



Comprehensive Zoning Ordinance Update – Zoning Advisory Group

City of Milpitas

Zoning Advisory Group (ZAG) Meeting #4 Summary

INTRODUCTION

At 6:14 p.m. on September 26, 2024, the fourth 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). The meeting was recorded and posted on the project website so it may be viewed at any time.

ATTENDANCE

ZAG Members

- Mercedes Albana – Planning Commission
- Dipak Awasthi – Planning Commission
- Frank Bush – Energy & Environmental Sustainability Commission
- Ricky Davis – Parks, Recreation & Cultural Resources Commission
- Chris Norwood – Economic Development and Trade

ZAG members John Agg (Arts Commission), Prakash Daryani (Economic Development and Trade Commission), Joyita Ghose (Arts Commission), and Becky Strauss (Parks, Recreation & Cultural Resources Commission) were absent.

City Staff

- Holly Pearson – Zoning Update Project Manager
- Kristina Phung – Senior Planner
- Liz Medina – Administrative Assistant

Lisa Wise Consulting, Inc.

- Jen Murillo – Director/LWC Project Manager
- Abby Weizer – Associate

OVERVIEW

The ZAG members approved the agenda for this meeting and approved the summary notes for the April 22, 2024 ZAG meeting.

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

- Outreach for Draft Zoning Ordinance
- New Content Expected in Updated Zoning Ordinance
- Substantially Revised Content Expected in Updated Zoning Ordinance
- Requests for Final Zoning Advisory Group Meeting

ZAG members asked general questions throughout the presentation. The four topics included in the presentation, along with a discussion sheet with prompts, were used to facilitate discussion. The discussion question prompts are included with their corresponding topic below.

ZAG MEMBER COMMENTS AND QUESTIONS

Below is a summary of responses from ZAG members to each discussion topic.

1. Outreach for Draft Zoning Ordinance

What types of outreach do you suggest for getting community feedback on the Draft Zoning Ordinance, which is anticipated to be available in late November? (e.g., workshops, Commission/Council study sessions, staff office hours, social media, etc.) Any new ideas for outreach strategies?

- The community could benefit from a “zoning town hall” type of event to inform the community about the basics of zoning and the objectives of the Zoning Ordinance Update. Format could be a presentation detailing what the concerns were leading up to this project, the process so far, and why the changes are proposed. Clearly describe and explain that this project is different from the Housing Opportunity District (HOD) project.
- Seize opportunities already on the City calendar and “piggyback” off of other events where people will already attend.
- Contact local neighborhood groups/associations, Rotary, the Chamber, etc. and offer to be a guest speaker to talk about the Zoning Ordinance Update; meet people where they are.
- Events/opportunities should be advertised through City Recreation & Community Services staff/events and the Senior Center.
- Outreach should be aimed at reaching the people who are most affected (e.g., consider what areas will have the most change to the regulations, tailor the information to the audience).

- Reach out to teachers and parents through schools.
- The City should craft outreach messages to be more accessible and intriguing (not about “ordinances”).

2. New Content Expected in Updated Zoning Ordinance

Do you have any comments or suggestions about new content expected to be included in the Draft Zoning Ordinance (e.g., incentives, landscaping, single-family design standards, etc.)?

- Consider the incentives Santa Clara County offers for water-efficient landscaping as the landscape standards are prepared.
- Milpitas is known for, and the community is proud of, the community’s open spaces; it is not desirable to include incentives that allow for reductions in open space requirements.
- Interest in requiring trees along highways with a concern in the amount of people with asthma in these locations noted. Concern for replacing cut-down trees.
 - City staff noted that tree replacement is addressed elsewhere in the Municipal Code (i.e., outside of the Zoning Ordinance), and requires a 2:1 replacement for trees over a certain size.

3. Substantially Revised Content Expected in Updated Zoning Ordinance

Do you have any comments or suggestions about substantially revised Zoning Ordinance content expected (e.g., parking, signs, procedures, etc.)?

- Include standards that support bicycle use and encourage bicycle sharing companies to establish in Milpitas. Make sure adequate and secure bicycle storage space is required (e.g., require cameras, etc.). Consider where bicycle storage areas are relative to elevators (e.g., if residents will need to bring bicycles on elevators, make sure elevators are appropriately sized).
- Concern that some banners are installed in locations that are not appropriate or in an unsafe manner.

4. Requests for Final Zoning Advisory Group Meeting

Do you have any requests for the final Zoning Advisory Group Meeting (12/3/24), where we will present and discuss the Draft Zoning Ordinance (focus of meeting, specific discussion topics, etc.)?

- Include an action sheet in the ZAG’s meeting packet that describes how the ZAG’s recommendations were integrated in the draft updated Zoning Ordinance. Itemize all previous ZAG feedback/recommendations and identify how (and where) in the draft updated Zoning Ordinance each is addressed. If a ZAG recommendation is not addressed, provide an explanation describing why it was not addressed.

- Note what effects will the updated Zoning Ordinance is expected to have on employment. Consider Phase 1 of the Zoning Ordinance Update, which established the Business Park Research and Development Zone.

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

- Will the update of the Zoning Ordinance lead to opportunities for the City to pursue additional state/federal funding?
 - An updated Zoning Ordinance that is consistent with legal requirements may make the City more competitive for some grant opportunities. The Zoning Ordinance Update team will coordinate with City staff to ensure the updated Zoning Ordinance will not preclude eligibility for any future desirable/potential grant opportunities.
- Speed limits are not being followed in some areas. Does the Zoning Ordinance have anything to do with regulating street speed?
 - The Zoning Ordinance applies to private property and does not include street design or vehicle speed regulation or enforcement.

PUBLIC COMMENT AND ADJOURNMENT

After the ZAG member discussion, there was an opportunity for public comment. No public comment was given orally; however, one virtual attendee commented through the Zoom chat function, stating that the presentation was informative and thanking the ZAG for providing it.

The next ZAG meeting is expected to be held December 3, 2024.

At 7:37 p.m., the meeting adjourned.



