



Comprehensive Zoning Ordinance Update – Planning Commission Study Session

City of Milpitas

Planning Commission Study Session 1 Summary

INTRODUCTION

At 6:06 p.m. on August 30, 2023, the first Planning Commission Study Session on the City of Milpitas Comprehensive Zoning Ordinance Update commenced. 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

Planning Commission

- Larry Ciardella – Vice Chair
- Mercedes Albana – Commissioner
- Dipak Awasthi – Commissioner
- Sonia Medina-Ashby – Commissioner

Bill Chuan (Chair of Planning Commission), Alexander Galang (Commissioner), and Zeya Mohsin (Commissioner) were absent.

City Staff

- Ned Thomas – Acting City Manager
- Jay Lee – Interim Planning Director
- Holly Pearson – Zoning Update Project Manager
- Kristina Phung – Associate Planner
- Alex Andrade – Director of Economic Development
- Christopher Creech – Assistant City Attorney
- Liz Medina – Administrative Assistant

Lisa Wise Consulting, Inc.

- Jen Murillo – Director/LWC Project Manager
- Monica Szydluk – Senior Associate
- Caroline Chen – Associate

OVERVIEW

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

- Project Overview
- Background Review and Recommendations Report
- New Zoning Districts
- Zoning Map Update
- Wrap Up and Next Steps

After the presentation, time was given for members of the Planning Commission and the public to ask general questions about the presentation.

PLANNING COMMISSION QUESTIONS AND COMMENTS

No question or comment was given by the Planning Commission.

PUBLIC COMMENT AND ADJOURNMENT

After the Planning Commission opportunity for questions and comments, there was an opportunity for public comment. The following summarizes the comments provided:

- The proposed 20 percent restriction for warehousing in the new BPRD Zone is too limiting. Many advanced manufacturing companies consider sufficient warehouse sizes to be crucial to their business.
- The City should research the advanced manufacturing companies the City is trying to attract, then determine the appropriate size of warehouses.
- The proposed limitation on warehouse uses in the Oak Creek area is concerning. The proposed revision may deter developers from improving available, outdated properties in Milpitas.
- Cities and municipalities risk hampering interests from developers by restricting warehouse uses. Such restrictions may stop employers from growing, creating job opportunities, and investing in Milpitas.
- The intent of the BPRD Zone is to expand and accommodate employment uses.

In response to the public comments, City staff will consider making adjustments to the draft BPRD Zone standards as appropriate.

At 7:09 p.m., the meeting adjourned.