



SPECIAL MEETING OF THE MILPITAS CITY COUNCIL

MINUTES
TUESDAY, APRIL 25, 2023

The City Council of the City of Milpitas convened in a Special Meeting of the Milpitas City Council on April 25, 2023, in the Barbara Lee Senior Center, 40 N. Milpitas Blvd, Room 140/141, Milpitas, CA, and via teleconference/ Zoom webinar.

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

Mayor Montano called the meeting to order at 5:31p.m. Roll Call was taken by City Clerk Guzzetta.

PRESENT: Mayor Montano, Vice Mayor Chua, Councilmembers Barbadillo, Lien and Phan.

ABSENT: Councilmember Barbadillo (5:35 pm).

PLEDGE OF ALLEGIANCE

Vice Mayor Chua led the pledge of allegiance.

PUBLIC FORUM

There were the following public speakers:

1. Mindy Zheng

Councilmember Phan requested to participate remotely pursuant to the AB 2449 emergency circumstances provision due to the birth of his child. Upon a call for the motion by Vice Mayor Chua and seconded by Councilmember Barbadillo, the request was approved unanimously.

Motion/Second: Vice Mayor Chua / Councilmember Barbadillo

AYES: Councilmembers Barbadillo, Lien, Vice Mayor Chua, and Mayor Montano

The City Council authorized Councilmember Phan's remote appearance pursuant to the emergency circumstances provision of AB2449.

ANNOUNCEMENT OF CONFLICT OF INTEREST

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

READING OF THE CITY COUNCIL CODE OF CONDUCT

Councilmember Lien read the City Council Code of Conduct.

APPROVAL OF AGENDA

Motion: to approve the April 25, 2023 Special Meeting Agenda.

Motion/Second: Vice Mayor Chua / Councilmember Barbadillo

Motion carried by the following:

AYES: Councilmembers Barbadillo, Lien, Phan, Vice Mayor Chua, and Mayor Montano

NOES: None.

AGENDA ITEMS

Receive Progress Report on the Work Completed and Community Feedback from Ascent Environmental and Staff on the Milpitas Gateway-Main Street Specific Plan, Provide Direction on Land Use, Mobility, and Public Realm Strategies and Alternatives, and Receive a Presentation on Ongoing Main Street Revitalization Efforts (Staff Contact: Ned Thomas, Planning Director, 408-586-3273; Alex Andrade, Economic Development Director, 408-586-3046; and Jay Lee, Principal Planner, 408-586-3077)

Assistant City Manager Kantak and Planning Director Thomas provided introductory remarks. Principal Planner Lee presented the report, joined by Ascent Environmental Consultants Christine Barbla and Anh Thai, and BAE Consultant David Shiver.

Mayor Montano voiced concerns with the scope of the presentation covering four areas. She noted that her understanding was to first focus on one area and then the other areas would be phased in, starting with Marilyn to Corning Streets as the historic section that needs revitalization. She asked about the recommended building heights. Planning Director Thomas responded that the General Plan defers to the Specific Plans for the land use in those designated areas. He noted that under current regulations it isn't enough for developers to invest. Mayor Montano suggested the area just be business instead of mixed use. She emphasized the importance of starting small scale and building from there. Planning Director Thomas responded that areas can be prioritized in the plan. Acting City Manager Kantak added that the City can prioritize implementation but that having the plan in place provides the opportunity to have an infrastructure plan and set impact fees. She noted that it's important to have plan adopted and in place.

Vice Mayor Chua questioned the timeline and asked if there was a way to reduce the time required to adopt the plan. Acting City Manager Kantak noted that environmental documents take time to be certified. Vice Mayor Chua recommended cutting unnecessary items from the timeline such as workshops that have already been conducted. She asked why the consultant recommended 4-5 stories for buildings in the plan. Consultant Barbla responded that studies show that additional floors increase feasibility. Planning Director Thomas added that it creates potential for developers and that additional height and density provides opportunity to meet City RHNA numbers. Vice Mayor Chua expressed concern with being locked into certain heights, expressed a desire for the possibility of greater numbers of floors, and asked if there could be a variance. Principal Planner Lee noted that a variance was possible and that a development with affordable housing could ask for even greater density.

