

# DRAFT

## City of Milpitas Parking Task Force “Kickoff” Meeting

Tuesday August 19, 2008 5:30 PM

Committee Conference Room

### Unapproved Minutes

Task Force Members Present:

- Don Peoples, Economic Development Commission
- Frank De Smidt Economic Development Commission
- Ed Mendence, Commercial Real Estate Broker
- Bill Cilker, Shopping Center Owner
- Sudhir Mandel, Planning Commission
- Richard Gallagher, Great Mall of the Bay Area

Staff Present

- Joseph J. Oliva III, Principal Transportation Planner
- Sheldon Ahsing, Senior Planner

Task Force Members Absent

- Zeya Moshin, Economic Development Commission
- Vince Songcayawon, Economic Development Commission
- Jeff Gradinger, D R Horton
- Eric Juria, Parc Metropolitan HOA

**1. Introduction** – Mr. Oliva called the meeting to order at 5:35 PM.

**2. Approval of September 13, 2007 and January 29, 2008 Meeting Action Minutes** – The three Task Force members approved the May 20, 2008 meeting minutes.

**3. Task 4 Technical Memorandum** - – Mr. Ahsing presented an overview of the Task 4 Technical Memorandum. Significant discussion followed.

The first item discussed was the allowance of compact parking spaces in commercial zones. Staff explained compact parking was permitted in industrial zones up to a maximum of 40 percent. Compact parking could be interspersed rather than continuous in parking aisles. Bill Cilker raised the issue of site design and location of major parking generators adjacent to other shopping centers. The Task force supported the compact parking concept and also mentioned that additional landscaping could be accommodated with this concept.

Staff discussed changes in the residential parking requirements for both single family and multi-family dwelling units. The draft ordinance requires new single family or duplex projects to include two covered spaces, where the existing code does not require covered spaces. In addition, for new and remodeled projects creating four more bedrooms, an additional parking space, which may be uncovered is required for each additional bedroom. For multi-family projects, new and remodeled projects creating three or more bedrooms, additional parking is required for each additional bedroom. Guest parking requirements would also be increased from 15 to 20 percent for new R4 and R5 multi-family projects to be consistent with the R3 guest parking requirement. Existing residences that do not remodel to add bedrooms will remain unaffected by the changes. The Task Force fully supported these changes. Design standards are also being proposed to insure proper “backup” space for end units in alley loaded garage parking.

Parking requirements for restaurants was the next item discussed. Staff is recommending that restaurants over 2,000 square feet provide one parking space per 100 square feet of the gross floor area of the restaurant. The Task Force supported this concept, but wanted to see what these standards would yield based on current restaurants approved in the City.

Staff discussed the concept of shared parking for mixed-use projects. Staff explained that different uses within the same project may experience peaks in parking at different times of the day. This enables fewer parking spaces required along with better utilization of the spaces. The Great Mall was cited as an example with retail and restaurant & entertainment uses sharing parking.

The Task Force expressed concern over some generality in the Parking Table and would like to see more detail for uses such as commercial recreation. They also felt the 75 percent maximum for tandem parking was excessive. After considerable discussion, the task force suggested that a maximum of 50 percent would be acceptable.

**4. Next Steps** – The Task Force suggested one more meeting prior to moving forward to the Transportation Subcommittee, Economic Development Commission and the Planning Commission.

**5. Schedule Next Meeting** –. The next meeting will most likely be held on Tuesday September 9<sup>th</sup> at 5:30 PM in the Committee Room in City Hall.

**6. Adjournment** – Chair Peoples adjourned the meeting at 7:10 PM.