City of Milpitas

Comprehensive Zoning Ordinance Update

Phase 2

Zoning Advisory Group (ZAG)

Meeting #5

January 16, 2025

City of Milpitas

Milpitas Community Center, Rm 7/8, 457 East Calaveras Blvd, Milpitas, CA, 95035



www.ci.milpitas.ca.gov



408-586-3000

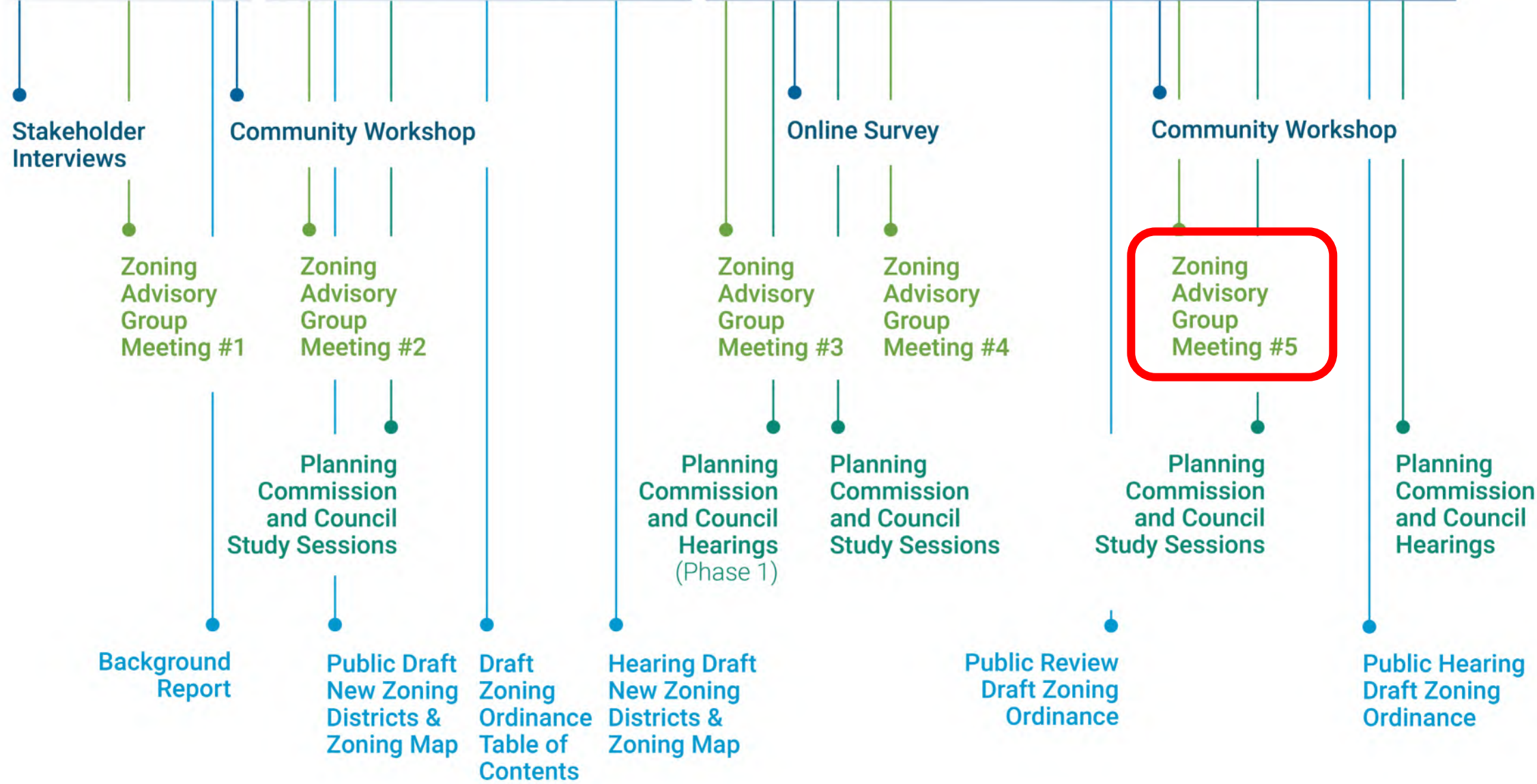
Outline

- **Project Objectives and Outreach**
- **Summary of Public Review Draft Full Zoning Ordinance and Map**
- **ZAG Action Sheet**
- **Next Steps**

Zoning Ordinance Update Objectives

1. **Modernize** the Zoning Ordinance.
2. Make the Zoning Ordinance more **user-friendly**.
3. Ensure **consistency** across all applicable City documents.
4. Promote more **compact, mixed-use** and **transit-oriented development** types, where appropriate.
5. **Protect** existing single-family neighborhoods.





ZAG Meeting Topics

- **Meeting #1 (May 23, 2023):** Initial Issues
- **Meeting #2 (August 24, 2023):** Background Review and Recommendations Report & Draft Phase 1 New Zoning Districts
- **Meeting #3 (April 22, 2024):** Proposed Uses, Parking, and Incentives
- **Meeting #4 (September 26, 2024):** Expected Key Revisions - Full Ordinance
- **Meeting #5 (January 16, 2025):** Public Review Draft Zoning Ordinance

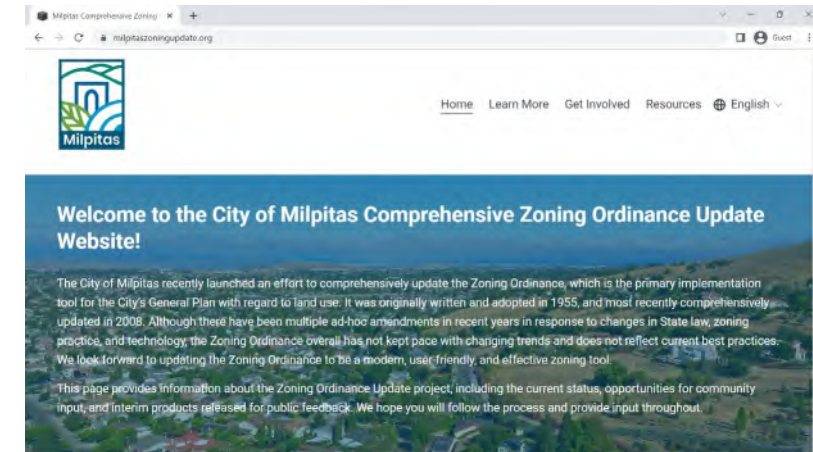


Outreach

Past and Future Outreach

-  Technical Advisory Committee Meetings (4) ✓
-  Stakeholder Interviews ✓
-  Zoning Advisory Group Meetings (5) *1 remaining, in progress!*
-  Community Workshops (2) ✓
-  Focus Groups for new BPRD Zone ✓
-  Online Community Survey (1) ✓
-  Planning Commission & City Council Study Sessions (6) *2 remaining*
-  Virtual Office Hours with Planning Department Staff

www.milpitaszoningupdate.org



Zoning Ordinance Update

Public Review Period

*This is Phase 2 of the Comprehensive
Zoning Ordinance Update project*

- The draft of the full updated Zoning Ordinance (Public Review Draft) is now available!
- The Public Review Period is an opportunity for the public to comment
- After Public Review:
 - City will consider public comments and produce a new draft
 - Planning Commission and City Council consider for adoption

