VTA standards and national guidelines.
2. The proposal will not create a dominating visual presence. As indicated above under View Impact, the project does not present a dominating visual prominence. In addition, conditions of design and exterior components and colors decrease the visual appearance.

Traffic:

There is no need to go any further than the analysis that the hotel project produces substantially less traffic than the prior use of the fitness center. The Commission made no finding of impact. There was simply a suggestion in an earlier motion without any factual support that the traffic study "*seems to be inconclusive.*" That motion failed.

The City retained Hexagon to undertake the traffic study. It was performed to the recognized standards and indicated a diminution of traffic from the prior use.

The intrusion to the residential neighborhood is nonexistent. The reason for a gateway designation for the property is the interchange of Jacklin with the highway. The access is via Jacklin to the drive adjacent to the Shell Service Station. While the Hillview Business Park and day care school have their primary access off Hillview, that is not the case here. As stated above, the site is landlocked and separated from the residential area.

Policing:

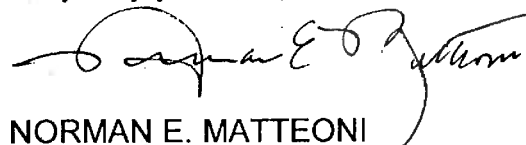
The opposition claimed that the hotel would bring increased crime to the neighborhood. However, the City Police Department gave testimony to the contrary, based on actual statistics of calls related to other City hotels. Moreover, the use permit requires a security plan.

CONCLUSION

As would a reviewing court, the Council should reject the decision of the Commission as not supported by substantial evidence.

The "community pride" reference in the General Plan was taken out of context. Obviously, a very general statement without guidelines, leaving interpretation vague and ambiguous, whereas consistency with the other General Plan policies are specific. The Staff Report provides the evidentiary findings of consistency on all applicable elements of the Plan.

Very truly yours,



NORMAN E. MATTEONI

NEM:cab

cc: Joe Gigantino



CITY OF MILPITAS AGENDA REPORT (AR)

Item Title:	Adopt a Resolution Amending the City of Milpitas Classification Plan to adjust the Salary Range of the Senior Public Works Lead classification
Category:	Leadership and Support Services
Meeting Date:	4/10/2020
Staff Contact:	Francine Hunt, 408-586-3085
Recommendation:	Adopt a Resolution amending the Classification Plan Salary Range and salaries for the Senior Public Works Lead classification by 6.67%, retroactive to March 1, 2020.

Background:

The City received a request from the Milpitas Employees Association (MEA) to review and amend the Senior Public Works Lead salary range to 10% above the Equipment Maintenance Worker III salary range due to compaction concerns. Labor management meetings began having ongoing discussion between the City and MEA since approximately the fall of 2019 regarding compaction between the Senior Public Works Lead and the Equipment Maintenance Worker III classification. Staff performed an internal salary analysis.

An internal analysis was conducted to determine if compaction is prevalent between the Senior Public Works Lead salary range and the highest salary range that this classification supervises. Staff determined that compaction does exist between the Senior Public Works Lead and the Equipment Maintenance Worker III, which is the highest paid classification within this reporting structure. The current salary range spread between the Senior Public Works Lead and the Equipment Maintenance Worker III is 3.12%. Both classifications are represented by MEA.

Analysis:

The Senior Public Works Lead classification supervises five (5) classification families. The classification families consist of Equipment Maintenance Worker I through III, Water Systems Operator, Fleet Maintenance Worker I through III, Maintenance Worker I through III, and Maintenance Custodial Worker I through III. The highest paid classification within each of the above class families are the Equipment Maintenance Worker III, Water Systems Operator, Fleet Maintenance Worker III, Maintenance Worker III and the Maintenance Custodial Worker III.

Internal equity between specific classifications is a factor to consider when creating or studying salaries. Consideration is given to internal compensation alignments to represent appropriate salary differentials between class families and classifications that supervise other classifications.

To establish an equitable differential between the Senior Public Works Lead and the Equipment Maintenance Worker III salary range, staff recommends amending the salary range for the Senior Public Works Lead classification by 6.67% to establish a 10% direct report differential between these two classifications. In addition, Staff is requesting that this salary range adjustment be approved retroactively to March 1, 2020.

	Current Bottom Monthly Salary	Current Top Monthly Salary	Percent Increase	Proposed Bottom Monthly Salary	Proposed Top Monthly Salary
Senior Public Works Lead	\$7,690.15	\$9,347.67	6.67%	\$8,203.08	\$9,971.16

Policy Alternative:

Do not approve staff recommendation to adjust the salary range for the Senior Public Works Lead.

Pros: No increase in salary expenditures.

Cons: Compaction will remain and there will not be an equitable salary range separation between the classifications of Senior Public Works Lead and Equipment Maintenance Worker III. If compaction is sustained, it will prove difficult to promote employees into the Senior Public Works Lead classification.

Reason not recommended: The City is motivated to continue to provide internal candidates an opportunity to promote from within. If the compaction issue is not addressed, there will be no minimal incentive to pursue promotional opportunities.

Fiscal Impact:

The Public Works Department (PW) has six (6) budgeted full-time Senior Public Works Lead positions. Five (5) of the budgeted positions are currently filled. The fiscal impact for the remainder of the fiscal year, including salary driven benefits (CalPERS and Medicare) for 2019-20 is \$21,170, which will be absorbed within PW's budget. The fiscal impact for fiscal year 2020-21 will be \$61,150, which will be incorporated in the development of the FY 2020-21 Proposed Budget.

California Environmental Quality Act:

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act pursuant to CEQA Guidelines section 15378(b)(5) in that it is a government organizational or administrative activity that will not result in direct or indirect changes in the environment.

Recommendation:

Adopt a resolution amending the Classification Plan Salary Range and salaries for the Senior Public Works Lead by 6.67%, effective – per staff recommendation - retroactive to March 1, 2020, following the adoption by the City Council.

Attachments:

Resolution to Amend the Classification Plan Salary Range

City of Milpitas – Human Resources, All Job Classifications/Salary Table Effective 03/03/2020 Draft

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS AMENDING RESOLUTION NO. 1626, THE CLASSIFICATION PLAN, TO ADJUST SALARY RANGES AND APPROVE AND ADOPT THE PAY SCHEDULE TITLED “ALL JOB CLASSIFICATIONS/SALARY TABLE”

WHEREAS, the City of Milpitas has a Classification Plan adopted as Resolution No. 1626 on December 17, 1968, which has been amended from time to time, and which is in accordance with the Personnel Rules and Regulations of the City of Milpitas (Resolution No. 792 as amended); and

WHEREAS, amendments to the Classification Plan are necessary to account for changes within the organization, transfer of duties, new job responsibilities, and adjustments to salary ranges; and

WHEREAS, the City is required to publish publicly available approved and adopted pay schedule(s) for all positions within the Classification Plan pursuant to the California Code of Regulations, 2 CCR §570.5.

NOW THEREFORE, the City Council of the City of Milpitas hereby finds, determines, and resolves as follows:

1. The City Council has considered the full record before it, which may include but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.
2. Resolution No. 1626, as amended, is hereby further amended retroactively to March 1, 2020, as set forth below.

A. ADJUST THE SALARY RANGES FOR THE FOLLOWING CLASSIFICATION:

Title	Existing Monthly Range	Proposed Monthly Range
Sr. Public Works Lead	\$7,690.15 - \$9,347.67	\$8,203.08 - \$9,971.16

B. APPROVE AND ADOPT THE PAY SCHEDULE “ALL JOB CLASSIFICATIONS/SALARY TABLE EFFECTIVE March 1, 2020”:

A pay schedule, that includes but is not limited to Classification (Position), Title, Payrate; Hourly, Bi-Weekly, Monthly and Annual Wage, is attached hereto as **Exhibit A** (“The City of Milpitas All Job Classifications/Salary Table effective 03-01-2020”).