Councilmember Lien urged the importance of moving the plan forward quickly. She asked about the incentives that could be offered to developers, if street parking should be metered, and branding. Principal Planner Lee noted the importance of creating a consistent atmosphere and that the City is looking into a more detailed program for branding. Councilmember Lien questioned plans to allow easier access to moving in and out of the area. Principal Planner Lee noted that the City is exploring options such as a stairway. The Councilmember agreed with prioritizing portions of the plan but stressed the importance of adopting the entire plan.

Councilmember Barbadillo questioned if the City is considering all adopted plans to create a greater vision, and noted the importance of making connections between plan visions. Consultant Barbla noted that one idea is creating a shuttle loop to link up to public transit. Councilmember Barbadillo questioned attracting economic development by looking at possible investors, asked what kind of investment the City is looking at regarding the plan, and what the City has learned since the Midtown plan was last looked at. Principal Planner Lee noted that much of the southern portion near the Great Mall was redeveloped in that period and was removed from the plan.

Councilmember Phan expressed appreciation for the staff and consultant team in their work with the plan.

Mayor Montano responded affirmatively to the Serra Way questions 1 for supporting up to 5-6 stories and 2 supporting the preferred Serra Way option.

Consultant Christine Barbla continued with the presentation. Planning Director Thomas noted that the idea for this is to slow the movement of vehicular traffic and create gathering places.

Mayor Montano suggested that in the Main Street Focus Area near Corning Street to consider placing a signal there to slow down traffic. She added that a park next to the library would be a good gathering place, agreed with limiting height to 4 or 5 stories, and expressed a desire for a museum in the area.

Vice Mayor Chua asked the height of the proposed development next to St. John Church. Principal Planner Lee responded that it is 3 or 4 stories.

Councilmember Lien questioned the plan for parking, noting that on street parking isn't enough to serve the area. Consultant Barbla noted that parking spot numbers won't be considered until receiving direction on density.

Councilmember Phan supported the staff recommendations for Main Street as a shared street and urged for anything to make the area more walkable.

Consultant Christine Barbla continued with the presentation and asked questions about the Abbot Focus Area. Economic Development Director Andrade responded to questions from the City Council.

Mayor Montano commented that the parcels are not owned by the City, and observed the City has limited ability to affect them as they are owned by the county and school district. Consultant Barbla noted that this area was added for the future and, if circumstances change, to provide guidance on what the city envisions for the area.

Vice Mayor Chua agreed that the Abbot Focus area be last in terms of prioritization. She emphasized the focus of the City need to be on Main Street from Marilyn to Curtis. She added that at the next review, she wants to see what can be done now and what can be done to prepare for the revitalization of Main Street while waiting to adopt the specific plan. Acting City Manager Kantak noted that current efforts will be featured later in the presentation.

Principal Planner Lee continued with the report.

Mayor Montano and Vice Mayor Chua voiced concerns about going out for another round of community feedback. Acting City Manager Kantak assured the Council that their feedback was received and staff would look at ways to streamline the process.

Economic Development Director Andrade and Recreation and Community Services Director Lorentzen presented the final portion of the report.

Vice Mayor Chua thanked Economic Development staff and asked if arts funding can be used for lights on Main Street. Recreation and Community Services Director Lorentzen stated it possible to use public art funding on a lighting installation that is both artist-designed and installed.

Mayor Montano asked for information on when the Business Improvement District meeting would occur. Economic Development Director Andrade responded that the kickoff meeting would occur virtually with the consultant on May 3, 2023. Mayor Montano suggested the recommended SPAR presents an opportunity for the City to use those funds to purchase one or two lots for parking.

There were the following speakers:

1. Christopher Denise from Stage One

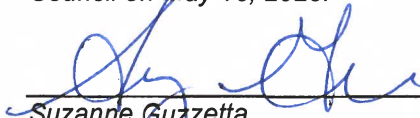
ANNOUNCEMENTS

Mayor Montano and the Council offered congratulations to Councilmember Phan on the birth of his child.

ADJOURNMENT

Mayor Montano adjourned the meeting at 8:21 PM.

The foregoing minutes were approved by the Milpitas City Council on May 16, 2023.



Suzanne Guzzetta
Milpitas City Clerk