Draft of the full updated Zoning Ordinance
Public Review Period:
December 18, 2024 – March 7, 2025



1/16/2025

Public Review Draft

Structure

- Zoning Ordinance shifted to new Title in the Municipal Code
- New numbering convention that reflects location and allows for easy future additions
- Zoning Ordinance organized in Parts
 - Part A: General
 - Part B: Zone Regulations
 - Part C: Citywide Standards
 - Part D: Procedures and Administration
 - Part E: Definitions

Title XI – ~~ZONING~~, PLANNING AND ANNEXATION



Title XII – HOUSING



Title XIII – ZONING (NEW)

Example

XIII-A.2.030 Authority

- Title XIII
- Part A
- Chapter 2
- Section 030



1/16/2025

Public Review Draft

Overall Approach and Revisions

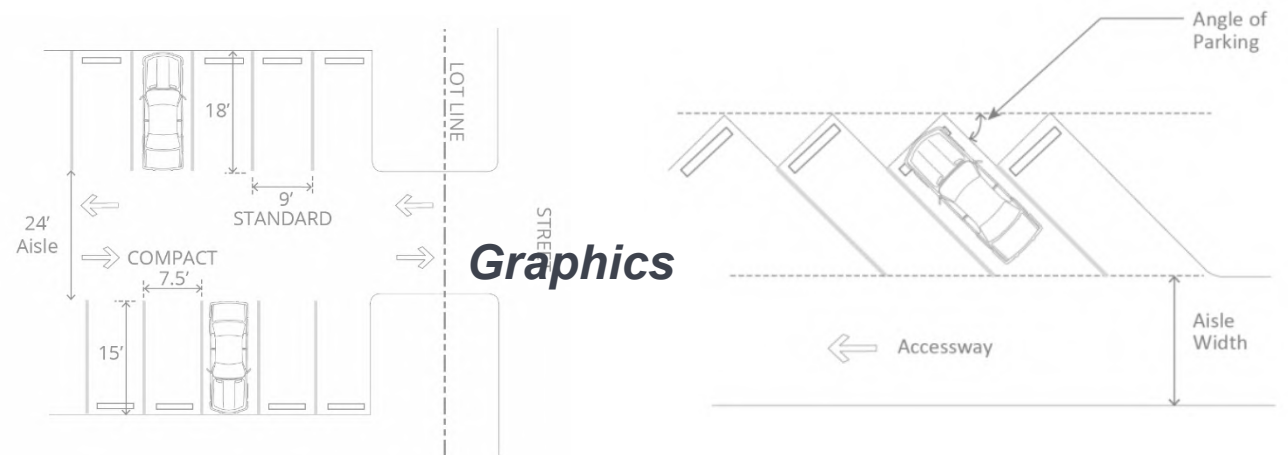
- Logical organization, sequence, and grouping
- Updated definitions and land uses
- Archaic language replaced
- Standards and procedures clarified and simplified
- Tables and graphics incorporated
- Legal requirements reflected

Table C.8.050-A: Allowed Permanent Sign Types by Zone

• = permitted | — = not permitted

Table C.6.080-A: Parking Space Minimum Dimensions			Metro Zones	Other Zones	
Type of Parking Space	Width (feet)	Length (feet)			
Standard ¹	9	18	•	•	
Compact	7.5	15	—	—	
Parallel	10	22	•	•	
Tandem	10	38			
Motorcycle	4	8			
Accessible	Compliant with California Building Code				