PASSED AND ADOPTED this _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary Lavelle, City Clerk

Rich Tran, Mayor

APPROVED AS TO FORM:

Christopher J. Diaz, City Attorney

All Job Classifications/Salary Table Effective 03/03/2020

<u>Code</u>	<u>Classification</u>	<u>Pay Grade</u>	<u>Occ Code</u>	<u>Step</u>	<u>Hourly</u>	<u>BiWeekly</u>	<u>Monthly</u>	<u>Annual</u>
5	Accountant	500	2101	A	43.41	3473.02	7524.88	90298.52
				B	45.58	3646.64	7901.05	94812.64
				C	47.85	3828.25	8294.54	99534.50
				D	50.26	4020.56	8711.21	104534.56
				E	52.76	4220.86	9145.20	109742.36
5	Accounting Technician I	513	6104	A	28.27	2261.81	4900.59	58807.06
				B	29.69	2374.92	5145.66	61747.92
				C	31.17	2493.67	5402.95	64835.42
				D	32.73	2618.36	5673.11	68077.36
				E	34.37	2749.27	5956.75	71481.02
5	Accounting Technician II	514	6105	A	31.10	2487.98	5390.62	64687.48
				B	32.66	2612.41	5660.22	67922.66
				C	34.29	2743.04	5943.25	71319.04
				D	36.00	2880.22	6240.48	74885.72
				E	37.80	3024.16	6552.35	78628.16
8	Administrative Analyst I	801	2102	A	38.84	3106.99	6731.81	80781.74
				B				
				C				
				D				
				E	51.13	4090.15	8861.99	106343.90
8	Administrative Analyst II	802	2103	A	42.89	3431.31	7434.51	89214.06
				B				
				C				
				D				
				E	56.45	4516.39	9785.51	117426.14
8	Administrative Assistant	828	6111	A	37.05	2964.15	6422.33	77067.90
				B	38.90	3112.36	6743.45	80921.36
				C	40.85	3268.00	7080.67	84968.00
				D	42.89	3431.37	7434.63	89215.62
				E	45.04	3602.93	7806.35	93676.18
7	Adult Crossing Guard	725	8401	A	15.00	1200.00	2600.00	31200.00
				B				
				C				
				D				
				E	17.98	1438.40	3116.53	37398.40

** Note Senior Public Works Lead change effective 3/1/2020

All Job Classifications/Salary Table Effective 03/03/2020

<u>Code</u>	<u>Classification</u>	<u>Pay Grade</u>	<u>Occ Code</u>	<u>Step</u>	<u>Hourly</u>	<u>BiWeekly</u>	<u>Monthly</u>	<u>Annual</u>
7	Adult Crossing Guard Superviso	720	8402	A	17.25	1380.00	2990.00	35880.00
				B				
				C				
				D				
				E	20.66	1652.80	3581.07	42972.80
6	Assistant Chief of Police	649	1405	A	99.42	7953.39	17232.34	206788.08
				B				
				C				
				D				
				E	139.18	11134.75	24125.30	289503.60
6	Assistant City Engineer	639	1205	A	68.30	5464.20	11839.10	142069.20
				B				
				C				
				D				
				E	95.62	7649.88	16574.74	198896.88
6	Assistant City Manager	666	1104	A	90.99	7279.32	15771.86	189262.32
				B				
				C				
				D				
				E	127.39	10191.06	22080.63	264967.56
5	Assistant Civil Engineer	502	2201	A	47.04	3762.96	8153.08	97836.96
				B	49.39	3951.11	8560.74	102728.86
				C	51.86	4148.64	8988.72	107864.64
				D	54.45	4356.11	9438.24	113258.86
				E	57.17	4573.93	9910.18	118922.18
6	Assistant Director of Finance	669	1109	A	65.48	5238.57	11350.24	136202.82
				B				
				C				
				D				
				E	91.68	7334.17	15890.70	190688.42
6	Assistant Fire Marshal	632	2501	A	75.14	6010.96	13023.75	156285.00
				B				
				C				
				D				
				E	105.19	8415.36	18233.27	218799.24

** Note Senior Public Works Lead change effective 3/1/2020

All Job Classifications/Salary Table Effective 03/03/2020

<u>Code</u>	<u>Classification</u>	<u>Pay Grade</u>	<u>Occ Code</u>	<u>Step</u>	<u>Hourly</u>	<u>BiWeekly</u>	<u>Monthly</u>	<u>Annual</u>
5	Assistant Planner	503	2801	A	45.10	3608.18	7817.72	93812.68
				B	47.36	3788.68	8208.81	98505.68
				C	49.72	3977.43	8617.77	103413.18
				D	52.20	4176.26	9048.56	108582.76
				E	54.81	4385.16	9501.18	114014.16
7	Assistant Pool Manager	709	5609	A	17.00	1360.00	2946.67	35360.00
				B				
				C				
				D				
				E	23.80	1904.00	4125.33	49504.00
2	Assistant Water Operator	221	7212	A	37.95	2846.52	6167.46	74009.52
				B	39.85	2988.85	6475.84	77710.10
				C	41.84	3138.29	6799.63	81595.54
				D	43.94	3295.19	7139.58	85674.94
				E	46.13	3459.97	7496.60	89959.22
2	Assistant Water Operator - 40	226	8611	A	37.95	3036.03	6578.06	78936.78
				B	39.85	3188.14	6907.64	82891.64
				C	41.84	3347.24	7252.35	87028.24
				D	43.94	3515.08	7616.01	91392.08
				E	46.13	3690.80	7996.73	95960.80
5	Associate Civil Engineer	504	2202	A	54.09	4327.38	9375.99	112511.88
				B	56.80	4543.78	9844.86	118138.28
				C	59.64	4770.98	10337.12	124045.48
				D	62.62	5009.52	10853.96	130247.52
				E	65.75	5260.02	11396.71	136760.52
5	Associate Planner	505	2802	A	51.86	4148.76	8988.98	107867.76
				B	54.46	4356.75	9439.63	113275.50
				C	57.19	4574.82	9912.11	118945.32
				D	60.04	4802.96	10406.41	124876.96
				E	63.04	5043.02	10926.54	131118.52
8	Budget Manager	839	1115	A	56.61	4529.04	9812.93	117755.16
				B				
				C				
				D				
				E	74.52	5961.54	12916.67	155000.04

** Note Senior Public Works Lead change effective 3/1/2020

All Job Classifications/Salary Table Effective 03/03/2020

<u>Code</u>	<u>Classification</u>	<u>Pay Grade</u>	<u>Occ Code</u>	<u>Step</u>	<u>Hourly</u>	<u>BiWeekly</u>	<u>Monthly</u>	<u>Annual</u>
6	Building & Housing Director	658	1802	A	79.14	6330.89	13716.93	164603.14
				B				
				C				
				D				
				E	110.79	8863.25	19203.71	230444.50
8	Building Inspection Manager	848	3809	A	58.98	4718.20	10222.77	122673.20
				B				
				C				
				D				
				E	71.69	5735.05	12425.94	149111.30
7	Building Inspector Apprentice	770	8610	A	28.00	2240.00	4853.33	58240.00
				B	0.00	0.00	0.00	0.00
				C	0.00	0.00	0.00	0.00
				D	0.00	0.00	0.00	0.00
				E	35.00	2800.00	6066.67	72800.00
6	Building Official	676	1804	A	69.61	5568.75	12065.63	144787.50
				B				
				C				
				D				
				E	97.45	7796.25	16891.88	202702.50
5	Building Permit Technician	508	5801	A	34.44	2755.32	5969.86	71638.32
				B	36.17	2893.39	6269.01	75228.14
				C	37.98	3038.55	6583.53	79002.30
				D	39.87	3189.90	6911.45	82937.40
				E	41.87	3349.23	7256.67	87079.98
5	Building/NP Inspector	507	3801	A	45.65	3652.03	7912.73	94952.78
				B	47.93	3834.66	8308.43	99701.16
				C	50.33	4026.36	8723.78	104685.36
				D	52.85	4227.70	9160.02	109920.20
				E	55.49	4439.06	9617.96	115415.56
8	Buyer	803	2106	A	38.49	3078.83	6670.80	80049.58
				B				
				C				
				D				
				E	50.66	4052.69	8780.83	105369.94

