



# Comprehensive Zoning Ordinance Update – Zoning Advisory Group

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City of Milpitas

## Zoning Advisory Group (ZAG) Meeting #2 Summary

### **INTRODUCTION**

At 6:07 p.m. on August 24, 2023, the second meeting of the City of Milpitas Zoning Advisory Group (ZAG) commenced. The meeting was conducted in person at Milpitas City Hall and with virtual attendance available via Zoom. Notifications of this meeting were distributed by the City and posted on the project website ([www.milpitaszoningupdate.org](http://www.milpitaszoningupdate.org)). The meeting was recorded and posted on the project website so it may be viewed at any time.

### **ATTENDANCE**

#### **ZAG Members**

- Prakash Daryani (ZAG Chair) – Economic Development and Trade Commission
- Ricky Davis (ZAG Vice Chair) – Parks, Recreation & Cultural Resources Commission
- Frank Bush – Energy & Environmental Sustainability Commission
- Chris Norwood – Economic Development and Trade
- Becky Strauss – Parks, Recreation & Cultural Resources Commission
- Bill Chaun (Alternate) – Planning Commission

ZAG members John Agg (Arts Commission), Mercedes Albana (Planning Commission), Dipak Awasthi (Planning Commission), and Joyita Ghose (Arts Commission) were absent.

#### **City Staff**

- Ned Thomas – Acting City Manager
- Jay Lee – Interim Planning Director
- Holly Pearson – Zoning Update Project Manager
- Kristina Phung – Associate Planner
- Liz Medina – Administrative Assistant

## **Lisa Wise Consulting, Inc.**

- Jen Murillo – Director/LWC Project Manager
- Monica Szydlik – Senior Associate
- Abby Weizer – Associate

## **OVERVIEW**

The ZAG members approved the agenda for this meeting and approved the summary notes for the prior ZAG meeting (Ayes: 4; Abstains: 2). Jen Murillo introduced the Zoning Ordinance Update item and then gave a PowerPoint-supported presentation. The presentation covered the following topics:

- Background Review and Recommendations Report
- New Zoning Districts
- Zoning Map Update

After the presentation, time was given for ZAG members to ask general questions about the presentation. Then ZAG members discussed the preliminary recommendations from the Background Review and Recommendations Report. Six questions were used to facilitate discussion. These questions were included in the ZAG agenda and were displayed via a shared screen on a Miro board for notetaking purposes. The questions were as follows:

1. *Do you agree with the code organization recommendations? (Refer to Section 2.1 of the Background Review and Recommendations Report)*
2. *Do you agree with the zoning districts recommendations? (Refer to Section 2.2 of the Background Review and Recommendations Report)*
3. *Do you agree with the use regulations recommendations? (Refer to Section 2.3 of the Background Review and Recommendations Report)*
4. *Do you agree with the development and design standards recommendations? (Refer to Section 2.4 of the Background Review and Recommendations Report)*
5. *Do you agree with the sign standards recommendations? (Refer to Section 2.5 of the Background Review and Recommendations Report)*
6. *Do you agree with the administration and procedures recommendations? (Refer to Section 2.6 of the Background Review and Recommendations Report)*

## **ZAG MEMBER COMMENTS AND QUESTIONS**

Below is a summary of responses from ZAG members to each discussion question.

1. *Do you agree with the code organization recommendations? (Refer to Section 2.1 of the Background Review and Recommendations Report)*
  - Numbering isn't logically sequenced in the Zoning Ordinance. Restructuring and renumbering is important.
  - Clarify and define acronyms that are present in the Zoning Ordinance.
2. *Do you agree with the zoning districts recommendations? (Refer to Section 2.2 of the Background Review and Recommendations Report)*
  - Can zoning districts that are not mapped on the zoning map be retained in the Zoning Ordinance?
    - Keeping unused districts in the Zoning Ordinance can provide future flexibility, but it may make the Zoning Ordinance too cumbersome.
    - Regulations that are being replaced and made null will be removed from the Zoning Ordinance.
  - All Hillside Combining regulations should be codified in the Zoning Ordinance. Consider the sensitivity of the hillside regulations with any revisions proposed.
  - Some colors on the zoning map are too similar.
3. *Do you agree with the use regulations recommendations? (Refer to Section 2.3 of the Background Review and Recommendations Report)*
  - Modernization in use regulations is necessary.
  - The need for homeless shelters should be reflected in use regulations. Comply with State law and Housing Element programs. Allowing shelters near transit would be ideal.
4. *Do you agree with the development and design standards recommendations? (Refer to Section 2.4 of the Background Review and Recommendations Report)*
  - There is concern about the impacts of spillover parking on surrounding areas, especially in residential areas, if parking ratios are reduced.
  - Project-by-project flexibility regarding parking is ideal, but there is limited authority where State law regulates parking for affordable housing and development near transit.
  - Objective design standards for non-residential uses are necessary and will have a positive impact on Milpitas.
  - The community has some privacy concerns with ADUs, but there is limited flexibility to address these concerns given the State regulations on height and setbacks for ADUs.

5. *Do you agree with the sign standards recommendations? (Refer to Section 2.5 of the Background Review and Recommendations Report)*
  - The Metro Specific Plan has exemplary sign standards. Sign standards that are consistent citywide may be good.
6. *Do you agree with the administration and procedures recommendations? (Refer to Section 2.6 of the Background Review and Recommendations Report)*
  - Streamlining procedures would be good.
  - How will exceptions be handled? We need to be clear about what exceptions will be allowed and how much of a deviation from any given standard will be allowed.

ZAG members also provided other comments, which are as follows:

- What is the City's public input plan to ensure that the public is properly consulted throughout this project?
- The different phases of the project (Phase 1 – expedited work and Phase 2 – comprehensive update) should be clearly explained to avoid confusion.
- Look at/consider impacts around the school district area, and consult with Milpitas Unified School District regarding the proposed zoning changes due to potential increased population and related changes in school enrollment.
- The relationship between modernization and preserving history of amendments to the Zoning Ordinance itself needs to be explored and discussed throughout this process. What modernization would be sacrificed to preserve old zoning districts, old terms, etc.?
- Provide materials for ZAG meetings as far as possible in advance of the meeting.

## **PUBLIC COMMENT AND ADJOURNMENT**

After the ZAG member discussion, there was an opportunity for public comment. No public comment was given before the conclusion of the meeting. The next ZAG meeting is expected to be held in Spring 2024. At 7:53 p.m., the meeting adjourned.