Tables

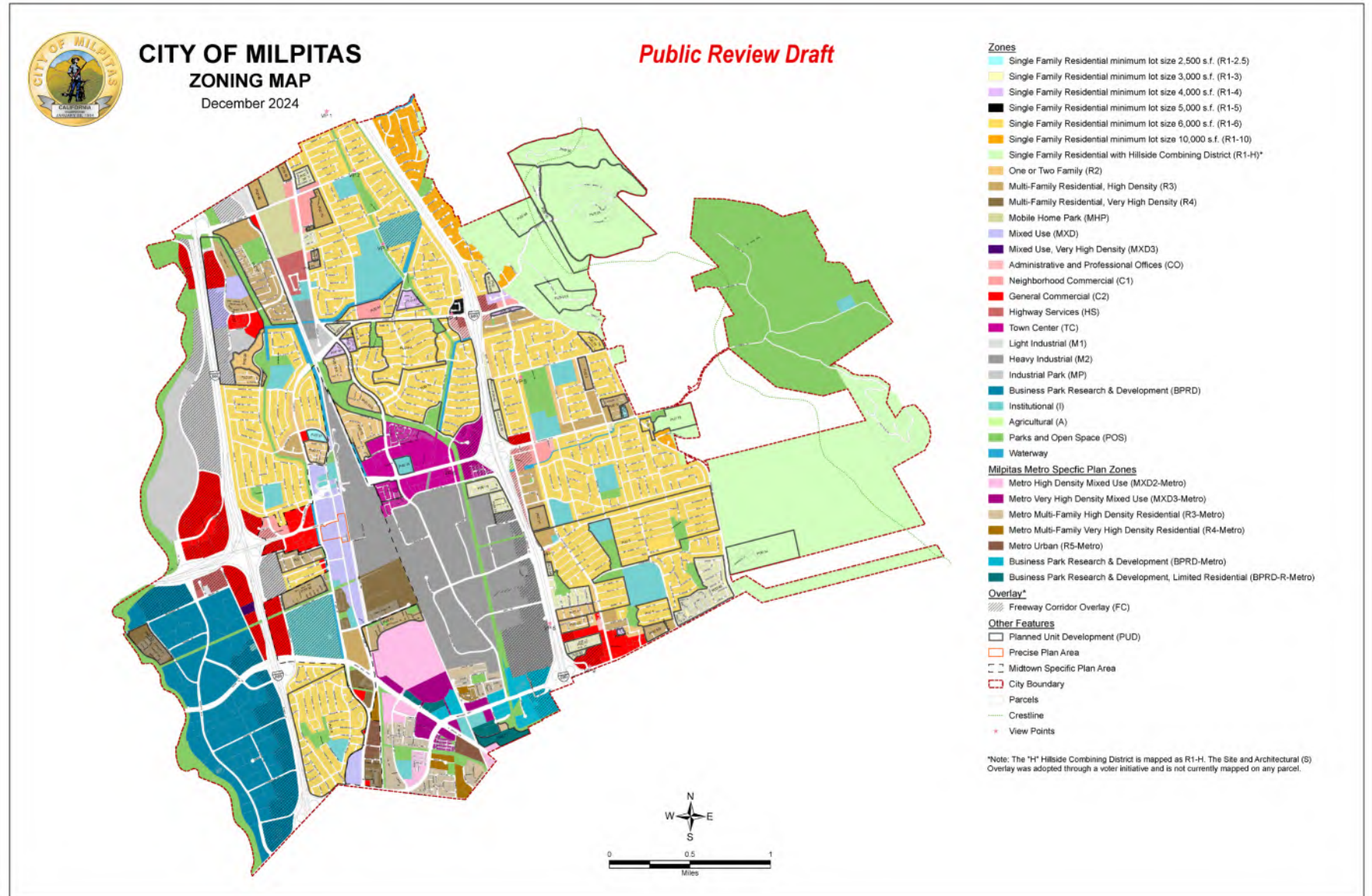


1/16/2025

Public Review Draft

Zones

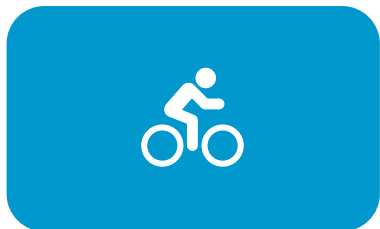
- Eliminated multiple overlays
- Replaced mobile home park overlay with a base zone
- No change to new zones adopted in Phase 1



1/16/2025

Parking

- **Moderate reductions** to required # of parking spaces for many uses
- **Bicycle parking**
 - Short-term and long-term bicycle parking spaces required



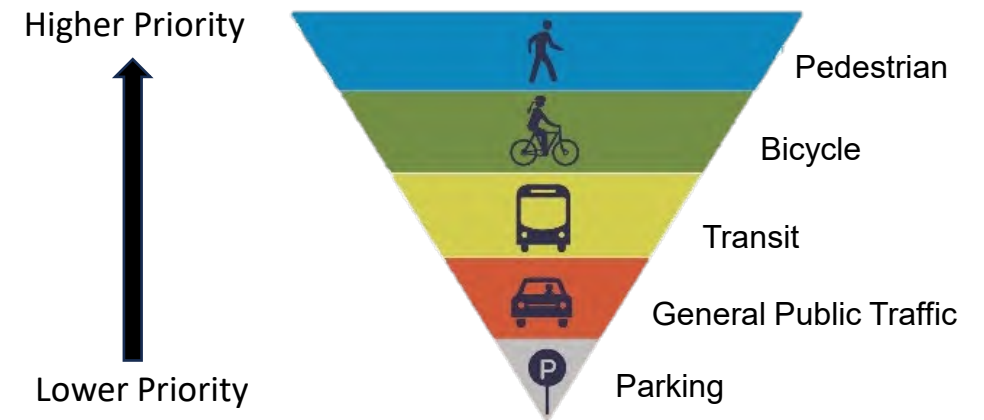
Land Use Classification	Minimum # of Spaces
Commercial Uses	
A...	1 per 400 sf of floor area
B...	1 per 300 sf of floor area
C...	None
Residential Uses	
A...	1 per unit



And more...

Parking, continued

- **Alternative parking strategies**
 - Shared parking (e.g., two uses share parking)
 - Car-share spaces
 - Electric vehicle charging spaces
 - Additional bicycle parking
 - Other
- **Transportation Demand Management (TDM)**
 - Vehicle trip reduction measures required; a menu of options provided
 - “TDM Plan” for new projects of a certain size



Public Review Draft

C.2.060 (Incentives); C.12 (Density Bonus for Affordable Housing Developments)

Incentives

- **Incentives to encourage:**
 - Larger affordable rental units (3+ bedrooms)
 - Lot consolidation (assembling smaller existing lots into larger lots for multifamily housing)
 - Sustainable development (energy efficiency, green building)
 - Density bonuses (denser development allowed) for affordable housing projects
- **Incentives include:**
 - Reduction in required setbacks
 - Reduction in common open space requirements
 - Streamlined review
 - And more...