** Note Senior Public Works Lead change effective 3/1/2020

CITY OF MILPITAS - HUMAN RESOURCES
All Job Classifications/Salary Table Effective 03/03/2020

<u>Code</u>	<u>Classification</u>	<u>Pay Grade</u>	<u>Occ Code</u>	<u>Step</u>	<u>Hourly</u>	<u>BiWeekly</u>	<u>Monthly</u>	<u>Annual</u>
5	Case Manager	544	5612	A	30.86	2468.78	5349.02	64188.28
				B				
				C				
				D				
				E	38.51	3080.99	6675.48	80105.74
6	Chief Fire Enforcement Officer	656	1505	A	65.62	5249.81	11374.59	136495.06
				B				
				C				
				D				
				E	91.87	7349.73	15924.42	191092.98
6	Chief of Police	650	1402	A	104.39	8350.82	18093.44	217121.28
				B				
				C				
				D				
				E	146.14	11691.17	25330.86	303970.32
6	CIP Manager	642	2211	A	60.13	4810.62	10423.01	125076.12
				B				
				C				
				D				
				E	84.19	6735.40	14593.37	175120.40
6	City Clerk	605	1101	A	60.17	4813.80	10429.90	125158.80
				B				
				C				
				D				
				E	84.25	6740.09	14603.53	175242.34
6	City Council	699	1107	A	104.35	417.40	904.37	10852.40
				B				
				C				
				D				
				E	130.47	521.88	1130.74	13568.88
6	City Manager	697	1102	A	143.27	11461.54	24833.34	298000.04
				B				
				C				
				D				
				E	143.27	11461.54	24833.34	298000.04

** Note Senior Public Works Lead change effective 3/1/2020

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<u>Code</u>	<u>Classification</u>	<u>Pay Grade</u>	<u>Occ Code</u>	<u>Step</u>	<u>Hourly</u>	<u>BiWeekly</u>	<u>Monthly</u>	<u>Annual</u>
5	Code Enforcement Officer	515	5804	A	39.92	3193.22	6918.64	83023.72
				B	41.91	3352.93	7264.68	87176.18
				C	44.02	3521.30	7629.48	91553.80
				D	46.22	3697.35	8010.92	96131.10
				E	48.53	3882.09	8411.19	100934.34
6	Comm Svc Engmt & Incl Admin	659	1121	A	62.09	4967.31	10762.51	129150.06
				B				
				C				
				D				
				E	86.93	6954.23	15067.50	180809.98
4	Communications Dispatch Superv	456	6409	A	53.74	4299.33	9315.22	111782.58
				B	56.43	4514.29	9780.96	117371.54
				C	59.25	4740.02	10270.04	123240.52
				D	62.21	4977.02	10783.54	129402.52
				E	65.32	5225.88	11322.74	135872.88
4	Communications Dispatcher	455	6408	A	46.53	3722.52	8065.46	96785.52
				B	48.86	3908.62	8468.68	101624.12
				C	51.30	4104.04	8892.09	106705.04
				D	53.87	4309.21	9336.62	112039.46
				E	56.56	4524.68	9803.47	117641.68
5	Community Services Officer	551	5807	A	38.19	3055.21	6619.62	79435.46
				B	40.10	3207.97	6950.60	83407.22
				C	42.10	3368.37	7298.13	87577.62
				D	44.21	3536.78	7663.02	91956.28
				E	46.42	3713.64	8046.22	96554.64
8	Confidential Fiscal Asst II	805	6121	A	31.66	2532.82	5487.78	65853.32
				B	33.24	2659.43	5762.10	69145.18
				C	34.91	2792.40	6050.20	72602.40
				D	36.65	2932.02	6352.71	76232.52
				E	38.48	3078.63	6670.37	80044.38
8	Crime Analyst	809	2105	A	46.49	3719.36	8058.61	96703.36
				B				
				C				
				D				
				E	61.20	4895.82	10607.61	127291.32

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8	Customer Services Supervisor	847	2127	A	45.08	3606.56	7814.21	93770.56
				B				
				C				
				D				
				E	59.34	4747.03	10285.23	123422.78
8	Deputy City Clerk	835	6102	A	44.27	3541.63	7673.53	92082.38
				B				
				C				
				D				
				E	53.81	4304.87	9327.22	111926.62
6	Deputy City Manager	672	1119	A	89.17	7133.73	15456.42	185476.98
				B				
				C				
				D				
				E	124.79	9983.08	21630.01	259560.08
6	Deputy Fire Chief	633	1504	A	94.68	7574.36	16411.12	196933.44
				B				
				C				
				D				
				E	132.55	10604.10	22975.56	275706.72
6	Deputy Public Works Director	654	1207	A	70.19	5615.48	12166.87	146002.48
				B				
				C				
				D				
				E	98.27	7861.68	17033.64	204403.68
6	Dir of Recr & Community Svcs	655	1208	A	77.50	6199.79	13432.88	161194.54
				B				
				C				
				D				
				E	108.71	8696.62	18842.68	226112.12
8	Economic Development Coord	852	8623	A	48.85	3908.23	8467.83	101613.98
				B				
				C				
				D				
				E	60.58	4846.15	10499.99	125999.90

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CITY OF MILPITAS - HUMAN RESOURCES
All Job Classifications/Salary Table Effective 03/03/2020

<u>Code</u>	<u>Classification</u>	<u>Pay Grade</u>	<u>Occ Code</u>	<u>Step</u>	<u>Hourly</u>	<u>BiWeekly</u>	<u>Monthly</u>	<u>Annual</u>
6	Economic Development Director	653	1206	A	72.79	5823.47	12617.52	151410.22
				B				
				C				
				D				
				E	101.91	8152.84	17664.49	211973.84
6	Economic Development Manager	611	1203	A	58.57	4685.48	10151.87	121822.48
				B				
				C				
				D				
				E	76.17	6093.93	13203.51	158442.18
8	Economic Development Spec	850	8606	A	46.52	3721.81	8063.92	96767.06
				B				
				C				
				D				
				E	56.16	4492.59	9733.94	116807.34
5	Electrical/Building Inspector	511	3802	A	47.93	3834.65	8308.41	99700.90
				B	50.33	4026.36	8723.78	104685.36
				C	52.85	4227.69	9160.00	109919.94
				D	55.49	4439.06	9617.96	115415.56
				E	58.26	4661.02	10098.88	121186.52
8	Emergency Services Coordinator	836	2502	A	51.40	4111.99	8909.31	106911.74
				B				
				C				
				D				
				E	67.65	5411.93	11725.85	140710.18
6	Employee Relations Officer	677	1209	A	60.31	4825.16	10454.51	125454.16
				B				
				C				
				D				
				E	84.44	6755.21	14636.29	175635.46
5	Engineering Aide	512	3201	A	37.41	2992.51	6483.77	77805.26
				B	39.28	3142.14	6807.97	81695.64
				C	41.24	3299.24	7148.35	85780.24
				D	43.30	3464.18	7505.72	90068.68
				E	45.47	3637.39	7881.01	94572.14

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6	Engineering Director/City Eng	606	1201	A	79.14	6330.89	13716.93	164603.14
				B				
				C				
				D				
				E	110.79	8863.25	19203.71	230444.50
5	Engineering Permit Technician	540	2210	A	33.67	2693.78	5836.52	70038.28
				B	35.36	2828.48	6128.37	73540.48
				C	37.12	2969.89	6434.76	77217.14
				D	38.98	3118.36	6756.45	81077.36
				E	40.93	3274.29	7094.29	85131.54
1	Entry Firefighter	112	4510	A	33.34	3734.03	8090.40	97084.78
				B	34.67	3883.39	8414.01	100968.14
				C				
				D				
				E				
1	Entry Firefighter/Paramedic	113	4511	A	37.34	4182.11	9061.24	108734.86
				B	38.83	4349.41	9423.72	113084.66
				C				
				D				
				E				
1	Entry Level Fire Inspector	114	3508	A	40.69	3255.52	7053.63	84643.52
				B	42.73	3418.30	7406.32	88875.80
				C	44.87	3589.22	7776.64	93319.72
				D	47.11	3768.68	8165.47	97985.68
				E	49.01	3921.11	8495.74	101948.86
8	Envir & Regulatory Comply Spec	851	8624	A	49.65	3972.16	8606.35	103276.16
				B				
				C				
				D				
				E	65.36	5228.51	11328.44	135941.26
5	Environmental Inspector	553	2213	A	47.93	3834.65	8308.41	99700.90
				B	50.33	4026.38	8723.82	104685.88
				C	52.85	4227.71	9160.04	109920.46
				D	55.49	4439.09	9618.03	115416.34
				E	58.26	4661.02	10098.88	121186.52

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2	Equip Maint Worker I - 40	227	8612	A	34.72	2777.45	6017.81	72213.70
				B	36.44	2914.92	6315.66	75787.92
				C	38.26	3060.92	6631.99	79583.92
				D	40.18	3214.60	6964.97	83579.60
				E	42.19	3375.11	7312.74	87752.86
2	Equip Maint Worker II - 40	228	8613	A	38.18	3054.08	6617.17	79406.08
				B	40.09	3206.93	6948.35	83380.18
				C	42.09	3367.43	7296.10	87553.18
				D	44.21	3536.48	7662.37	91948.48
				E	46.42	3713.23	8045.33	96543.98
2	Equip Maint Worker III - 40	229	8614	A	43.01	3440.86	7455.20	89462.36
				B	45.17	3613.33	7828.88	93946.58
				C	47.43	3794.35	8221.09	98653.10
				D	49.80	3983.90	8631.78	103581.40
				E	52.30	4183.69	9064.66	108775.94
2	Equipment Maint. Worker I	200	7202	A	34.50	2587.74	5606.77	67281.24
				B	36.23	2717.13	5887.12	70645.38
				C	38.04	2853.01	6181.52	74178.26
				D	39.94	2995.66	6490.60	77887.16
				E	41.94	3145.43	6815.10	81781.18
2	Equipment Maint. Worker II	201	7203	A	37.95	2846.52	6167.46	74009.52
				B	39.85	2988.85	6475.84	77710.10
				C	41.84	3138.29	6799.63	81595.54
				D	43.94	3295.19	7139.58	85674.94
				E	46.13	3459.97	7496.60	89959.22
2	Equipment Maint. Worker III	202	7204	A	42.76	3207.26	6949.06	83388.76
				B	44.90	3367.57	7296.40	87556.82
				C	47.15	3535.97	7661.27	91935.22
				D	49.50	3712.76	8044.31	96531.76
				E	51.98	3898.42	8446.58	101358.92
8	Executive Assistant	812	6117	A	40.75	3260.10	7063.55	84762.60
				B	42.79	3423.12	7416.76	89001.12
				C	44.93	3594.28	7787.61	93451.28
				D	47.17	3773.98	8176.96	98123.48
				E	49.53	3962.69	8585.83	103029.94

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6	Finance Director	627	1103	A	79.48	6358.38	13776.49	165317.88
				B				
				C				
				D				
				E	111.26	8901.03	19285.57	231426.78
6	Finance Manager	647	1116	A	56.09	4487.46	9722.83	116673.96
				B				
				C				
				D				
				E	78.53	6282.48	13612.04	163344.48
5	Finance Technician	501	5101	A	34.21	2736.92	5929.99	71159.92
				B	35.92	2873.73	6226.42	74716.98
				C	37.72	3017.43	6537.76	78453.18
				D	39.60	3168.28	6864.61	82375.28
				E	41.58	3326.69	7207.83	86493.94
8	Financial Analyst I	844	2125	A	36.26	2901.07	6285.65	75427.82
				B				
				C				
				D				
				E	47.73	3818.65	8273.74	99284.90
8	Financial Analyst II	845	2126	A	40.05	3203.98	6941.96	83303.48
				B				
				C				
				D				
				E	52.72	4217.41	9137.72	109652.66
1	Fire Battalion Chief	153	2508	A	50.43	5647.67	12236.62	146839.42
				B				
				C				
				D				
				E	70.60	7906.74	17131.27	205575.24
1	Fire Battalion Chief - 40	154	2509	A	70.60	5647.67	12236.62	146839.42
				B				
				C				
				D				
				E	98.83	7906.74	17131.27	205575.24

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1	Fire Captain	100	2504	A	44.13	4942.68	10709.14	128509.68
				B	46.28	5183.64	11231.22	134774.64
				C	48.54	5436.65	11779.41	141352.90
				D	50.91	5702.28	12354.94	148259.28
				E	53.40	5981.22	12959.31	155511.72
1	Fire Captain - 40	108	2507	A	61.78	4942.68	10709.14	128509.68
				B	64.80	5183.64	11231.22	134774.64
				C	67.96	5436.65	11779.41	141352.90
				D	71.28	5702.28	12354.94	148259.28
				E	74.77	5981.22	12959.31	155511.72
6	Fire Chief	630	1502	A	104.39	8350.82	18093.44	217121.28
				B				
				C				
				D				
				E	146.14	11691.17	25330.86	303970.32
1	Fire Engineer	102	4501	A	38.91	4358.46	9443.33	113319.96
				B	40.81	4570.21	9902.12	118825.46
				C	42.79	4792.52	10383.79	124605.52
				D	44.87	5025.94	10889.54	130674.44
				E	47.06	5271.04	11420.59	137047.04
1	Fire Engineer/Paramedic	151	4505	A	43.45	4866.58	10544.26	126531.08
				B	45.57	5103.77	11058.17	132698.02
				C	47.79	5352.75	11597.63	139171.50
				D	50.13	5614.15	12163.99	145967.90
				E	52.58	5888.68	12758.81	153105.68
1	Fire Prevention Inspector	106	3501	A	62.39	4990.89	10813.60	129763.14
				B	65.43	5234.26	11340.90	136090.76
				C	68.62	5489.78	11894.52	142734.28
				D	71.98	5758.07	12475.82	149709.82
				E	75.50	6039.78	13086.19	157034.28
1	Fire Protection Engineer	110	3507	A	62.39	4990.89	10813.60	129763.14
				B	65.43	5234.26	11340.90	136090.76
				C	68.62	5489.78	11894.52	142734.28
				D	71.98	5758.07	12475.82	149709.82
				E	75.50	6039.78	13086.19	157034.28

