CITY OF MILPITAS
Planning Commission

MEETING MINUTES
7:00pm
Wednesday, October 9, 2024
CITY COUNCIL CHAMBERS
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER

Chair Albana called the meeting to order at 7:01pm.

PLEDGE OF ALLEGIANCE

Chair Albana led the pledge of allegiance.

ROLL CALL

Recording Secretary Medina called the roll.

PRESENT: Chair Albana, Galang, Awasthi, Gupta, Caulkins, and Kong.

ABSENT: Vice Chair Medina-Ashby

STAFF: Jay Lee, Christopher Creech, Randy Baez, and Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda, and there were none.

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for October 9, 2024.

Motion/Second Awasthi/Galang
Motion carried by a vote of AYES: 6 NOES: 0

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting agenda for August 28, 2024. **Take up discussion in New Business section of meeting to possibly agendize requirements of meeting minutes or meet with City staff directly regarding action minutes specifications.*

Motion/Second Caulkins/Galang
Motion carried by a vote of AYES: 6 NOES: 0

ANNOUNCEMENTS

Planning Director Lee stated that the October 23rd meeting is cancelled, next regular meeting tentatively scheduled on November 13th.

Assistant City Manager Matt Cano shared educational and informational updates related to Measure J, a City of Milpitas Public Services reauthorization measure that has been placed on the November 5th ballot unamimously by the Milpitas City Council.

PUBLIC FORUM

Chair Albana invited members of the public to address the commission, and there were none.

By motion, close public forum.

Motion/Second Caulkins/Kong
Motion carried by a vote of AYES: 6 NOES: 0

PUBLIC HEARING

IX-1 ALTITUDE TRAMPOLINE PARK – 147 GREAT MALL DR - P-UP24-0004: A Conditional Use Permit to operate a 28,500 square-foot indoor recreational facility within an existing commercial space in the Metro Very High-Density Mixed Use (MXD3-Metro) zone, located at 147 Great Mall Drive. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15301 (Existing Facilities), and as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

(37:36) Project Planner Randy Baez, along with applicant team members Guru Murari (applicant) and Robson Souza (Simon Property Group), addressed commissioners' clarifying questions regarding the following topics:

- **Existing Locations**: Details of other Altitude Trampoline Park locations in the State of Georgia and the City of San Jose.
- **Occupancy**: Maximum occupancy during peak hours and days.
- **Collaboration with Neighbors**: Initiated collaboration with the neighboring tenant, Dave & Buster's.
- **Safety and Hygiene**: Measures related to attractions for younger and older children, including adult supervision for smaller children.
- **Kitchen Operations**: Cafeteria-style setup with no stove cooking; outside food prohibited except for cakes at parties.
- **Membership Costs**: Potential concessions for local low-income students.
- **Participant Management**: Number of participants per attraction, managed by code managers.
- **Parental Presence Requirement**: Parents must accompany their children in the park.
- **Activity Description**: Details about stair-related activities.
- **Employee Training**: Mandatory safety/CPR certification and corporate training before opening.
- **Excluded Activities**: Zipline and wall climbing will not be offered.
- **Spectator Policy**: Spectators must accompany a paying child to gain entrance.
- **Similar Business Status**: Closure and status of Bounce-A-Rama, a similar business.
- **Grand Opening Timeline**: Dependent on building permit issuance, with a target date of Christmas 2024.
- **Business Strategy**: Ensuring both Bay Area locations thrive without competing with each other.
- **Applicant's Experience**: Confirmation on whether this is the applicant's first venture in a business like Altitude Trampoline Park.
- **Membership Comparison**: Comparison of membership costs, including concessions for low-income students.
- **Operating Hours**: Consistency with other specialty uses in the mall.

Chair Albana invited members of the public to address the commission and there was one community member, Mohana Deshmukh, in opposition of the project due to traffic/noise concerns and applicant's plans of outdoor activities.

Motion to close the Public Forum.

Motion/Second Kong/Awasthi
Motion carried by a vote of AYES: 6 NOES: 0

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution No. 24-031, approving Conditional Use Permit No. UP24-0004, subject to the findings and attached Conditions of Approval.

Motion/Second Gupta/Caulkins
Motion carried by a vote of AYES: 6 NOES: 0

NEW BUSINESS

X-1 Appoint Three Members to Serve as the Planning Commisison Subcommittee.

Chair Albana nominated Comissioner Caulkins; Commissioner Caulkins accepted nomination.

Commissioner Caulkins nominated Commissioner Kong, Commissioenr Kong accepted nomination.

Commissioner Awasthi nominted Commissioner Gupta; Commissioner Gupta accepted nomination. Commissioner Galang closes nomination.

No public comments received.

Recommendation: Staff recommends that the Planning Commission nominate and appoint three of its members to serve until April 30, 2025 as the Planning Commission Subcommittee and meet on an ad hoc and as needed basis to perform such functions, duties, and responsibilities as delegated to that subcommittee pursuant to the Milpitas Municipal Code and as may be delegated by the City Council to this body and/or its members individually, as a whole, or as a body.

Call for Vote:
Motion/Second Awasthi/Galang
Motion carried by a vote of AYES: 6 NOES: 0

Call for Nominations for Caulkins:
Motion carried by a vote of AYES: 6 NOES: 0

Call for Nominations for Kong:
Motion carried by a vote of AYES: 6 NOES: 0

Call for Nominations for Gupta:
Motion carried by a vote of AYES: 6 NOES: 0

<u>Unagendized Discussion Item #1:</u> Potential proposal for a vote by the commission to have Staff bring back the item for discussion of changing the

way in which the the minutes are done for Planning Commission (summary minutes procedure = action, resolution, and votes by the Commission, due to presence of recording on multiple platforms). Alternatively, concerned commissioners can meet with City staff directly regarding action minutes specifications. Planning Commission opted to make appointment with City Staff to discuss meeting minutes in more detail and possibly recommend enlisting AI tools for transcription.

Unagendized Discussion Item #2: Agendize a discussion with ideas and proposals for Main Street. Planning Director Lee shared that Gateway/Main Street Specific Plan should have a public draft available to review in a couple of months and brought to the Planning Commission. Planning Commission opted to wait for the meeting when the public draft will be reviewed.

ADJOURNMENT

Chair Albana adjourned the meeting at 8:57 pm
Motion/Second Caulkins/Gupta
Motion carried by a vote of AYES: 6 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina