

**MEETING MINUTES
CITY OF MILPITAS**

Minutes of: Regular Meeting of Milpitas City Council
Date: Tuesday, October 16, 2007
Time: 6:00 PM
Location: Council Chambers, Milpitas City Hall,
455 East Calaveras Blvd., Milpitas

ROLL CALL

Mayor Esteves called the meeting to order at 6:30 PM.

PRESENT: Mayor Esteves, Vice Mayor Livengood, Councilmembers Giordano, Gomez and Polanski

ABSENT: None

CLOSED SESSION

Mayor Esteves publicly stated the Council convened to Closed Session to discuss employee negotiations with the Milpitas Supervisors Association, the Milpitas Police Officers Association and the International Association of Firefighters.

The Council convened in Open Session at 7:00 PM.

**CLOSED SESSION
ANNOUNCEMENT**

None

PLEDGE

Boy Scouts Troop No. 92 Color Guard led the Pledge of Allegiance.

INVOCATION

A moment of silence was observed by all.

MINUTES

Motion: approve the minutes of the October 2, 2007 City Council meeting, as submitted

Motion/Second: Councilmember Gomez /Councilmember Giordano

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

SCHEDULE OF MEETINGS

Motion: approve October and November Council Calendars/Schedule of meetings, as amended

City Manager Tom Williams announced the Silicon Valley Rapid Transit Corridor BART Policy Advisory Board would meet Thursday, October 18 in the Milpitas City Council Chambers.

Motion/Second: Councilmember Polanski/Vice Mayor Livengood

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

PRESENTATIONS

Mayor Esteves issued awards for the following activities.

Proclamations/Commendations:

1. *Commending Cisco Systems* for the company's donation to the City toward the Recreation Assistance Program (RAP) and for sponsoring Milpitas "Day at the Oakland A's" on September 28. It was accepted by Dana Pesce from Cisco. *Commending the Oakland A's* for donating to RAP also and for hosting Milpitas "Day at the A's" was accepted by Ken Price, A's Vice President of Communication, who attended along with two other team representatives.

2. *Proclaiming World Vegetarian Month* for the month of October 2007, accepted by Donald and Eugenia Egbert, Milpitas members of the North American Vegetarian Society.
3. *Proclaiming "Change a Light, Change the World"* campaign (from early October) regarding energy conservation across the U.S. and it was mailed to the U.S. EPA in Washington, D.C.

Special Presentation of the evening: formal signing of the extension of the Sister City Memorandum of Understanding with Dagupan City, Philippines, including presentation of a Key to the City.

Mayor Esteves acknowledged the members of the delegation visiting Milpitas from Dagupan, and several members of the Sister City Commission in the audience. Ms. Farah Decano addressed the Council and audience with greetings.

The two Mayors next signed the MOU document, and the City Council along with the visiting delegation had their photographs taken. Dagupan Mayor A. Fernandez addressed the Council and audience with remarks of appreciation for the special relationship between the two cities, and commented on local government operations. Milpitas Vice Mayor Livengood gave his welcome greetings and remarked on the goodwill between the two cities, the hometown of our Milpitas Mayor. Milpitas Mayor Esteves greeted everyone, gave his own remarks and then warmly spoke in three Filipino languages to the visitors: Tagalog, Ilocano, and in a local dialect for the northern region of the Philippines.

The two Mayors exchanged keys to each other's cities and gifts were exchanged. The City Council took a break at 7:50 PM following the signing of the MOU document, for a reception and refreshments in the City Hall lobby rotunda.

The City Council resumed its business meeting at 8:14 PM.

PUBLIC FORUM

Noella Tabladillo, Milpitas resident and Kaiser Government Relations manager, came to promote the "Turkey Trot" fundraising run/walk event on Thanksgiving Day, Thursday, November 22, in conjunction with Silicon Valley Leadership Group. All were invited and brochures distributed.

Rob Means, 1421 Yellowstone, on behalf of the Sunnyhills Association, spoke about an event planned for a "Democracy Café" in Milpitas, planned for next January, regarding how to make democracy stronger here in the city. He asked for a contribution from the City Council, 20% of the cost from the City sought.

ANNOUNCEMENTS

Councilmember Giordano congratulated the Arts Commission for the recent "Arts Day" celebration held on October 6 at the Civic Center Plaza. She also announced four Library events happening in October and November.

Mayor Esteves announced there would be free flu shots at St. John's Catholic Church on Main Street, on Sunday, November 11 in the morning.

The Mayor also offered a warm welcome to the new City Attorney Michael J. Ogaz, joining the City Council on the dais for his first meeting.

ANNOUNCEMENT OF CONFLICT OF INTEREST

None

APPROVAL OF AGENDA

Motion: to approve the agenda, as amended

City Manager Williams requested to pull Item No. 6 from the agenda and to reschedule it at the November 27 Council meeting.

Councilmember Gomez requested Item No. RA 5 (new Senior Center) be heard before the Public Hearings and hold the Agency meeting first.

Motion/Second: Councilmember Polanski/Councilmember Giordano

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

CONSENT CALENDAR

Motion: to approve the Consent Calendar (items noted with *asterisk), as submitted

Motion/Second: Councilmember Gomez/Councilmember Giordano

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

- * **3. Commission Appointments** Approved Mayor Esteves' recommendation to re-appoint Debra Dugdale to a term on the Sister Cities Commission that expires in September 2010.

- * **4. Recommendation from the Facilities Naming Subcommittee**
 - 1. Approved the dedication of the Sports Field at Peter Gill Park as the "Michael de Jesus Softball Field."
 - 2. Approved the dedication of the Gathering Room at the Milpitas Teen Center to the "Amritpal 'Paul' Sandhu Gathering Room."
 - 3. Approved the renaming of Sumac Drive to SanDisk Drive.

- * **5. Facility Use Rules and Regulations Revisions** Approved revision of the Facility Use Rules and Regulations, as follows:
 - A) Non-profit groups (Priority III), may drop-off Facility Use Applications with requested dates and times on the following dates (December 1, March 1, June 1, and September 1) during business hours;

 - B) On the following business day, designated city representative will review all non-profit rental application requests (Priority III) with requested dates and times and distribute dates equally among any groups requesting the same dates. Should there not be an equal amount of dates available, city representative will do a lottery pull for any extra date and schedule accordingly;

 - C) Once the facility reservations are confirmed, the groups will be required to submit necessary applicable fees (i.e. application fee, deposit, and rental fees according to the Master Fee Schedule) within three business days. Should payment not be received within three business days, the dates will be released to any other groups requesting facility space.

- * **9. Ordinance No. 201.5 Tree Maintenance**
 - 1. Waived the second reading of the Tree and Maintenance Protection Ordinance.
 - 2. Adopted Ordinance No. 201.5, Tree Maintenance and Protection, Amending Chapter 2, Title X of the City of Milpitas Municipal Code.

- * **10. Ordinance No. 38.773 on Zone Change on S. Main St.**
 - 1. Waived the second reading of Ordinance No. 38.773.
 - 2. Adopted Ordinance No. 38.773 approving Zone Change No. ZC2006-02 and Tentative Map No. MA2006-3.

- * **11. Resolution Granting Initial Acceptance of Public Improvements for Town Center** Adopted Resolution No. 7709 granting initial acceptance for the Milpitas Town Center, Project No. 3153, subject to a one year warranty period and reduction of the faithful performance bond to \$85,000.

- * **12. Resolution Approving Policy to Allow for Parking Spaces for the Disabled** Adopted Resolution No. 7710 approving the policy that allows for the installation of residential on-street parking spaces for the disabled, based on evaluation criteria.

- * **13. Resolution Authorizing City Manager to Execute Various Agreements with Caltrans**
 - 1) Authorized execution of the modified State of California Department of Transportation Master Agreement.
 - 2) Adopted Resolution No. 7711 authorizing the City Manager to execute all Master Agreements, Program Supplemental Agreements, Fund Exchange Agreements, Fund Transfer Agreements, and Amendments thereto with the State of California Department of Transportation.

- * **14.** Approve the Use of Asset Forfeiture Funds by Police Dept
Approved the use of Asset Forfeiture Funds to purchase the VideOversight Digital Recording System from Microception Inc. in the total amount not to exceed \$36,500, and the new computer furniture from K-Log Inc. for the total amount not to exceed \$5,000.
- * **15.** Award the Bids for Annual Vehicle Purchase for Seven Vehicles
Awarded bids for seven vehicles to four vendors: three (3) Crown Victorias to Frontier Ford in the amount of \$100,669.72 including warranty, tax, and tire fees. Award the F-350 Cargo Van to S&C Ford for \$23,688.43 including tax and tire fees, award the Explorer and the Taurus to Sunnyvale Ford for \$42,322.70 including tax and tire fees, and award the Mustang to Wondries Ford for \$24,761.20 including tax and tire fees.
- * **16.** Approve 2 Payments to Preston Pipelines
Approved two payment requests to Preston Pipelines for \$26,176.10 and \$12,394.85 for emergency pipe repairs.

PUBLIC HEARINGS

- 1.** Ordinance No. 38.775
Senior Planner Sheldon AhSing provided background on the existing 1997 Development Agreement with Peery/Arrillaga. The Planning Commission recommended approval of the request for the adoption of an ordinance to extend the agreement for additional time.

Mayor Esteves opened the Public Hearing, and no comments were heard.

(1) Motion: to close the Public Hearing

Motion/Second: Councilmember Gomez/Vice Mayor Livengood

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

City Attorney Michael Ogaz read aloud the title of the ordinance “An Ordinance of the City of Milpitas Approving the First Amendment to the Development Agreement between the City of Milpitas and the Richard T. Peery Separate Property Trust and the Arrillaga Family Trust dba Peery/Arrillaga (P&A).”

(2) Motion: to waive the first reading beyond the title of Ordinance No. 38.775

Motion/Second: Vice Mayor Livengood/Councilmember Giordano

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

(3) Motion: to introduce Ordinance No. 38.775

Motion/Second: Councilmember Gomez/Councilmember Giordano

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

- 2.** Actions Related to the Proposed Fairfield/Murphy Ranch development project
Acting Planning Director Felix Reliford provided an overview of the project site on the west side of Milpitas. He explained the proposal put forward in the application from Fairfield Development Co. for residential development on the parcel west of Interstate 880 bordering San Jose, near several current corporate offices on industrial land.

Mr. Reliford reviewed the reasons for the staff’s recommendation to deny the project, in order to preserve the last large site for industrial use, as a large corporate campus. The idea was essential to save it for future jobs. The location was viewed as an isolated island of residential property when industrial parcels were north and south of it. The project would conflict with the City’s Economic Development Plan. There was a lack of sidewalks and easy access to retail, as well as issues related to access to local schools.

Fairfield Murphy Ranch project,
continued

A draft Environmental Impact Report was prepared and circulated, and the Final EIR document was presented to the City Council at this meeting. Additionally, there were findings for denial presented (found in the written staff report to Council).

Councilmember Gomez acknowledged that previously the Council had recommended housing on that side of 880, but the City of San Jose said no. Mr. Reliford responded on the master plan for land behind McCarthy Ranch, with multiple facilities, etc. and that was not similar to the site of this project. He further asked about isolation of the area.

Councilmember Giordano noted that the Milpitas Planning Commission had voted 3-2 for denial of the project. She asked staff about the two who voted favorably, and why they favored it. Mr. Reliford recollected those votes were related to the favorable view of jobs near homes.

Councilmember Polanski inquired if this matter went before the Economic Development Commission. Mr. Reliford replied yes, and it recommended denial. When staff looked at project, did they look at how close the housing would be to work places? Mr. Reliford responded that could be a benefit, but the City was encouraging development at other locations in the City such the Mid-Town specific plan and transit area plan sites.

Councilmember Gomez asked, in terms of the site, whether vacant land was more appealing than any other empty lots. Staff replied this one was dead center on industrial land, west of I-880, and could be valuable for a corporate campus use, and was not compatible as residential alone by itself.

Mayor Esteves inquired if the City of San Jose was involved on this project. Staff replied that San Jose had opportunity to comment on the EIR but no comments were received. He asked about findings for approval, and how to obtain those. Mr. Reliford explained the process, and could bring those, after listening to the Council's discussion on the merits of the project.

Mayor Esteves opened Public Hearing for comments.

Public Speakers:

1. **Dhaval Brahmhatt**, chair of the Milpitas Economic Development Commission, spoke as an individual on this project. He stated that the EDC on October 8 adopted a memo stating its agreement with the staff's recommendation to deny. He asked, "what about kids? Where will they go to school and is it safe for them to be next to industrial businesses?" Once converted, the land would not go back to industrial use.

2. **Michelle Beasley**, on behalf of the Greenbelt Alliance, spoke in favor of the re-zone. She believed it would provide much needed housing, including eco-pass, with the project. More local housing was good, when the housing was near jobs. She felt it was important to have unbundling of parking from rental housing.

3. **Dr. Luis Gonzalez**, Assistant Superintendent for the Milpitas Unified School District, discussed financial challenges and burdens for the school district, if approved. By his calculation, the Fairfield project would yield 100 new students, with no safe route to walk or ride bikes to school campuses.

Vice Mayor Livengood addressed Dr. Gonzalez on the process of how the school district came to its position. It was the position of the superintendent, he reported.

4. **Guy Haas**, Pines resident, thought that the approval of this project might mitigate how much housing was coming to his area of the City, but he still opposed this land use since the residential area would be isolated. He favored use of the eco-pass for transit. Overall, he stated this would be a bad land use decision.

Fairfield Murphy Ranch project,
continued

5. Rob Means, agreed with the last speaker, it sounded like a bad project, and he was not in favor. There were concerns for smells and odors, with worry about sewer capacity for new development. He liked the Greenbelt Alliance, but it was wrong on this particular project. He promoted affordable housing as does City staff.

6. Don Peoples, Spring Creek Lane resident, business owner and Downtown Association President, agreed 100% with the City staff assessment on this project. He strongly urged denial. He moved his business here in 1999, since he already lived here.

7. Frank DeSmidt, Economic Development Commissioner, noted a story in the San Jose Mercury News about that City's regrets on some re-zoning from industrial use to residential. He made further comments about San Jose and its impact on Milpitas. Finally, he commented on how it would be difficult to walk or travel for families going to the Great Mall or other parts of town.

8. Irene Whiteside, resident and realtor association staff, agreed with the City staff and several speakers' comments on this re-zone issue. She also stated that the Santa Clara County Association of Realtors (her employer) did not support the application.

(1) Motion: to close the public hearing

Motion/Second: Vice Mayor Livengood/ Councilmember Polanski

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

The project developer, Fairfield companies, was called to the podium at this time.

Mr. Mark Faulkner, Vice President representing Fairfield, spoke first, introducing Mr. Ed McCoy also. Mr. Faulkner spoke directly to Dr. Gonzalez about the exact funding proposal made to the school district and the fair share of developer costs. He discussed impacts of the Environmental Impact Report, with no significant impacts to mitigate. His company and the City had been meeting for three years on the project.

Mr. Ed McCoy, the Fairfield Residential representative, discussed the concept of the "co-location" proposal or smart growth project at the Murphy Ranch site. He did not consider it to be isolated. He pointed out how close existing retail shopping, including a grocery store, was located to the development site. Mr. McCoy refuted the floor area ratio (FAR) data numbers and the space needs in Milpitas. He pointed out KLA Tencor as a neighbor. He commented on some of the positive comments in the EIR.

It was a land use issue, specifically. On the sewer issue, the developer was buying sewer capacity for the residential development, so there was not any burden on the City. 20% of the units were planned to be affordable. The regional trail system went through that area. Mr. McCoy said student generation would be low, based on a study done of Fairfield's other properties. He asked the City Council to look at the big picture, to be open minded, and future oriented.

Mr. Brendan Hayes, another project representative, spoke in response to Ms. Giordano. The company looked at mixed use originally on the site, and initially it had less density, but groups recommended having more dense residential there. A research group in the company looked at an urban infill type projects to analyze. Councilmember Giordano asked him about green building, and the response was that Fairfield was committed to green building.

Councilmember Polanski inquired about apartments and who would manage these for leasing. Fairfield representatives responded that they have an on-site management company to do that. She asked if there would be a homeowners association, and the company replied yes. Ms. Polanski had met with Fairfield representatives prior to the

Fairfield Murphy Ranch project,
continued

Council meeting and appreciated receiving information. She discussed large businesses that could use the housing for temporary workers from out of town for lengthy stays in Milpitas.

Councilmember Gomez asked about the student generation numbers and Mr. McCoy responded with a formula and the analysis done by Fairfield.

Mayor Esteves asked staff about any conflict with the City's General Plan. Mr. Reliford reviewed that certain types of uses were allowed on Industrial land, and that was potentially in conflict with surrounding uses. Mayor Esteves asked about a definition of smart growth which staff provided.

City Manager Williams informed the Council that there were approximately 1800 housing units in the development pipeline, at this time.

Vice Mayor Livengood wanted to dispel some of the written information. He was not a supporter of the idea that you make a blanket decision on land use for a set area of the City. He considered a parcel on a project by project basis, as applications come in. On the issue of isolation, he did not agree that this project would be isolated, as it was close to transit. On issues addressed in the EIR document, there was no argument presented that it was invalid. Companies complain about housing as an issue for getting people to move here into the Valley. He asked himself if it was quality development and he felt the answer was yes. Also, it was a good affordable housing opportunity. From a financial point of view, it made sense. The school district must be nimble in terms of serving its students, too, the Vice Mayor said.

Councilmember Gomez looked at this project from the point of view, "what can cities do to support business?" He offered to provide infrastructure and housing close to jobs, as was discussed at a Silicon Valley workshop of corporate leaders recently. He wondered how to tell a good one from a bad one (an industrial land use conversion). Features such as walk to retail, close to transit, parks on site and the Coyote Creek trail, with high quality design were noted here. Mr. Gomez commented further on industrial land use and existing vacancies.

Councilmember Giordano quoted recent news articles and data about the ongoing need for housing in the Santa Clara Valley. This project would meet some of that need.

Mayor Esteves subscribed to the City's General Plan. The City had invested a lot in the MidTown Specific Plan. It was not true that City was not addressing housing to date. In the Transit Area Plan, also money was invested there. The project was a great project, but he believed it was in the wrong place. Additionally, he was scared that more project developers would come forward asking for land use conversion. The realtors were not supportive, for one of the first times in Milpitas. The schools were a big issue. Homes near jobs he agreed with, but felt homes should also be near mass transit. City must consider the long term benefits in an area he wished to see more new jobs.

The Mayor read aloud a letter from SanDisk Corp. to the City's Economic Development Manager Diana Whitecar, opposing the Fairfield development project. Mayor Esteves commented on sewer capacity and the City had been purchasing more capacity, for areas where housing was planned.

Councilmember Polanski was conflicted about the project. The City was only thirteen square miles, and did not believe that the project area was isolated really, considering how small the city was. When she had moved into a bedroom community here 30 years ago, it was not so today. A balance of jobs/housing was important and it was balanced now. She had concern for the schools and their needs with regard to more students being added.

The City Council at this point wanted to move select actions on the project.

Fairfield Murphy Ranch project,
continued

Staff noted that adoption of a Resolution was needed on findings in order to adopt the final Environmental Impact Report first.

Several Councilmembers tried to move actions, while City Manager Williams suggested a brief break so that staff could gather all appropriate documents for the City Council to consider approval of the project (v. the staff recommendation for denial).

At 10:37 PM, the Mayor called for a break, to move on to Items No. 7 and 8, and then to return to this project proposal for consideration of Resolutions and an ordinance. The City Council resumed the meeting at 10:56 PM.

(2) Motion: adopt Resolution No. 7707 certifying the final Environmental Impact Report EA2005-4 for the Murphy Ranch Residential Project, located at the Southwest Corner of Murphy Ranch Road and Technology Drive, from applicant Fairfield Residential, LLC

Motion/Second: Vice Mayor Livengood/Councilmember Polanski

Motion carried by a vote of: AYES: 4
NOES: 1 (Esteves)

(3) Motion: adopt Resolution No. 7708 approving General Plan Amendment No. GP2005-11 to Change the Land Use Designation of Approximately 22 Acres Located at the Southwest Corner of Technology Drive and Murphy Ranch Road from Industrial Park to Multi-Family Very High Density, for applicant Fairfield Residential, LLC

Motion/Second: Vice Mayor Livengood/Councilmember Giordano

Motion carried by a vote of: AYES: 3
NOES: 2 (Esteves, Polanski)

Next for consideration was the ordinance for the zone change. City Attorney Michael Ogaz read aloud the title of Ordinance No. 38.774 "An Ordinance of the City Council of the City of Milpitas Amending Chapter 10 Title XI of the Milpitas Municipal Code for Zone Change ZC 2005-11."

(4) Motion: waive the first reading beyond the title of Ordinance No. 38.774

Motion/Second: Vice Mayor Livengood/Councilmember Giordano

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

(5) Motion: introduce Ordinance No. 38.774, for the zone change from industrial to residential for Fairfield Murphy Ranch project

Motion/Second: Vice Mayor Livengood/Councilmember Giordano

Motion carried by a vote of: AYES: 3
NOES: 2 (Esteves, Polanski)

Additional actions necessary for this project were identified including a resolution to approve the Planned Unit Development PD 2007-4 and approval of the project Tentative Map. Councilmembers requested that the resolution for those actions return at the next City Council meeting. City Attorney Ogaz responded that staff would do so, along with the Ordinance for a second reading and adoption next time.

JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING

Motion/Second: Agency/Councilmember Giordano / Agency/Councilmember Polanski

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

RA 6. ADJOURNMENT

Chair/Mayor Esteves adjourned the Redevelopment Agency meeting at 8:44 PM.

Mayor Esteves recognized Mr. and Mrs. DeJesus, parents of Michael, at this time, noting the approval on consent of the re-naming of the playing field at Gill Park for their son.

REPORTS OF OFFICERS

Two items were approved on the consent calendar.

NEW BUSINESS

6. Strategic Plan Discussion

This matter was postponed, and rescheduled for November 27.

ORDINANCES

7. Ordinance No. 262.5 Open Government amendments

Vice Mayor Livengood announced three subject areas that were recommended as amendments to the Open Government ordinance.

City Attorney Ogaz read aloud Ordinance No. 262.5 “An Ordinance of the City Council of the City of Milpitas Amending Section 3.110 of Chapter 310 Title I of the Milpitas Municipal Code to Comport with Case Law on the Disclosure of Public Records; Amending Section 4.40 of Chapter 310 Title I to change Compliance Training Requirements for Certain Employees and Officials; and Amending Section 3.20 of Chapter 310 Title I to Reduce the Timeframe to Request Administrative Review.”

(1) Motion: to waive the first reading beyond the title of Ordinance No. 262.5

Motion/Second: Councilmember Gomez/Councilmember Polanski

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

(2) Motion: to introduce Ordinance No. 262.5

Motion/Second: Councilmember Gomez/Councilmember Giordano

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

8. Ordinance No. 275 on Restrictions for Use of City Seal

City Attorney Michael Ogaz reiterated the reasons behind the need to protect the City’s seal, and that the City Council had requested an ordinance with provisions for penalty of an infraction for the seal’s misuse.

Mr. Ogaz read aloud the title of Ordinance No. 262.5 “An Ordinance of the City Council of the City of Milpitas Adding Section 3.02 to Chapter 1 Title 1 of the Milpitas Municipal Code Pertaining to Restrictions on Use of the City Seal and Penalties for Misuse Thereof.”

(1) Motion: to waive the first reading beyond the title of Ordinance No. 275

Motion/Second: Councilmember Polanski/Councilmember Giordano

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

(2) Motion: to introduce Ordinance No. 275

Motion/Second: Councilmember Polanski/Councilmember Giordano

Motion carried by a vote of:

AYES: 5

NOES: 0

RESOLUTIONS

Three resolutions were adopted on the Consent Calendar.

BIDS AND CONTRACTS

Two items were approved on the Consent Calendar.

DEMAND FOR PAYMENT

One item was adopted on the Consent Calendar.

ADJOURNMENT

Mayor Esteves adjourned the Council meeting adjourned at 11:12 PM.

The foregoing minutes were approved by the Milpitas City Council as amended on November 6, 2007.



Mary Lavelle
City Clerk