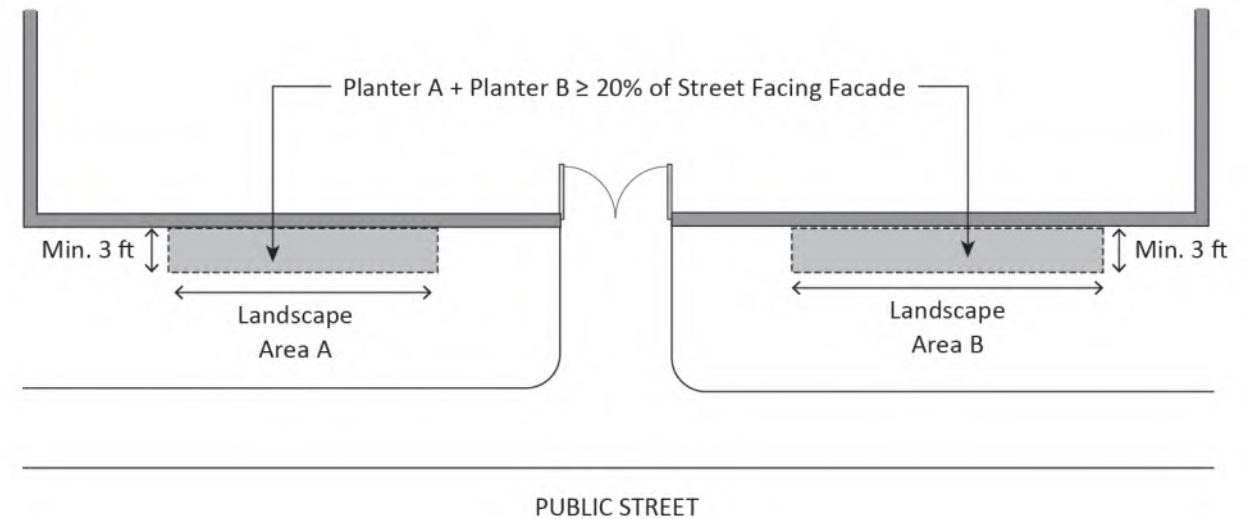
Landscaping Standards

- **Areas required to be landscaped**

- Setbacks
- Common open space
- Unused areas and parking areas

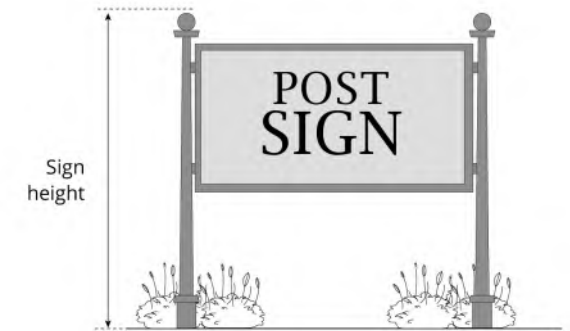
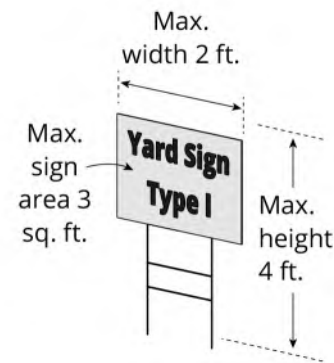
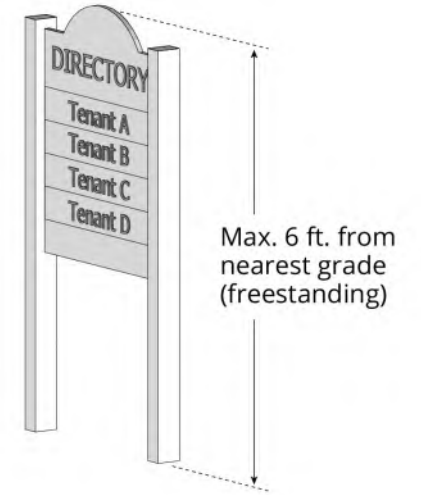
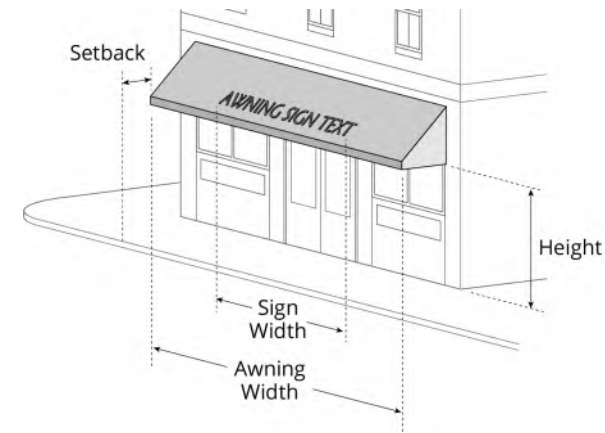
- **General landscaping standards**

- Drought tolerant
- Street trees
- Shade requirements
- Size and spacing of plants and trees
- Installation and maintenance



Sign Standards

- Sign codes must regulate based on **time, place, and manner** rather than content
- **Reorganize** standards (table format)
- **Update** and **modernize** the sign definitions
- **Simple and clear graphics** to illustrate sign types



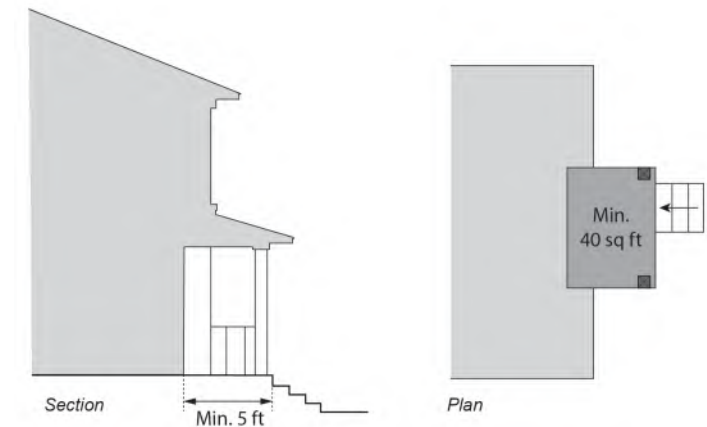
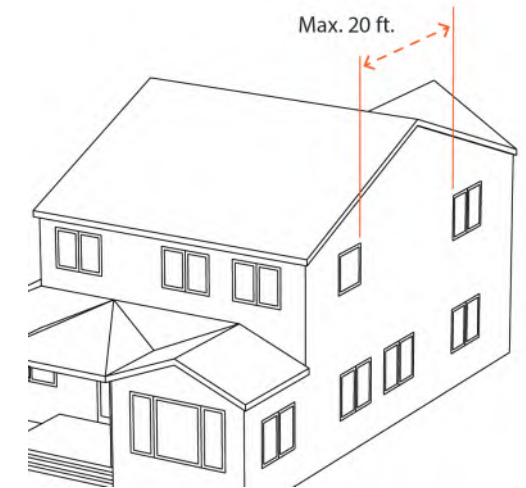
Specific to Use Standards

- **Special standards for certain uses**
(development and/or operational standards, etc.)
- **Some special uses are:**
 - Accessory dwelling units (ADUs) →
 - Drive-throughs
 - Home occupations (i.e., home businesses)
 - Temporary uses and structures
 - Single room occupancy residences
 - Eating and drinking establishments
 - And more...



Single-Family Residential Design Standards

- Only applicable to new single-family homes
- Limit blank exterior walls
- Orient entrances to be visible from the street
- Weather-protected entrances
- Privacy requirements for 2nd story windows close to property lines
- Street-facing façade design
- Durable exterior building materials



Procedures and Administration

- **Streamlined and reorganized**
- Citywide common procedures **consolidated**
- **Consistent structure** for all permits and approvals
- **Reduced** extensive flexibility of deviations from zoning standards (via **conditional use permit**); replaced with **minor deviations**

=

Improved ease of use for applicant and City staff

=

More consistency and certainty



ZAG Action Sheet

Summarizes how feedback from the ZAG was incorporated into the Public Review Draft Full Zoning Ordinance

Topics:

- A. General
- B. Administration and procedures
- C. Energy and environment
- D. Specific Plans and Hillside Combining District
- E. Accessory Dwelling Units (ADUs)
- F. Uses
- G. Parking
- H. Signs
- I. Incentives
- J. Other



Next Steps

 **Planning Commission Study Session** – February 12, 2025 (*tentative*)

 **City Council Study Session** – March 4, 2025 (*tentative*)

 **Adoption Hearings** – Summer 2025

 **Virtual Office Hours w/ Planning Dept Staff** – January 6 through March 7, 2025

Draft of full updated Zoning Ordinance Public Review Period:
December 18, 2024 – March 7, 2025



Thank you!

