

**City of Milpitas
Economic Development Commission
Monday, February 11, 2008**

APPROVED MINUTES

I. Flag Salute: Vice Chair Frank De Smidt called the meeting to order at 6:00 p.m. and led the Commission in the Pledge of Allegiance.

II Roll Call: Commissioners Present: Vice Chair Frank De Smidt, Barbara Santos, Don Peoples, and Vince Songayawon

Chair Dhaval Brahmbhatt, arrived at 6:10 p.m., which made a quorum

Absent: Commissioners Minh Nguyen, Tomo Nguyen, Charlene Tsao, Ray Maglalang; and Alternative Commissioner Zeya Mohsin.

Council Liaison Mayor Jose Esteves, absent

City Staff: Diana Whitecar Development Manager, absent
Joe Oliva, Principal Transpiration Planner
Yolanda Lopez, Executive Secretary

III. Announcements:

Vice Chair De Smidt announced that he read an article in the San Jose Mercury News that the Bay Area Quality Management District is proposing charging businesses a fee for their emissions of carbon dioxide. This fee idea is in the proposal stage, and would affect big refineries and power plants, etc., but could affect small businesses if carbon emissions were significant. Putting a dollar amount on fines would help reduce global warming, however, many people feel the fee would be devastating to our economy. Mr. De Smidt stated he would send the San Jose Mercury news article to the Commissioners via e-mail.

Vice Chair Frank De Smidt reported that the Citywide Parking Analysis/Task Force II report would be heard at the next Planning Commission Meeting.

Vice Chair Frank De Smidt stated the Planning Commission is working on a zoning amendment to speed up open government processing. Various items that now go to the full Planning Commission will be sent to the Planning Subcommittee and some of the current items that now go to the Planning Subcommittee will be processed at the permit planning counter with staff approval, and thereby reducing or eliminating of some planning fees. This is in keeping with the wishes of the Council to speed up the permit process.

Chair Dhaval Brahmbhatt announced that the Silicon Valley Engineering Council, of which he is Vice President this year, will hold their annual concert and dinner on

Thursday, February 28th at the Double Tree Hotel at 5:30 p.m. The SVEG will recognize three outstanding people and induct them into their Silicon Valley Engineering Hall of Fame. Mr. Brahmhatt also stated that Mayor Jose Esteves is an invited guest.

Vice Chair Frank De Smidt reported that Bayside Market Place, a major retail developer, is looking to develop the property at McCarthy Ranch Blvd. at the border of Fremont and Milpitas, next to Allied Waste. Where McCarthy Blvd dead-ends now would be extended to meet with Fremont Blvd. and the development would be located at that intersection. The Bayside Market Place proposed development is currently undergoing an EIR and, Mr. De Smidt stated he hopes, Milpitas will serve notice on Fremont that major improvements to Dixon Landing Road will need to be completed, and that the increased traffic, loss of business, etc. and will need to be mitigated.

Vice Chair Frank De Smidt also announced that Donavon Properties sold the Serra Center for a cash deal at \$44M to L. T. Tang Development. Mr. Oliva stated that being mentioned for the old Serra Center site is part residential and part commercial with 375 condos and 135 sq. ft. of high-end retail, but nothing has been submitted officially to the City.

Chair Dhaval Brahmhatt announced that he had received an invitation to the Piercey Toyota Dealership grand opening on Wednesday, February 13th at 5:00p.m.. Vice Chair De Smidt mentioned that Mayor Esteves would cut the ribbon at 5:15 p.m., and that entertainment, light refreshments and Toyota VIPs will be prominent at the event.

Joe Oliva announced that the Statement of Economic Interest 700 forms are being passed out at this meeting so that the Economic Development Commissioners can review and complete them, and return to the City Clerk when completed.

IV. Public Forum: No Speakers.

V. Approval of Agenda: Motion to approve M/S De Smidt/Santos. Motion passed unanimously to approve with T. Nguyen/ / Tsao/ M.Nguyen, C. Tsao, R. Maglalang; and Alternative Commissioner Z. Mohsin absent.

VI. Approval of Minutes – October 8, 2007 and December 4, 2007 minutes will be presented at the next meeting.

VII. Unfinished Business:

1. Parking Analysis Study Status – Joe Oliva gave an update by stating that this is task 2 of the Parking Task Force Work Program to identify four major tasks, including today's presentation which is collection of existing parking data. Task 3 is research of local and national parking standards, public outreach task and Task 4 will be preparation of a Draft Parking Section of the Zoning Ordinance. At this point Mr. Oliva passed out Task 2 Technical Memorandum dated January 29, 2008 with tables and spreadsheet as attachments. He noted that the cities/jurisdictions used are those that the

task force recommended be used as comparisons with Milpitas. Mr. Oliva then proceeded to give a detailed report of each table with the following highlights and discussion:

- a. Warehouse parking requirements were discussed and the consensus was that parking for warehouses in Milpitas are adequate, where other cities may have a mix use of warehouse that includes office space or lab space so their requirements are higher.
- b. Car Wash establishments were discussed briefly; and noted that Piercey Toyota's parking compared to the San Jose standards for their facility that includes employees, customers and their various vehicle parking requirements are adequate.
- c. Shopping Centers and Retail Sales mix was reviewed and Milpitas standards are adequate with other comparable cities. Restaurant use in shopping centers was the exception with consensus that a formula be developed to further define the criteria and mixed-use requirements for restaurant parking in shopping centers.
- d. Movies Theater and Health Club parking was discussed briefly. The consensus was the health clubs parking impacts are highly variable at shopping centers that also have restaurant tenants. Consensus that including caveats give the flexibility for applicant and City to do further research on a case by case basis such as a "parking study required" caveat requirement.
- e. Food Service and Take Out Shops discussed and consensus to build in flexibility of requirements and do outreach with applicants.
- f. Educational Uses discussed – Milpitas Zoning Ordinance does not contain parking standards for this comparison. Consensus was that local schools will experience parking shortages for the occasional school event. Consensus to further research the entity that controls the parking requirements for educational jurisdictions.
- g. Health Services comparisons by jurisdictions were discussed briefly. Mr. Olivia noted that Milpitas' requirements are consistent with the comparable jurisdictions. There was consensus to include re-hab centers and health centers in this category. Consensus also that further definition could be included in the revising of the Zoning Ordinance such as a "parking study required or special study" caveat would be helpful and give the City an opportunity to set standards.

- h. Public/Quasi Public parking comparisons were reviewed and discussed briefly. Mr. Oliva noted that for religious assembly and for their gatherings larger than a set number requiring a special event permit that would allow for parking to be reviewed, and alternative parking solutions could be researched by and for the applicant. The community center category was also discussed briefly, along with the Indian Community Center, which, it was noted, is also a business center. Mr. Oliva stated that our own community center will be undergoing a renovation next year with the relocation of the Senior Center, and with parking re-circulation planned, it would be good to have standards in place at that time.
- i. Offices & Financial Services ratios were discussed briefly. It is not included in this report as a table, but is included in the attached Appendix spreadsheet. Parking for Professional offices category and square footage was questioned as not being accurate. It was noted that the Zoning Ordinance does include very detailed parking requirements for Office space. Mr. Oliva will check the attached spreadsheet figures for the useable square footage formula for parking spaces required.
- j. Residential Uses including Single Family, Multi-Family and Hotel/Motel was discussed extensively. The focus was on the newer housing projects not having enough parking. Milpitas standards are in line with the surrounding comparable cities, but household sizes are higher with 3.5 members per household and the auto ownership rates higher also. Over the last 10 years, the guest parking ratios have been decreased for the newer housing projects. The Commissioners voiced their concern with the tandem parking for future developments and the guest parking ratios need to be addressed. Also the number of auto ownership ratios being unique to Milpitas must be addressed in all future high-density developments. With vehicles parked everywhere, the streets look cluttered and do not give the City a positive image.
- k. Mobile Home Parks guest parking was discussed briefly and noted that it was not included in the tables, but is listed in the Appendix spreadsheet attached.

A motion was made and seconded to state that the Economic Development Commission is concerned with and recommends that staff further study the following 3 items: the guest parking ratios given are too low, the Commission is concerned with the parking problems that are being experienced with the tandem parking in the newer housing projects in town, and the higher ratio of household members and auto ownership rates per home in Milpitas must be addressed. M/S Peoples/Santos

Mr. Oliva concluded his report with the 5 conclusions stated in the technical memorandum presentation. He stated that this report will be presented to the Planning Commission on February 13 for review, to the City Council Transportation Subcommittee on February 28, and then to the City Council on March 4th for an overview presentation of the first two tasks completed. Task 3, which is the public outreach is next and the Parking Task Force schedule for outreach includes a March meeting with the Downtown Association, the Chamber of Commerce, the Rotary Club and then a special meeting with the commercial/shopping center owners to get their comments and concerns. The Homeowners Associations meeting will take place sometime in April-May, and the religious entities meeting would wrap it up.

2. Industrial Analysis Use Study Update (Oliva) - Mr. Oliva gave a brief update of the progress made since Diana Whitecar's initial Industrial Analysis Use Study report in September to the City Council that gave further direction. The final report is going to the Planning Commission sometime in February or March, and then will go forward to the City Council in March.

VIII. New Business

1. EDC Subcommittee Reports – no reports
2. Save the Date – April 19th Commissioners' Celebration Brunch, 11:00 a.m., Milpitas Community Center
3. Transportation for Clean Air (TFCA) Shuttle Grant Application for Shuttle from Santa Clara CalTrain Station (Santa Clara) to S. Hillview/S. Milpitas Area (Oliva) – Mr. Oliva gave a brief explanation of the TFCA grant that would fund a shuttle from the CalTrain Sunnyvale or Santa Clara station to employer destination route from as far north as So. San Francisco and south to Gilroy. Milpitas RDA and local employers would be asked to participate in a partnership for the funding. The application is due to the VTA and staff is working to complete it by February 29th.

IX. The meeting adjourned at 7:50 P.M. Adjournment to March 10, 2008.

Respectfully Submitted,

Diana Whitecar
Economic Development Manager

Minutes prepared by Yolanda Lopez