



# Comprehensive Zoning Ordinance Update – Zoning Advisory Group

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City of Milpitas

## Zoning Advisory Group (ZAG) Meeting #3 Summary

### **INTRODUCTION**

At 6:00 p.m. on April 22, 2024, the third 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
- Mercedes Albana – Planning Commission
- Dipak Awasthi – Planning Commission
- Joyita Ghose – Arts Commission

ZAG member John Agg (Arts Commission) was absent.

#### **City Staff**

- Holly Pearson – Zoning Update Project Manager
- Kristina Phung – Associate Planner
- Liz Medina – Administrative Assistant
- Ned Thomas – City Manager

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

- Jen Murillo – Director/LWC Project Manager
- Stefano Richichi – Senior Associate

## **OVERVIEW**

The ZAG members approved the agenda for this meeting and approved the summary notes for the August 24, 2023 ZAG meeting.

Jen Murillo introduced the Zoning Ordinance Update item and then gave a PowerPoint-supported presentation. The presentation covered the following topics:

- Project Update
- Draft Uses Matrix
- Alternative Parking Strategies
- Transportation Demand Management (TDM)
- Incentives

After the presentation, time was given for ZAG members to ask general questions about the presentation. Ten questions were used to facilitate discussion, and these questions were listed in the ZAG agenda.

## **ZAG MEMBER COMMENTS AND QUESTIONS**

Below is a summary of responses from ZAG members to each of the 10 discussion questions.

### *1. Are any uses missing? (Refer to Draft Uses Matrix)*

- Discussion regarding ease of the user to find specific uses in the Zoning Ordinance. In addition to streamlining content and defining all uses, the online publisher of the Zoning Ordinance will include text search options.
- Support for the proposed streamlining and modernizing of uses.
- The updated Zoning Ordinance will include advanced manufacturing as a use.

### *2. Are any uses unnecessary? (Refer to Draft Uses Matrix)*

- *No comments received.*

### *3. Should any proposed use definitions be revised? (Refer to Draft Uses Matrix)*

- *No comments received.*

### *4. What alternative parking strategies are most appropriate for Milpitas? (Refer to Attachment 4)*

- Desire for EV charging parking spaces and EV-ready parking spaces.

- The Gateway-Main Specific Plan is underway, updating the Midtown Specific Plan, which will also be looking at alternative parking strategies in the downtown.
5. *Are any alternative strategies missing? (Refer to Attachment 4)*
    - Nearby cities (e.g., Mountain View, Montclair, Palo Alto, etc.) have paid/public parking structures with solar panels that support their main streets, as well as parking located behind businesses. Parking in-lieu fees could be put towards the development of these types of parking structures.
  6. *Is there a preference for a quantitative (parking reduction defined) vs. qualitative (case-by-case) approach to shared parking? (Refer to Attachment 5)*
    - No comments received.
  7. *What TDM strategies are most appropriate for Milpitas? (Refer to Attachment 6)*
    - The City recently approved TDM strategies for a hotel with a focus on business travelers to reduce parking at the hotel. Measures included passenger pick up/drop off areas (e.g., Uber, Lyft), shuttle to airport, etc. This was considered successful.
    - TDM works well for hotels, business parks, and residential parking.
    - The Metropolitan Transportation Commission (MTC) is funding a lot of projects related to mobility and TDM. Consider this with updates to the Zoning Ordinance.
  8. *Which incentives are most appropriate for encouraging lot consolidation? (Refer to Attachment 7)*
    - Discussion that incentives would aim to encourage smaller lots to be combined to facilitate the development of multi-family housing on a larger parcel. Incentives could include allowing higher density, additional height, reduced parking, or reduced setbacks.
    - Incentives could apply to vacant properties, parking lots, lots with vacant commercial buildings, etc. The intent is not to consolidate lots that would displace existing residents. State law has provisions to protect low-income housing units and households from displacement.
  9. *Which incentives are most appropriate for encouraging larger (3-bedroom) units? (Refer to Attachment 7)*
    - There was a question about the need for larger units as family sizes are shrinking.
    - Are there plans for multi-generational dwellings? The Zoning Ordinance will include provisions for accessory dwelling units (consistent with state law), court dwellings, and other housing types.
  10. *Are zoning incentives appropriate for sustainability? (Refer to Attachment 7)*
    - The Zoning Ordinance will include standards/requirements for reducing reliance on single-occupancy vehicles, encouraging the efficient use of land, and supporting

walking, biking, and transit. Incentives would be for development features that go beyond requirements.

- There is interest in crafting incentives for development that exceeds minimum Green Building Code/City REACH Code requirements.
- Discussion of requiring or incentivizing plants integrated into buildings. The Zoning Ordinance will require landscaping (e.g., trees, plants, and open space for development projects). The Zoning Ordinance can clarify that rooftop gardens/parks could count toward landscape requirements.
- Can community gardens be a sustainability incentive? Community gardens are proposed to be included as an allowed use in the updated Zoning Ordinance and allowed citywide, but since they are typically administered through a public agency rather than a private developer/property owner, they may not be an incentive candidate.
- If possible and when necessary, craft incentives to align with market conditions/fluctuations to catalyze development.

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

- How far back does zoning go in Santa Clara County? Interest expressed in how zoning has helped different cities to develop, for example Mountain View compared to Milpitas. Milpitas used to be an agricultural area. Consider appropriate communities for benchmarking against.
- There is significant school-related traffic during peak times. Zoning should encourage schools within residential neighborhoods. Schools should not be more than a 15-minute walk from homes.
- Can ZAG members provide additional comments or questions in the future? Yes, please contact Zoning Update Project Manager Holly Pearson with additional comments or questions. There will be more opportunities for discussion and feedback.

## **PUBLIC COMMENT AND ADJOURNMENT**

After the ZAG member discussion, there was an opportunity for public comment. Public comment included:

- Homeowner association (HOA) fees are a big obstacle to affording a home. People with limited incomes cannot afford HOA fees. There was discussion that tenants of apartment (i.e., rental) units are not required to pay HOA fees.

At 7:32 p.m., the meeting adjourned. The next ZAG meeting is expected to be held in Fall 2024. There will also be opportunities for comment through an upcoming community survey.