



MILPITAS

General Plan Update

MEMORANDUM

September 11, 2018

TO: Milpitas General Plan Advisory Committee (GPAC)

FROM: Ben Ritchie, De Novo Planning Group

SUBJECT: General Plan Advisory Committee Meeting #10 – Land Use Alternatives Report

DATE: September 20, 2018

INTRODUCTION

The September 20th GPAC meeting kicks off the first of two sequential meetings focused on the General Plan **Land Use Map**.

As part of the General Plan Update, the GPAC is being asked to review specific land use designations located on parcels throughout the City. It is anticipated that the updated General Plan will include a revised Land Use Map.

In order to help facilitate the discussion of potential changes to the Land Use Map, a Land Use Alternatives Report has been prepared.

The purpose of the Land Use Alternatives Report is to provide the GPAC with a tool to identify and evaluate a diverse range of geographic locations within the city where changes to existing land uses and development patterns may be appropriate. These various locations are referred to as “Land Use Opportunity Areas” (Opportunity Areas) in this report. These Opportunity Areas have been identified as potential locations to accommodate future growth, support economic development, maintain fiscal sustainability, and ensure adequate protection of natural resources and open space.

This report provides an analysis of the land use, circulation, fiscal sustainability, and economic development characteristics associated with the buildout of each Opportunity Area according to the existing and proposed land use designations. The report purposely omits recommendations regarding how the GPAC should proceed with modifications to the Land Use Map. Instead, it provides the necessary information to facilitate the GPAC’s discussion on important land use issues, culminating with possible changes to the map.

REQUIRED READING

Prior to the September 20th meeting, please read the Land Use Alternatives Report. This report is included in your meeting packet, and is also available online at the following location:

<https://milpitas.generalplan.org/content/documents-and-maps>

As the GPAC is aware, it is critical that each member come to the next meeting having read the materials identified in this memo and having prepared and organized thoughts, comments, and questions related to this report and each of the potential land use changes. Please direct any questions regarding the assigned reading materials or the issues to be discussed during this next GPAC meeting to Jessica Garner, Planning Manager. Jessica can be reached by phone at: (408) 586.3284, or by email at: jgarner@ci.milpitas.ca.gov

WORK EXERCISE

Please come to the next meeting prepared to discuss your thoughts, opinions, and recommendations related to each of the 13 Opportunity Areas discussed in the Land Use Alternatives Report.

1. Do you agree with each potential land use change? If not, why?
 - a. Do you feel that certain areas should change, but in ways different than what is identified in the report?
 - b. Do you feel that certain areas should remain unchanged?
 2. Are there areas within the City where you feel land use changes are appropriate, but these areas are not identified in the report?
 - a. If so, where? What land use changes should the GPAC consider?
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