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1	Firefighter	103	4502	A	36.37	4073.45	8825.81	105909.70
				B	38.13	4270.87	9253.55	111042.62
				C	39.98	4478.23	9702.83	116433.98
				D	41.93	4695.97	10174.60	122095.22
				E	43.97	4924.50	10669.75	128037.00
1	Firefighter Trainee	109	4509	A	44.88	3590.42	7779.24	93350.92
				B	44.88	3590.42	7779.24	93350.92
				C	44.88	3590.42	7779.24	93350.92
				D	44.88	3590.42	7779.24	93350.92
				E	44.88	3590.42	7779.24	93350.92
1	Firefighter/Paramedic	104	4503	A	40.60	4547.38	9852.66	118231.88
				B	42.58	4768.46	10331.66	123979.96
				C	44.65	5000.72	10834.89	130018.72
				D	46.83	5244.52	11363.13	136357.52
				E	49.11	5500.58	11917.92	143015.08
1	Firefighter/Paramedic Trainee	107	4504	A	50.27	4021.26	8712.73	104552.76
				B	50.27	4021.26	8712.73	104552.76
				C	50.27	4021.26	8712.73	104552.76
				D	50.27	4021.26	8712.73	104552.76
				E	50.27	4021.26	8712.73	104552.76
7	Fitness Instructor	713	5620	A	35.00	2800.00	6066.67	72800.00
				B				
				C				
				D				
				E	75.00	6000.00	13000.00	156000.00
2	Fleet Maint Worker I -40	230	8615	A	33.14	2651.40	5744.70	68936.40
				B	34.80	2784.27	6032.59	72391.02
				C	36.54	2923.26	6333.73	76004.76
				D	38.37	3069.25	6650.04	79800.50
				E	40.29	3223.11	6983.40	83800.86
2	Fleet Maint Worker II - 40	231	8616	A	36.45	2916.27	6318.59	75823.02
				B	38.28	3062.25	6634.88	79618.50
				C	40.19	3215.24	6966.35	83596.24
				D	42.20	3376.09	7314.86	87778.34
				E	44.31	3544.81	7680.42	92165.06

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2	Fleet Maint Worker III -40	232	8617	A	41.93	3354.24	7267.52	87210.24
				B	44.03	3522.09	7631.19	91574.34
				C	46.22	3697.79	8011.88	96142.54
				D	48.53	3882.23	8411.50	100937.98
				E	50.96	4077.18	8833.89	106006.68
2	Fleet Maintenance Worker I	213	7207	A	33.14	2485.69	5385.66	64627.94
				B	34.80	2609.94	5654.87	67858.44
				C	36.54	2740.47	5937.69	71252.22
				D	38.37	2877.44	6234.45	74813.44
				E	40.28	3021.33	6546.22	78554.58
2	Fleet Maintenance Worker II	214	7208	A	36.46	2734.27	5924.25	71091.02
				B	38.28	2870.94	6220.37	74644.44
				C	40.19	3014.53	6531.48	78377.78
				D	42.20	3165.25	6858.04	82296.50
				E	44.31	3323.45	7200.81	86409.70
2	Fleet Maintenance Worker III	215	7209	A	41.93	3144.38	6812.82	81753.88
				B	44.02	3301.58	7153.42	85841.08
				C	46.22	3466.63	7511.03	90132.38
				D	48.53	3639.96	7886.58	94638.96
				E	50.96	3822.02	8281.04	99372.52
5	GIS Technician	552	2212	A	47.04	3762.96	8153.08	97836.96
				B	49.39	3951.11	8560.74	102728.86
				C	51.86	4148.67	8988.78	107865.42
				D	54.45	4356.09	9438.19	113258.34
				E	57.17	4573.95	9910.23	118922.70
1	Hazardous Materials Inspector	105	3502	A	62.39	4990.89	10813.60	129763.14
				B	65.43	5234.26	11340.90	136090.76
				C	68.62	5489.78	11894.52	142734.28
				D	71.98	5758.07	12475.82	149709.82
				E	75.50	6039.78	13086.19	157034.28
8	Housing & Neigh Svcs Manager	849	2812	A	49.79	3983.57	8631.07	103572.82
				B				
				C				
				D				
				E	65.55	5243.79	11361.55	136338.54

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6	Housing Authority Adminr	673	1120	A	58.56	4684.62	10150.01	121800.12
				B				
				C				
				D				
				E	81.98	6558.43	14209.93	170519.18
8	Human Resources Analyst I	843	2124	A	38.84	3106.99	6731.81	80781.74
				B				
				C				
				D				
				E	51.13	4090.15	8861.99	106343.90
8	Human Resources Analyst II	842	2123	A	42.89	3431.31	7434.51	89214.06
				B				
				C				
				D				
				E	56.45	4516.39	9785.51	117426.14
8	Human Resources Assistant	846	2108	A	27.67	2213.25	4795.38	57544.50
				B	29.05	2323.84	5034.99	60419.84
				C	30.50	2440.03	5286.73	63440.78
				D	32.03	2562.04	5551.09	66613.04
				E	33.63	2690.13	5828.62	69943.38
6	Human Resources Director	613	1105	A	79.03	6322.61	13698.99	164387.86
				B				
				C				
				D				
				E	110.65	8851.67	19178.62	230143.42
8	Human Resources Technician	816	2107	A	33.55	2684.39	5816.18	69794.14
				B	35.24	2819.20	6108.27	73299.20
				C	36.99	2959.53	6412.31	76947.78
				D	38.85	3108.09	6734.19	80810.34
				E	40.79	3263.09	7070.03	84840.34
6	I T Director	624	2113	A	77.99	6239.43	13518.76	162225.18
				B				
				C				
				D				
				E	109.19	8735.19	18926.24	227114.94

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8	I T Manager	819	2116	A	58.47	4677.42	10134.41	121612.92
				B				
				C				
				D				
				E	76.96	6157.20	13340.60	160087.20
5	I T Technician	542	3101	A	37.42	2993.96	6486.91	77842.96
				B	39.30	3143.64	6811.22	81734.64
				C	41.26	3300.79	7151.71	85820.54
				D	43.32	3465.83	7509.30	90111.58
				E	45.49	3639.13	7884.78	94617.38
8	Information Services Analyst	831	2118	A	49.18	3934.73	8525.25	102302.98
				B				
				C				
				D				
				E	64.74	5179.26	11221.73	134660.76
5	Junior Civil Engineer	519	2203	A	42.76	3420.86	7411.86	88942.36
				B	44.90	3591.90	7782.45	93389.40
				C	47.14	3771.50	8171.58	98059.00
				D	49.50	3960.08	8580.17	102962.08
				E	51.98	4158.09	9009.19	108110.34
5	Junior Planner	520	2804	A	38.72	3097.22	6710.64	80527.72
				B	40.65	3252.09	7046.19	84554.34
				C	42.68	3414.68	7398.47	88781.68
				D	44.82	3585.46	7768.50	93221.96
				E	47.06	3764.69	8156.83	97881.94
7	Lifeguard	710	5610	A	15.00	1200.00	2600.00	31200.00
				B				
				C				
				D				
				E	21.00	1680.00	3640.00	43680.00
2	Maint Worker III - 40	234	8619	A	35.70	2855.95	6187.89	74254.70
				B	37.49	2998.96	6497.75	77972.96
				C	39.36	3148.82	6822.44	81869.32
				D	41.33	3306.40	7163.87	85966.40
				E	43.40	3471.68	7521.97	90263.68

