



Comprehensive Zoning Ordinance Update – City Council Study Session (Phase 1)

City of Milpitas

October 3, 2023 City Council Study Session (Phase 1) Summary

INTRODUCTION

On October 3, 2023, the City Council held a Study Session on Phase 1 of the City of Milpitas Comprehensive Zoning Ordinance Update. Phase 1 is an expedited effort of the Comprehensive Zoning Ordinance Update project and consists of the adoption of new zoning districts and an updated zoning map for consistency with the General Plan and Metro Specific Plan. The Study Session was conducted in person at City Hall and with virtual attendance available via Zoom. Notifications of the Study Session were distributed by the City and posted on the project website (www.milpitaszoningupdate.org). The Study Session was recorded and posted on the project website so it may be viewed at any time.

ATTENDANCE

City Council

- Evelyn Chua – Vice Mayor
- Anthony Phan – Councilmember
- Hon Lien – Councilmember
- Gary Barbadillo – Councilmember

Carmen Montano (Mayor) was absent.

City Staff

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

Lisa Wise Consulting, Inc. (LWC)

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

OVERVIEW

Associate Planner Kristina Phung introduced the item. LWC Director Jen Murillo gave a PowerPoint-supported presentation. The presentation covered the following topics:

- Project Overview
- Background Review/Recommendations Report
- New Zoning Districts: BPRD & Metro Zones
- Zoning Map Update
- Wrap Up and Next Steps

After the presentation, City Council and the public asked questions and provided comments.

PUBLIC COMMENT

The following summarizes public comments provided:

- There should be a technical correction made to the draft Metro zoning districts – private K-12 schools should be permitted in the new BPRD-Metro district.
- The BPRD district as drafted could discourage existing companies from growing. The BPRD district should allow for more flexibility to attract and retain companies in Milpitas.
- The BPRD district should not limit warehousing since advanced manufacturing uses need significant portions of their buildings to be flexible warehouse space.
- The City should seek additional input from property owners, businesses, and experts in the field to inform this work.

CITY COUNCIL QUESTIONS AND COMMENTS

- Question regarding consistency requirements between the Zoning Ordinance and the General Plan and Specific Plans due to concerns with items noted below.
- The Zoning Ordinance Update must support existing and new businesses.
- Additional outreach to businesses should be conducted.
- Concern regarding how existing businesses and uses, which may become nonconforming after new zones are adopted, will be accommodated in the future.
- The Metro Specific Plan allows education uses, but the draft BPRD-Metro zoning district does not allow it; this should be reconciled.
- There should be no limitation on warehouse uses (e.g., allow 100% of floor area to be warehouse with a conditional use permit). Warehouse space must be flexible to allow businesses to locate here and prosper.

City staff will consider the feedback received during this Study Session and make appropriate revisions prior to public hearings.