**Submit comments/questions and sign up for office hours
and project emails**

<https://www.milpitaszoningupdate.org/>





Comprehensive Zoning Ordinance Update – Zoning Advisory Group

City of Milpitas

January 16, 2025

Zoning Advisory Group (ZAG) Action Tracking Sheet

To advise and comment on the Comprehensive Zoning Ordinance Update, the City formed the Zoning Advisory Group (ZAG). Composed of members of various City commissions, the ZAG is an advisory body to City staff and the consultant that was engaged throughout the duration of the Zoning Ordinance drafting process. The ZAG met on five separate occasions from Spring 2023 to Winter 2025. Each meeting was public, allowing in-person attendance in Milpitas and virtual attendance on Zoom. The following table lists comments and/or recommendations from ZAG members and notes 1) whether each comment/recommendation was implemented into the draft Zoning Ordinance; 2) a discussion on each comment/recommendation; and 3) the applicable Zoning Ordinance reference. Each item is numbered (see far left column) and categorized for organization and ease of use.

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
A. General					
A-1	5/23/23	Desire to strike a balance between growth and preservation.	Y	Draft Ordinance implements City's General Plan policies and land use plan. <i>Note: Development densities/ intensities for most zones have not changed (including no changes in single-family residential zones).</i>	N/A
A-2	8/24/23	Numbering isn't logically sequenced in the Zoning Ordinance. Restructuring and renumbering is important.	Y	Draft Ordinance ordered and numbered logically. Renumbered so that insertions may be made at a later date as necessary.	All
A-3	8/24/23	Clarify and define acronyms that are present in the Zoning Ordinance.	Y	Acronym sheet provided as a supplement to the Draft Ordinance.	N/A
B. Administration and Procedures					
B-1	5/23/23	There is interest in streamlining the permitting process and using accessible language understood by the 'everyday person' in the Zoning Ordinance, permit applications, and related supplemental materials.	Y	Procedures and permit review process and requirements have been clearly organized. Text is simpler and easier to understand with graphics to supplement throughout the	Part D (Procedures and Administration); Part B (Zone Regulations)

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
				Ordinance. Generally, a lower level of review is proposed (e.g., Zoning Administrator decision instead of Planning Commission) to streamline the entitlement process.	
B-2	8/24/23	We need to be clear about what exceptions will be allowed and how much of a deviation from any given standard will be allowed.	Y	Clarity provided in level of deviation from standards allowed through a new Minor Deviations approval. This eliminates the use of Conditional Use Permits (CUPs) for this purpose as the CUP process lacked certainty and clarity.	D.4.050 (Minor Deviations); D.4.060 (Variances)
C. Energy and Environment					
C-1	5/23/23	The Zoning Ordinance should reflect and support energy efficiency goals, transit-oriented development, and modern development practices and uses, especially relating to technology.	Y	Incentives for energy efficient buildings included in the Zoning Ordinance. Reductions in parking requirements close to transit. Uses and standards have been updated/modernized, including the new BPRD and Metro zones from Phase 1.	Part B (Zone Regulation); Part C (Citywide Standards)

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
C-2	4/22/24	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.	Y	Energy efficiency and related incentives (e.g., vehicle trip reduction, proximity to transit development incentives, encourage bicycling and EV vehicles) are provided.	C.6.050.C.1 (Major Transit Stop Proximity); C.6.070 (Transportation Demand Management); C.6.090 (Electric Vehicle Charging Spaces); C.6.100 (Bicycle Parking)
C-3	9/26/24	Interest in requiring trees along highways with a concern in the amount of people with asthma in these locations noted. Concern for replacing cut-down trees.	Y/N	Tree replacement is addressed elsewhere in the Municipal Code (i.e., outside of the Zoning Ordinance), and requires a 2:1 replacement for trees over a certain size. However, standards for tree planting are included in new landscape standards.	C.4.050.G (Trees and Shade)
D. Specific Plans and Hillside Combining District					
D-1	5/23/23	A goal of the City is to revitalize Main Street into a 'downtown' via the Milpitas Gateway-Main Specific Plan.	Y	Reserved for Gateway-Main Specific Plan zoning changes.	Chapter B.14 (Reserved)

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
D-2	5/23/23	Desire to preserve the beauty and natural resources of hillside areas.	Y	No changes to Hillside provisions. The Hillside Combining District provides specific, stringent regulations for grading, new development, and building additions in the hillside areas, and requires City Council review for projects in these areas.	Chapter B.22 (“H” Hillside Combining District)
D-3	8/24/23	All Hillside Combining regulations should be codified in the Zoning Ordinance. Consider the sensitivity of the hillside regulations with any revisions proposed.	Y	No changes to Hillside provisions.	Chapter B.22 (“H” Hillside Combining District)
E. Accessory Dwelling Units (ADUs)					
E-1	5/23/23 & 8/24/23	The community has some privacy concerns with ADUs, but there is limited flexibility to address these concerns given the State regulations on height and setbacks for ADUs.	Y	Privacy provisions relating to ADU development and single-family homes included.	C.10.030.H.2.e; C.10.210.E (Privacy)

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
F. Uses					
F-1	8/24/23	Modernization in use regulations is necessary.	Y	Use definitions and categories have been significantly updated, reorganized, recategorized, redefined, and clarified to reflect best practices and modernization objectives.	Part B (Zone Regulations); Chapter E.4 (Definitions of Uses)
F-2	8/24/23	The need for homeless shelters should be reflected in use regulations. Comply with State law and Housing Element programs. Allowing shelters near transit would be ideal.	Y	"Emergency shelter" and "low barrier navigation center" added as an allowed use. Emergency shelter standards reflect state law and the Housing Element. Low barrier navigation centers are allowed in all Metro zones (except R3-Metro and BPRD-Metro), R3, R4, MXD, and MXD3. Emergency shelters are allowed in C2, HS, and MXD3 zones.	Part B (Zone Regulations); Chapter E.4 (Definitions of Uses); C.10.110 (Emergency Shelters); Zoning Map

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
G. Parking					
G-1	8/24/23	There is concern about the impacts of spillover parking on surrounding areas, especially in residential areas, if parking ratios are reduced.	Y	Reductions in parking ratios are the most modest for residential uses. Reductions have been made to implement Housing Element program requirements.	C.6.050 (Number of Parking Spaces Required)
G-2	8/24/23	Project-by-project flexibility regarding parking is ideal, but there is limited authority where State law regulates parking for affordable housing and development near transit.	Y	Clear parking standards are proposed to provide certainty; however, flexibility is built in with parking reduction options.	C.6.060 (Parking Reductions); C.6.060.G (Other Parking Reductions)
G-3	4/22/24	Desire for EV charging parking spaces and EV-ready parking spaces.	Y	Required electric vehicle charging spaces standards provided.	C.6.090 (Electric Vehicle Charging Spaces)
G-4	4/22/24	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. This alternative strategy are missing from the existing Ordinance.	N	The City does not currently have an in-lieu parking fee program. This is a policy decision at the Council level; input and direction will be needed from Council to adopt an in-lieu parking fee before it can be included in Ordinance.	N/A