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2	Maintenance Custodian I	203	8101	A	25.43	1907.19	4132.24	49586.94
				B	26.70	2002.56	4338.88	52066.56
				C	28.04	2102.70	4555.85	54670.20
				D	29.44	2207.83	4783.63	57403.58
				E	30.91	2318.23	5022.83	60273.98
2	Maintenance Custodian I - 40	222	8107	A	25.43	2034.36	4407.78	52893.36
				B	26.70	2136.05	4628.11	55537.30
				C	28.04	2242.87	4859.55	58314.62
				D	29.44	2355.02	5102.54	61230.52
				E	30.91	2472.75	5357.63	64291.50
2	Maintenance Custodian II	204	8102	A	27.97	2097.95	4545.56	54546.70
				B	29.37	2202.83	4772.80	57273.58
				C	30.84	2312.99	5011.48	60137.74
				D	32.38	2428.57	5261.90	63142.82
				E	34.00	2550.04	5525.09	66301.04
2	Maintenance Custodian II - 40	223	8108	A	27.97	2237.82	4848.61	58183.32
				B	29.37	2349.66	5090.93	61091.16
				C	30.84	2467.17	5345.53	64146.42
				D	32.38	2590.48	5612.71	67352.48
				E	34.00	2720.07	5893.49	70721.82
2	Maintenance Custodian III	205	8103	A	32.17	2412.60	5227.30	62727.60
				B	33.78	2533.22	5488.64	65863.72
				C	35.47	2659.89	5763.10	69157.14
				D	37.24	2792.89	6051.26	72615.14
				E	39.10	2932.57	6353.90	76246.82
2	Maintenance Custodian III - 40	233	8618	A	32.17	2573.60	5576.13	66913.60
				B	33.78	2702.09	5854.53	70254.34
				C	35.47	2837.59	6148.11	73777.34
				D	37.24	2979.21	6454.96	77459.46
				E	39.10	3127.82	6776.94	81323.32
2	Maintenance Worker I	206	8202	A	27.97	2097.95	4545.56	54546.70
				B	29.37	2202.83	4772.80	57273.58
				C	30.84	2312.99	5011.48	60137.74
				D	32.38	2428.62	5262.01	63144.12
				E	34.00	2550.04	5525.09	66301.04

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2	Maintenance Worker I-40	207	8203	A	28.23	2258.22	4892.81	58713.72
				B	29.63	2370.40	5135.87	61630.40
				C	31.12	2489.44	5393.79	64725.44
				D	32.67	2613.60	5662.80	67953.60
				E	34.31	2744.63	5946.70	71360.38
2	Maintenance Worker II	208	8204	A	30.77	2307.72	5000.06	60000.72
				B	32.31	2423.09	5250.03	63000.34
				C	33.92	2544.23	5512.50	66149.98
				D	35.62	2671.46	5788.16	69457.96
				E	37.40	2805.04	6077.59	72931.04
2	Maintenance Worker II-40	209	8205	A	31.04	2483.44	5380.79	64569.44
				B	32.60	2607.61	5649.82	67797.86
				C	34.23	2738.64	5933.72	71204.64
				D	35.93	2874.79	6228.71	74744.54
				E	37.73	3018.66	6540.43	78485.16
2	Maintenance Worker III	210	8206	A	35.38	2653.85	5750.01	69000.10
				B	37.15	2786.55	6037.53	72450.30
				C	39.01	2925.89	6339.43	76073.14
				D	40.96	3072.17	6656.37	79876.42
				E	43.01	3225.80	6989.23	83870.80
7	Maintenance Worker/Seasonal	760	8207	A	19.88	1590.40	3445.87	41350.40
				B				
				C				
				D				
				E	24.85	1988.00	4307.33	51688.00
8	Management Analyst	854	2128	A	51.49	4119.23	8925.00	107099.98
				B				
				C				
				D				
				E	72.10	5768.18	12497.72	149972.68
5	Marketing Coordinator	548	5614	A	36.34	2907.27	6299.09	75589.02
				B	38.16	3052.63	6614.03	79368.38
				C	40.07	3205.26	6944.73	83336.76
				D	42.07	3365.53	7291.98	87503.78
				E	44.17	3533.81	7656.59	91879.06

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6	Mayor	696	1118	A	130.47	521.88	1130.74	13568.88
				B				
				C				
				D				
				E	130.47	521.88	1130.74	13568.88
5	Neighbhd Preservation Asst	510	5802	A	30.51	2441.10	5289.05	63468.60
				B	32.04	2563.17	5553.53	66642.42
				C	33.64	2691.32	5831.19	69974.32
				D	35.32	2825.92	6122.83	73473.92
				E	37.09	2967.17	6428.87	77146.42
5	Office Assistant I	516	6108	A	24.59	1966.86	4261.53	51138.36
				B	25.81	2065.19	4474.58	53694.94
				C	27.11	2168.46	4698.33	56379.96
				D	28.46	2276.85	4933.18	59198.10
				E	29.88	2390.70	5179.85	62158.20
5	Office Assistant II	517	6109	A	27.04	2163.45	4687.47	56249.70
				B	28.39	2271.59	4921.78	59061.34
				C	29.82	2385.23	5168.00	62015.98
				D	31.31	2504.49	5426.40	65116.74
				E	32.87	2629.64	5697.55	68370.64
5	Office Specialist	518	6110	A	31.10	2487.96	5390.58	64686.96
				B	32.65	2612.38	5660.16	67921.88
				C	34.29	2743.04	5943.25	71319.04
				D	36.00	2880.22	6240.48	74885.72
				E	37.80	3024.16	6552.35	78628.16
4	Patrol Officer	404	4401	A	49.75	3980.00	8623.33	103480.00
				B	52.24	4178.99	9054.48	108653.74
				C	54.85	4387.92	9507.16	114085.92
				D	57.59	4607.33	9982.55	119790.58
				E	60.47	4837.66	10481.60	125779.16
4	Patrol Officer Trainee	458	4402	A	48.68	3894.53	8438.15	101257.78
				B	51.11	4089.18	8859.89	106318.68
				C	53.67	4293.69	9303.00	111635.94
				D	56.35	4508.34	9768.07	117216.84
				E	59.17	4733.72	10256.39	123076.72

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5	Payroll Specialist	546	5102	A	33.22	2657.20	5757.27	69087.20
				B	34.88	2790.06	6045.13	72541.56
				C	36.62	2929.56	6347.38	76168.56
				D	38.45	3076.05	6664.78	79977.30
				E	40.37	3229.80	6997.90	83974.80
5	Plan Check Engineer	521	3807	A	55.36	4428.42	9594.91	115138.92
				B	58.12	4649.38	10073.66	120883.88
				C	61.03	4882.17	10578.04	126936.42
				D	64.07	5125.87	11106.05	133272.62
				E	67.32	5385.54	11668.67	140024.04
5	Plan Checker	522	3803	A	47.20	3776.18	8181.72	98180.68
				B	49.56	3964.94	8590.70	103088.44
				C	52.04	4163.54	9021.00	108252.04
				D	54.64	4371.10	9470.72	113648.60
				E	57.38	4590.27	9945.59	119347.02
6	Plan Review Manager	678	1210	A	61.45	4915.76	10650.81	127809.76
				B				
				C				
				D				
				E	79.92	6393.40	13852.37	166228.40
6	Planning & Neigh Svcs Director	607	1803	A	79.14	6330.89	13716.93	164603.14
				B				
				C				
				D				
				E	110.79	8863.25	19203.71	230444.50
7	Planning Commissioners	698	1108	A	1.00	80.00	173.33	2080.00
				B				
				C				
				D				
				E	1.00	80.00	173.33	2080.00
6	Planning Manager	602	2803	A	60.31	4825.16	10454.51	125454.16
				B				
				C				
				D				
				E	84.44	6755.21	14636.29	175635.46

