



City of Milpitas

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Milpitas Unveils First Phase of Comprehensive Zoning Ordinance Update

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The City of Milpitas Planning Department recently released revised public drafts of proposed new zones (the Business Park Research and Development [BPRD] Zone and Metro Area Zones) and proposed changes to the citywide zoning map. This work represents the first phase of the City's Comprehensive Zoning Ordinance Update project.

The BPRD Zone, which focuses on encouraging research & development, advanced manufacturing, and other high-tech industries in the southwestern portion of Milpitas (south of Highway 237 and west of Interstate 880) is being created to implement the new land use designation by the same name in the City's 2021 update to its General Plan. The Metro Area Zones, which encourage high-density, mixed use, transit- and pedestrian-oriented development in the vicinity of the Milpitas Transit Center, BART station, and Great Mall, are being developed to implement the land use policies and standards in the Metro Specific Plan, which was adopted in February 2023. The first phase of the zoning update work also includes updates to the City's zoning map to bring the zoning of all properties in the City into consistency with the land use designations in the Metro Plan and the updated General Plan.

The recently released drafts are revisions of the initial drafts shared with the public in August 2023. During the late summer and fall of 2023, the Planning Department and the Office of Economic Development conducted significant outreach to seek public comment about the proposed new zones and updated zoning map. City staff also met with a Council-appointed Zoning Advisory Group (ZAG) to review proposed changes and receive feedback. This stakeholder engagement process resulted in substantial changes to the draft new zones that will encourage flexibility for property owners and developers and will serve to attract new investment, new businesses, and new housing in the City.

Mayor Carmen Montano expressed enthusiasm about the zoning ordinance update, emphasizing its potential to catalyze positive change and shape the future of Milpitas. "The

City's new zoning ordinance signals a new era of urban planning that embraces mixed use development. It will also provide enhanced opportunities for economic development in our commercial areas and help support high-quality residential development across the City. We appreciate the collaborative work of residents and staff on this joint effort."

Vice Mayor Evelyn Chua added, "By embracing innovative approaches to land use and development regulations, we are laying the groundwork for a vibrant and inclusive urban environment that enhances quality of life for all Milpitas residents."

Milpitas Planning Director Jay Lee shared, "We're thankful for the helpful and meaningful feedback from the development community, which has really improved what we've drafted. We're also excited to share the draft zoning ordinance and map changes with the public, which will help Milpitas maintain its neighborhood character while developing in a sustainable and responsible way."

Interested community members are invited to review, ask questions, and provide comments on the draft work products, which are available for download in the "Project Documents" section of the zoning update website: <https://www.milpitaszoningupdate.org/resources>.

The Planning Department anticipates bringing the draft zoning ordinance and map changes to public hearings for consideration for adoption this spring. Tentative hearing dates are set for May 22nd (Planning Commission) and June 4th (City Council). Community members are invited to participate in upcoming public hearings, and may sign up for project email announcements, including notifications about upcoming public hearing dates, using the form at the bottom of the project website.

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About the City of Milpitas

Located at the southern end of San Francisco Bay, Milpitas is a progressive community that is an integral part of Silicon Valley. A full-service city with water utility, sewer utility, police and fire services, Milpitas is a flourishing community with a very diverse and inclusive resident population of nearly 80,000. Often referred to as the Crossroads of Silicon Valley, the City is situated between major thoroughfares in the Bay Area and considered a highly desirable location for world-class technology companies seeking to build a central base of operations. With the addition of the new Milpitas Transit Center offering BART, light rail, and bus service, and multiple new mixed-use development projects, along with a host of new City Plans and Programs in support of an inspiring and sustainable future, the City is at the forefront of building the next generation economy. For more information, visit: www.milpitas.gov.