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
G-5	4/22/24	Transportation demand management (TDM) works well for hotels, business parks, and residential parking.	Y	TDMs are required for specified residential, office and employment-generating industrial, and lodging uses.	C.6.070.A (Applicability)
G-6	4/22/24	The Metropolitan Transportation Commission (MTC) is funding a lot of projects related to mobility and TDM. Consider this with updates to the Zoning Ordinance.	Y	MTC guidance considered in the drafting of the Ordinance.	Chapter C.6 (Parking and Loading)
G-7	9/26/24	Include standards that support bicycle use and encourage bicycle sharing companies to establish in Milpitas. Make sure adequate and secure bicycle storage space is required (e.g., cameras, etc.). Consider where bicycle storage areas are relative to elevators (e.g., if residents will need to bring bicycles on elevators, make sure elevators are appropriately sized).	Y	Standards for bicycle parking included. Bicycle standards include size, location and security (e.g., elevator size standards and security camera as an option for security requirements).	C.6.100.C.3.a(ii); C.6.100.C.3.c (Security)

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
H. Signs					
H-1	8/24/23	The Metro Specific Plan has exemplary sign standards. Sign standards that are consistent citywide may be good.	Y	Citywide sign standards are included. The signs chapter of the Zoning Ordinance has been extensively rewritten to reflect clear standards and design requirements, which are supplemented with graphics.	Chapter C.8 (Signs)
H-2	9/26/24	Concern that some banners are installed in locations that are not appropriate or in an unsafe manner.	Y	Banner signs not allowed in residential zones. Placement standards are included.	C.8.070.B (Allowed Portable Sign and Temporary Sign Types by Zone); C.8.070.G.2 (Banner Signs)
I. Incentives					
I-1	4/22/24	To encourage lot consolidation, provide incentives for smaller lots to be combined to facilitate the development of multi-family housing on larger parcels. Incentives could include allowing higher density, additional height, reduced parking, or reduced setbacks.	Y	Lot consolidation incentives (reductions in setbacks, guest parking, and open space requirements) included.	C.2.060.B (Lot Consolidation Incentives)

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
I-2	4/22/24	There is interest in crafting incentives for development that exceeds minimum Green Building Code/City REACH Code requirements.	Y	A permit streamlining incentive is included for buildings that exceed energy efficient mandates.	C.2.060.C (Sustainability Incentives)
I-3	4/22/24	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.	Y/N	The Draft Ordinance does not preclude plants integrated into buildings and allows common open space to be located on rooftops.	C.2.090.B (Configuration)
I-4	4/22/24	If possible and when necessary, craft incentives to align with market conditions/fluctuations to catalyze development.	Y	Incentives crafted to provided multiple types of incentives where possible to provide flexibility in terms of use over time.	C.2.060 (Incentives); Chapter C.12 (Density Bonus for Affordable Housing Developments)
I-5	9/26/24	Consider the incentives Santa Clara County offers for water-efficient landscaping as the landscape standards are prepared.	N	These were noted; however, the City's water efficient landscape requirements are not in the Zoning Ordinance (located in Title VIII – Public Works).	N/A

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
I-6	9/26/24	Milpitas is known for, and the community is proud of, the community's open spaces; it is not desirable to include incentives that allow for reductions in open space requirements.	N	Open space reduction incentive proposed, but only for common open space requirements, not private open space requirements. <i>Note: The common open space reduction incentive is only proposed for large (3+ bedroom) affordable rental unit projects (30% reduction) and lot consolidations to allow for new multi-family housing development (10% reduction) to help make these projects more feasible.</i>	C.2.060.A (Larger Affordable Rental Unit Incentives); C.2.060.B (Lot Consolidation Incentives)
J. Other					
J-1	5/23/23	Interest in how historic buildings will be addressed in the Zoning Ordinance. Desire to preserve historic buildings, including historic buildings on private property.	N	Historic resources are designated and regulated through the Cultural Resources Preservation Program (Municipal Code XI-4), which is outside of the Zoning Ordinance. The sign standards and permit	N/A

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
				procedures in the Draft Ordinance refer to the requirements of the Cultural Resources Preservation Program.	
J-2	5/23/23	Discussion regarding how the Zoning Ordinance can help improve efforts to beautify the City. There are current public art requirements for larger projects. Sign regulations should consider public art (i.e., murals).	N	Public art is not proposed to be included in the Draft Ordinance, as public art will be regulated outside of the Zoning Ordinance (will be moved to Title XI, Chapter 5). The signs chapter of the Zoning Ordinance does not specifically regulate murals so public art murals can be separately addressed.	N/A
J-3	8/24/23	Objective design standards for non-residential uses are necessary and will have a positive impact on Milpitas.	Y	Design standards for industrial uses were adopted in Phase 1 of this project for the Business Park Research and Development (Zone). <i>Note: The City also has adopted Objective Design Standards for mixed-use and multi-family residential projects, which are referenced in the draft Zoning Ordinance.</i>	B.10.040.D (Special Development Standards in All Industrial Zones)

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
J-4	4/22/24	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.	Y	Public schools (K-12) are always zoned Institutional (I) and may be allowed anywhere in the city, including within and near residential neighborhoods.	N/A
J-5	9/26/24	Include an action sheet in the ZAG's final meeting packet that describes how the ZAG's recommendations were integrated in the draft updated Zoning Ordinance. Itemize all previous ZAG feedback/recommendations and identify how (and where) in the draft updated Zoning Ordinance each is addressed. If a ZAG recommendation is not addressed, provide an explanation describing why it was not addressed.	Y	Action sheet provided here.	N/A
J-6	9/26/24	Note what effects will the updated Zoning Ordinance is expected to have on employment. Consider Phase 1 of the Zoning Ordinance Update, which established the Business Park Research and Development Zone.	Noted	Phase 1 of the Zoning Ordinance Update established the Business Park Research and Development (BPRD) zones (effective July 2024), which are heavily focused on employment generating uses. City continues to work with applicants for	Part B (Zone Regulation); Part C (Citywide Standards); Part D (Procedures and Administration)

