

REGULAR MEETING MINUTES OF THE MILPITAS CITY COUNCIL

TUESDAY, SEPTEMBER 28, 2021

CITY COUNCIL CHAMBERS, 455 E CALAVERAS BLVD, MILPITAS, CA

CALL MEETING TO ORDER by Mayor and ROLL CALL by City Clerk

Mayor Tran called the Regular City Council meeting to order at 7:00 PM. Roll Call was taken by City Clerk Wood.

PRESENT: Mayor Tran, Vice Mayor Montano, Councilmembers Chua, Dominguez (arrived at approximately 5:32 PM), and Phan

ABSENT: None

PLEDGE OF ALLEGIANCE

Mayor Tran led the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion: to approve the September 28, 2021, Special Meeting Agenda.

Motion/Second: Mayor Tran / Councilmember Chua

Motion carried by a vote of: AYES: 5
NOES: 0

ANNOUNCEMENT OF CONFLICT OF INTEREST

City Attorney Ethan Walsh asked the Mayor and City Councilmembers if they had any personal conflicts of interest. By roll call, there were no conflicts of interest.

PUBLIC FORUM

Those in the audience and via Zoom are invited to address City Council on any subject not on tonight's agenda. In-person speakers wishing to address the Council are requested, but not required to complete a Speaker Card and submit it to the Mayor. In-person speakers will then be asked to come up to the podium and state their name for the record. Those interested in speaking via Zoom may do so by following the instructions on page one (1) of the agenda. Comments may be limited to three (3) minutes or less at the Mayor's discretion. As an item not listed on the agenda, no response is required from City staff or the Council and no action can be taken. The City Council may instruct the City Manager to place the item on a future meeting agenda.

There was no one wishing to speak under Public Forum.

AGENDA ITEMS

1. **Receive Staff Presentation and Provide Direction on Guiding Principles for Three City-owned Parcels at 1432–1488 South Main Street; and Direct Staff to Bring Back a Recommended Approach that Aligns with the Adopted Guiding Principles (Staff Contact: Sharon Goei, Director of Building Safety and Housing, 408-586-3260)**

City Manager McHarris introduced the item.

Assistant City Manager Kantak provided a brief background of the item.

Director of Building Safety and Housing Goei and Housing Manager Adam Marcus presented the staff report.

The following spoke during Public Comment:

1. Kristen Renfro
2. Guy Haas
3. Rose Riggs

Mayor Tran stated that he would like to maximize the value, commenting on combining all three parcels to maximize the value in terms of selling and stated that one option could be to sell the parcels to a 100% affordable housing developer. He also stated that he would like to include open space and parking. He further stated that the City developing the property is not the most efficient way to get the project done.

Vice Mayor Montano stated that she would like the City to use local developers and supports homeownership or something for first-time buyers.

Councilmember Phan commented on expanding the affordable housing inventory and partnering with a developer that has experience building affordable housing for below-market-rate projects and envisions this project to be utilized for affordable housing. He noted that he would like to see development that would provide an option for Sunnyhills residents that may be displaced in the future.

Councilmember Dominguez stated that she would like to see more community engagement. She would like to ensure that displaced community members such as those in Sunnyhills have equal opportunities. She supports affordable housing and first-time homebuyers' programs. She would like to see a unique project and supports mixed-use for non-profit organizations. She stated concerns with the process, the selection of the developer, and transparency. She also commented on concerns with selling the properties but would be open to exploring it.

Councilmember Chua supported a combination of very-low-income for parcel one and affordable housing for parcels two and three. She prefers one master project for parcels one, two, and three and would like a partnership with a non-profit and a for-profit developer. She would like the project to align with key City policies and housing goals and be of a high quality. She is open to having a mix of rental and ownership and supports park space with housing and retail. She would also like to receive input from the residents and tenants.

Mayor Tran commented on selling the property to the highest bidder with the goal to get the most value out of the land. He spoke about keeping the options open for City staff to look at every type of land use and supports Economic Development. He wants City staff to explore other land uses to determine maximum value. He would like to sell all parcels as one parcel.

Vice Mayor Montano commented on helping the tenants relocate with American Rescue Plan Act (ARPA) Funds.

Councilmember Phan stated that parcel one is ok as a standalone project and sees some unintended consequences with assembling the two other parcels with parcel one. He further stated that he is open to combining the two remaining parcels. His preference is residential use for low-income and affordable housing. He does not have a preference for retaining commercial footage but is not opposed to it. He would like community input and organizations such as Silicon Valley @ Home or the Housing Trust to be a part of the conversation.

Councilmember Dominguez stated that she is not in support of high density in this area or of selling the land. She also commented on getting the input of non-profit organizations that specialize in housing. She would like the process to be transparent and equitable. She would like to explore first-time homeownership and create a unique and vibrant community.

Councilmember Chua stated that she supports mixed-use with commercial and residential together.

Mayor Tran reaffirmed looking at selling all three parcels together to the highest bidder. He would like 100% affordable as the priority but would also like to explore other types of land uses. He stated that if there was no opposition, he would like that to be the consensus of the Council for direction. He also stated that they will work with the tenants. At the conclusion of the Mayor's statement there were no Councilmembers that stated opposition.

ADJOURNMENT

Mayor Tran adjourned the meeting at 7:17 PM.

The foregoing minutes were approved by the Milpitas City Council on October 5, 2021.

Wendy Wood
City Clerk