** Note Senior Public Works Lead change effective 3/1/2020

All Job Classifications/Salary Table Effective 03/03/2020

<u>Code</u>	<u>Classification</u>	<u>Pay Grade</u>	<u>Occ Code</u>	<u>Step</u>	<u>Hourly</u>	<u>BiWeekly</u>	<u>Monthly</u>	<u>Annual</u>
4	Police Assistant	450	6401	A	0.02	1.64	3.55	42.64
				B	47.27	3781.86	8194.03	98328.36
				C	49.64	3970.92	8603.66	103243.92
				D	52.12	4169.45	9033.81	108405.70
				E	54.72	4377.95	9485.56	113826.70
6	Police Captain	651	1401	A	94.68	7574.39	16411.17	196934.04
				B				
				C				
				D				
				E	132.55	10604.10	22975.56	275706.72
4	Police Clerk I	451	6402	A	33.88	2710.80	5873.40	70480.80
				B	35.58	2846.35	6167.09	74005.10
				C	37.36	2988.65	6475.41	77704.90
				D	39.23	3138.10	6799.22	81590.60
				E	41.19	3294.94	7139.04	85668.44
4	Police Clerk II	452	6403	A	37.27	2981.81	6460.59	77527.06
				B	39.14	3130.99	6783.81	81405.74
				C	41.09	3287.52	7122.96	85475.52
				D	43.15	3451.92	7479.16	89749.92
				E	45.31	3624.44	7852.95	94235.44
4	Police Clerk Supervisor	454	6404	A	43.05	3444.07	7462.15	89545.82
				B	45.20	3616.30	7835.32	94023.80
				C	47.46	3797.07	8226.99	98723.82
				D	49.84	3986.95	8638.39	103660.70
				E	52.33	4186.28	9070.27	108843.28
4	Police Evidence Technician	459	8607	A	39.53	3162.29	6851.63	82219.54
				B	41.50	3320.38	7194.16	86329.88
				C	43.58	3486.42	7553.91	90646.92
				D	45.76	3660.76	7931.65	95179.76
				E	48.05	3843.79	8328.21	99938.54
4	Police Lieutenant	400	2402	A	76.31	6104.74	13226.94	158723.24
				B	80.12	6409.98	13888.29	166659.48
				C	84.13	6730.51	14582.77	174993.26
				D	88.34	7067.05	15311.94	183743.30
				E	92.75	7420.38	16077.49	192929.88

** Note Senior Public Works Lead change effective 3/1/2020

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<u>Code</u>	<u>Classification</u>	<u>Pay Grade</u>	<u>Occ Code</u>	<u>Step</u>	<u>Hourly</u>	<u>BiWeekly</u>	<u>Monthly</u>	<u>Annual</u>
4	Police Officer	403	4403	A	54.40	4352.17	9429.70	113156.42
				B	57.12	4569.84	9901.32	118815.84
				C	59.98	4798.31	10396.34	124756.06
				D	62.98	5038.19	10916.08	130992.94
				E	66.13	5290.16	11462.01	137544.16
4	Police Officer Trainee	457	4404	A	53.23	4258.69	9227.16	110725.94
				B	55.90	4471.68	9688.64	116263.68
				C	58.69	4695.30	10173.15	122077.80
				D	61.63	4930.03	10681.73	128180.78
				E	64.71	5176.53	11215.82	134589.78
4	Police Sergeant	401	4405	A	65.72	5257.54	11391.34	136696.04
				B	69.01	5520.43	11960.93	143531.18
				C	72.46	5796.44	12558.95	150707.44
				D	76.08	6086.34	13187.07	158244.84
				E	79.88	6390.65	13846.41	166156.90
6	Police Support Services Mgr	657	1404	A	58.49	4679.57	10139.07	121668.82
				B				
				C				
				D				
				E	81.90	6551.69	14195.33	170343.94
7	Pool Manager	708	5608	A	18.25	1460.00	3163.33	37960.00
				B				
				C				
				D				
				E	25.55	2044.00	4428.67	53144.00
8	Principal Civil Engineer	822	2204	A	61.45	4915.76	10650.81	127809.76
				B				
				C				
				D				
				E	79.92	6393.40	13852.37	166228.40
8	Principal Planner	823	2811	A	63.35	5068.27	10981.25	131775.02
				B				
				C				
				D				
				E	76.73	6138.46	13300.00	159599.96

** Note Senior Public Works Lead change effective 3/1/2020

All Job Classifications/Salary Table Effective 03/03/2020

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5	Program Coordinator	523	5606	A	33.89	2711.28	5874.44	70493.28
				B				
				C				
				D				
				E	44.61	3568.85	7732.51	92790.10
6	Public Information Officer	674	1122	A	58.05	4644.23	10062.50	120749.98
				B				
				C				
				D				
				E	81.27	6501.93	14087.51	169050.18
5	Public Services Assistant I	524	6601	A	28.27	2261.81	4900.59	58807.06
				B	29.69	2374.92	5145.66	61747.92
				C	31.17	2493.69	5402.99	64835.94
				D	32.73	2618.37	5673.13	68077.62
				E	34.37	2749.27	5956.75	71481.02
5	Public Services Assistant II	525	6602	A	31.10	2487.98	5390.62	64687.48
				B	32.66	2612.41	5660.22	67922.66
				C	34.29	2743.03	5943.23	71318.78
				D	36.00	2880.23	6240.50	74885.98
				E	37.80	3024.16	6552.35	78628.16
6	Public Works Director	635	1204	A	81.37	6509.80	14104.57	169254.80
				B				
				C				
				D				
				E	113.92	9113.73	19746.41	236956.98
5	Public Works Inspector	526	3202	A	45.65	3652.03	7912.73	94952.78
				B	47.93	3834.66	8308.43	99701.16
				C	50.33	4026.36	8723.78	104685.36
				D	52.85	4227.70	9160.02	109920.20
				E	55.49	4439.06	9617.96	115415.56
6	Public Works Manager	648	1117	A	54.16	4332.74	9387.60	112651.24
				B				
				C				
				D				
				E	75.82	6065.83	13142.63	157711.58

** Note Senior Public Works Lead change effective 3/1/2020

All Job Classifications/Salary Table Effective 03/03/2020

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8	Purchasing Agent	826	1106	A	50.73	4058.22	8792.81	105513.72
				B				
				C				
				D				
				E	65.42	5233.97	11340.27	136083.22
7	Recreation Administrative Asst	712	5619	A	15.00	1200.00	2600.00	31200.00
				B				
				C				
				D				
				E	21.00	1680.00	3640.00	43680.00
7	Recreation Attendant	711	5618	A	15.00	1200.00	2600.00	31200.00
				B				
				C				
				D				
				E	21.00	1680.00	3640.00	43680.00
7	Recreation Instructors	707	5607	A	18.33	1466.40	3177.20	38126.40
				B				
				C				
				D				
				E	36.66	2932.80	6354.40	76252.80
7	Recreation Leader	706	5617	A	15.00	1200.00	2600.00	31200.00
				B				
				C				
				D				
				E	21.00	1680.00	3640.00	43680.00
6	Recreation Services Manager	616	2602	A	50.05	4003.69	8674.66	104095.94
				B				
				C				
				D				
				E	65.10	5207.62	11283.18	135398.12
8	Recreation Services Supervisor	827	2601	A	48.46	3876.64	8399.39	100792.64
				B				
				C				
				D				
				E	63.78	5102.17	11054.70	132656.42