Item #	ZAG Meeting Date(s)	ZAG Comments/ Recommendation	Implemented? (Y/N)	Discussion	Public Review Draft Zoning Ordinance Section (if applicable)
				<p>projects in the BPRD zones. Additionally, employment uses (e.g., offices, light and heavy industry, high tech, retail, hotels, restaurants) continue to be allowed in other zones and other standards are intended to encourage businesses development and uses in Milpitas (e.g., lowered permit requirements, reduced parking requirements, increased FAR standards based on the General Plan, etc.).</p>	



Attachment 4: Public Review Draft Zoning Ordinance

The Public Review Draft Zoning Ordinance (December 2024) is available on the project website here: <https://www.milpitaszoningupdate.org/resources>

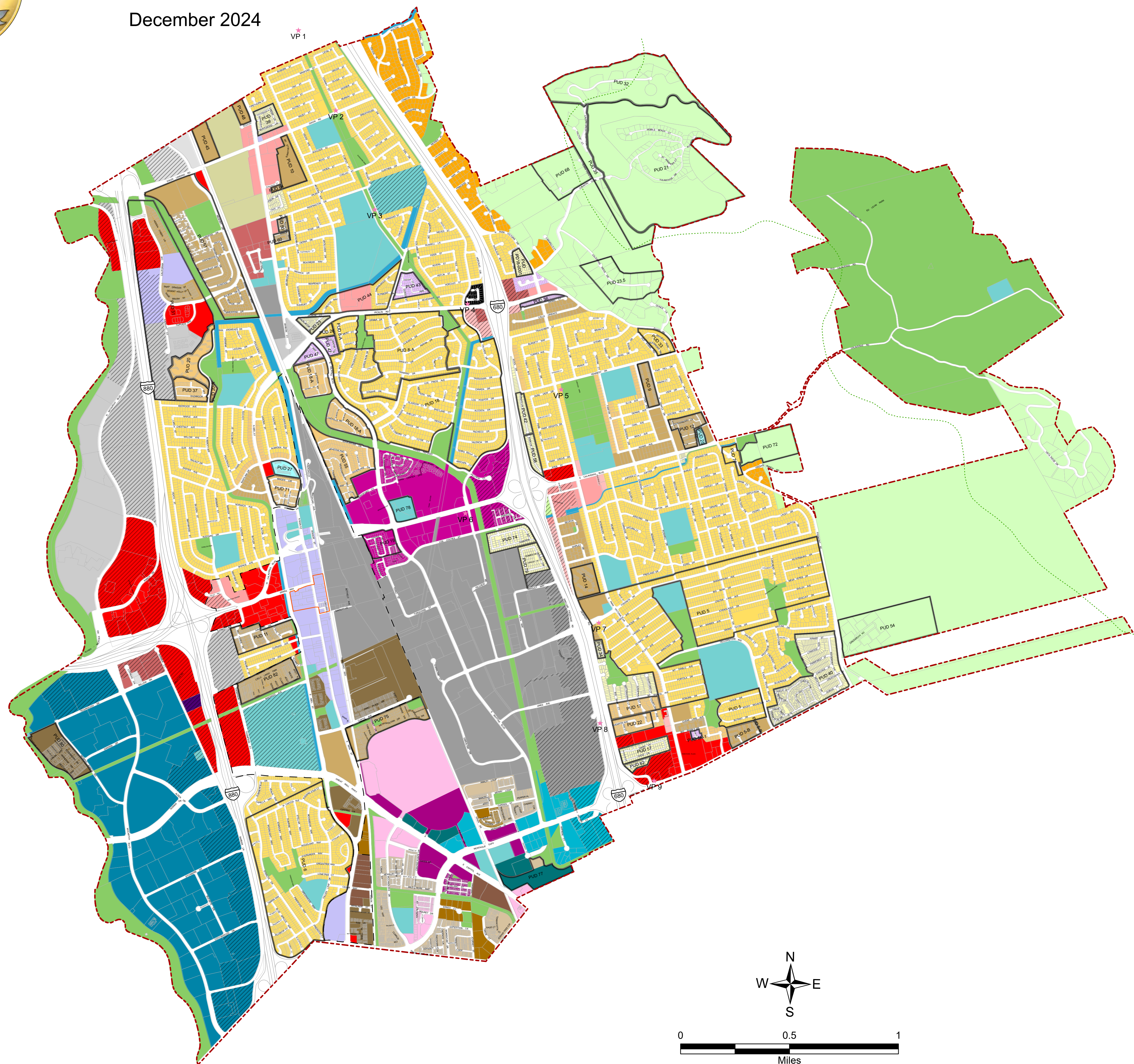


CITY OF MILPITAS

ZONING MAP

December 2024

Public Review Draft



Zones

- Single Family Residential minimum lot size 2,500 s.f. (R1-2.5)
- Single Family Residential minimum lot size 3,000 s.f. (R1-3)
- Single Family Residential minimum lot size 4,000 s.f. (R1-4)
- Single Family Residential minimum lot size 5,000 s.f. (R1-5)
- Single Family Residential minimum lot size 6,000 s.f. (R1-6)
- Single Family Residential minimum lot size 10,000 s.f. (R1-10)
- Single Family Residential with Hillside Combining District (R1-H)*
- One or Two Family (R2)
- Multi-Family Residential, High Density (R3)
- Multi-Family Residential, Very High Density (R4)
- Mobile Home Park (MHP)
- Mixed Use (MXD)
- Mixed Use, Very High Density (MXD3)
- Administrative and Professional Offices (CO)
- Neighborhood Commercial (C1)
- General Commercial (C2)
- Highway Services (HS)
- Town Center (TC)
- Light Industrial (M1)
- Heavy Industrial (M2)
- Industrial Park (MP)
- Business Park Research & Development (BPRD)
- Institutional (I)
- Agricultural (A)
- Parks and Open Space (POS)
- Waterway

Milpitas Metro Specific Plan Zones

- Metro High Density Mixed Use (MXD2-Metro)
- Metro Very High Density Mixed Use (MXD3-Metro)
- Metro Multi-Family High Density Residential (R3-Metro)
- Metro Multi-Family Very High Density Residential (R4-Metro)
- Metro Urban (R5-Metro)
- Business Park Research & Development (BPRD-Metro)
- Business Park Research & Development, Limited Residential (BPRD-R-Metro)

Overlay*

- Freeway Corridor Overlay (FC)

Other Features

- Planned Unit Development (PUD)
- Precise Plan Area
- Midtown Specific Plan Area
- City Boundary
- Parcels
- Crestline
- View Points

*Note: The "H" Hillside Combining District is mapped as R1-H. The Site and Architectural (S) Overlay was adopted through a voter initiative and is not currently mapped on any parcel.