** Note Senior Public Works Lead change effective 3/1/2020

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5	Recreation Svcs Assistant I	527	8601	A	15.98	1278.47	2770.02	33240.22
				B	16.78	1342.38	2908.49	34901.88
				C	17.62	1409.54	3054.00	36648.04
				D	18.50	1479.98	3206.62	38479.48
				E	19.43	1554.02	3367.04	40404.52
5	Recreation Svcs Assistant II	528	8602	A	18.97	1517.96	3288.91	39466.96
				B	19.93	1594.02	3453.71	41444.52
				C	20.92	1673.67	3626.28	43515.42
				D	21.97	1757.40	3807.70	45692.40
				E	23.07	1845.23	3998.00	47975.98
5	Recreation Svcs Assistant III	529	8603	A	21.81	1744.87	3780.55	45366.62
				B	22.90	1832.06	3969.46	47633.56
				C	24.05	1923.67	4167.95	50015.42
				D	25.25	2019.85	4376.34	52516.10
				E	26.51	2120.87	4595.22	55142.62
5	Recreation Svcs Assistant IV	530	8604	A	25.59	2047.19	4435.58	53226.94
				B	26.87	2149.53	4657.32	55887.78
				C	28.21	2257.01	4890.19	58682.26
				D	29.62	2369.87	5134.72	61616.62
				E	31.10	2488.35	5391.43	64697.10
8	Senior Accountant	829	2110	A	45.08	3606.56	7814.21	93770.56
				B				
				C				
				D				
				E	59.34	4747.03	10285.23	123422.78
5	Senior Accounting Technician	539	6106	A	34.21	2736.78	5929.69	71156.28
				B	35.92	2873.64	6226.22	74714.64
				C	37.72	3017.33	6537.55	78450.58
				D	39.60	3168.22	6864.48	82373.72
				E	41.58	3326.60	7207.63	86491.60
8	Senior Administrative Analyst	834	2112	A	49.79	3983.57	8631.07	103572.82
				B				
				C				
				D				
				E	65.55	5243.79	11361.55	136338.54

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5	Senior Building Inspector	531	3804	A	52.73	4218.07	9139.15	109669.82
				B	55.36	4429.02	9596.21	115154.52
				C	58.13	4650.44	10075.95	120911.44
				D	61.04	4882.93	10579.68	126956.18
				E	64.09	5127.10	11108.72	133304.60
8	Senior Executive Assistant	855	6123	A	42.89	3431.31	7434.51	89214.06
				B				
				C				
				D				
				E	56.45	4516.39	9785.51	117426.14
8	Senior HR Analyst	841	2122	A	46.49	3719.38	8058.66	96703.88
				B				
				C				
				D				
				E	61.20	4895.82	10607.61	127291.32
5	Senior Plan Check Engineer	534	3806	A	60.89	4871.26	10554.40	126652.76
				B	63.94	5114.96	11082.41	132988.96
				C	67.13	5370.47	11636.02	139632.22
				D	70.48	5638.72	12217.23	146606.72
				E	74.01	5920.61	12827.99	153935.86
8	Senior Planner	830	2805	A	58.08	4646.28	10066.94	120803.28
				B				
				C				
				D				
				E	70.60	5647.74	12236.77	146841.24
5	Senior Public Works Inspector	535	3203	A	52.73	4218.10	9139.22	109670.60
				B	55.36	4429.02	9596.21	115154.52
				C	58.13	4650.45	10075.98	120911.70
				D	61.04	4882.93	10579.68	126956.18
				E	64.09	5127.10	11108.72	133304.60
2**	Senior Public Works Lead	225	8609	A	47.33	3786.04	8203.08	98436.96
				B	49.69	3975.34	8613.23	103358.81
				C	52.18	4174.11	9043.90	108562.75
				D	54.79	4382.81	9496.09	113953.09
				E	57.53	4602.07	9971.16	119653.92

** Note Senior Public Works Lead change effective 3/1/2020

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7	Special Project Associate	750	5105	A	20.00	1600.00	3466.67	41600.00
				B				
				C				
				D				
				E	50.00	4000.00	8666.67	104000.00
5	Sr Code Enforcement Officer	545	5806	A	46.84	3747.39	8119.35	97432.14
				B	49.18	3934.04	8523.75	102285.04
				C	51.64	4131.27	8951.09	107413.02
				D	54.23	4338.13	9399.28	112791.38
				E	56.93	4554.60	9868.30	118419.60
8	Sr. Information Analyst/Dev	853	2119	A	51.77	4141.85	8974.01	107688.10
				B				
				C				
				D				
				E	68.15	5451.93	11812.51	141750.18
5	Sr. Public Services Assistant	549	5615	A	34.69	2775.18	6012.89	72154.68
				B	36.42	2913.94	6313.54	75762.44
				C	38.25	3059.64	6629.22	79550.64
				D	40.16	3212.62	6960.68	83528.12
				E	42.17	3373.25	7308.71	87704.50
7	Sr. Special Projects Associate	749	5106	A	50.00	4000.00	8666.67	104000.00
				B				
				C				
				D				
				E	125.00	10000.00	21666.67	260000.00
7	Staff Assistant	745	5104	A	15.00	1200.00	2600.00	31200.00
				B				
				C				
				D				
				E	24.00	1920.00	4160.00	49920.00
7	Student Intern	740	5103	A	15.00	1200.00	2600.00	31200.00
				B				
				C				
				D				
				E	24.00	1920.00	4160.00	49920.00

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6	Transporation & Traffic Mgr	675	1202	A	58.05	4644.23	10062.50	120749.98
				B				
				C				
				D				
				E	81.27	6501.93	14087.51	169050.18
8	Video Media Specialist	840	2121	A	40.05	3203.98	6941.96	83303.48
				B				
				C				
				D				
				E	52.72	4217.41	9137.72	109652.66
2	Water Meter Reader I	216	8104	A	27.97	2097.88	4545.41	54544.88
				B	29.37	2202.83	4772.80	57273.58
				C	30.84	2312.98	5011.46	60137.48
				D	32.38	2428.57	5261.90	63142.82
				E	34.00	2550.03	5525.06	66300.78
2	Water Meter Reader I -40	235	8620	A	27.97	2237.90	4848.78	58185.40
				B	29.37	2349.80	5091.23	61094.80
				C	30.84	2466.94	5345.04	64140.44
				D	32.38	2590.20	5612.10	67345.20
				E	34.01	2720.46	5894.33	70731.96
2	Water Meter Reader II	217	8105	A	30.77	2307.72	5000.06	60000.72
				B	32.31	2423.08	5250.01	63000.08
				C	33.92	2544.22	5512.48	66149.72
				D	35.62	2671.44	5788.12	69457.44
				E	37.40	2805.04	6077.59	72931.04
2	Water Meter Reader II -40	236	8621	A	30.77	2461.69	5333.66	64003.94
				B	32.31	2584.96	5600.75	67208.96
				C	33.92	2713.46	5879.16	70549.96
				D	35.62	2849.84	6174.65	74095.84
				E	37.40	2992.33	6483.38	77800.58
2	Water Systems Operator	219	7211	A	40.09	3207.25	6949.04	83388.50
				B	42.09	3367.27	7295.75	87549.02
				C	44.20	3535.96	7661.25	91934.96
				D	46.41	3712.76	8044.31	96531.76
				E	48.73	3898.42	8446.58	101358.92

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2	Water Systems Operator - 40	237	8622	A	42.76	3420.67	7411.45	88937.42
				B	44.90	3592.01	7782.69	93392.26
				C	47.15	3772.10	8172.88	98074.60
				D	49.50	3960.04	8580.09	102961.04
				E	51.98	4158.48	9010.04	108120.48

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