



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, March 26, 2025
CITY COUNCIL CHAMBERS,
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER

Chair Gupta called the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

Commissioner Awasthi led the pledge of allegiance.

ROLL CALL

Recording Secretary Medina called the roll.

PRESENT: Chair Gupta, Vice Chair Caulkins, Galang, Albana, Awasthi, and Kong.

ABSENT: Medina-Ashby

STAFF: Lillian VanHua, Christopher Creech, Lyhak Eam, Michael Silveira, and Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda, and there were none.

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for March 26, 2025.

Motion/Second Albana/Galang

Motion carried by a vote of AYES: 6 NOES: 0

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for February 26, 2025.

*Correction to the Recommendation language with amendment to reflect the following:

*Staff recommends that the Planning Commission open and close the public hearing and adopt Resolution No. 25-004, recommending that the City Council: 1) approve General Plan Map and Text Amendment No. GP24-0001 to change the descriptions of the Town Center (TWC) and Neighborhood Commercial Mixed-Use (NCMU) and change the land use designation of certain parcels; 2) approve Zoning Map and Text Amendment No. ZA24-0001 to establish the Neighborhood Commercial Mixed-Use (NCMU-1,2,3) districts and subdistricts, and update the existing Town Center (TC) districts to establish the subdistricts (TC-1,2,3); and 3) adopt the Housing Opportunity Districts Addendum to the Milpitas General Plan 2040 FEIR (SCH #2020070348) and the Supplemental Letter to the Addendum *with a suggestion to amend the parking regulations to be consistent with the Comprehensive Zoning Ordinance Update and amend section four of the resolution.*

Motion/Second Albana/Caulkins

Motion carried by a vote of AYES: 5 NOES: 0 ABSTAIN: 1 (Awasthi)

ANNOUNCEMENTS

Chair Gupta shared that three of the commissioners attended the Annual Planning Commissioners' Conference in Santa Rosa and asked that Vice Chair Caulkins and Commissioner Kong share a few words in regards to the event.

Commissioner Caulkins expressed gratitude to the City and staff for the opportunity to attend a highly enlightening conference that highlighted technical insights, upcoming legislation, and the challenges cities face due to state-level mandates. They emphasized how the experience deepened their understanding of the city's role and the importance of making difficult but necessary decisions to keep the community moving forward.

Commissioner Kong also conveyed gratitude for attending their first Planning Commissioners Academy and highlighted three key takeaways: the evolving and limited role of planning commissioners under new state laws, the importance of early community engagement and collaboration with developers, and staying informed and proactive about legislative updates to advocate effectively for the city. They also noted how other cities are struggling with Builders Remedy due to uncertified housing elements, and expressed pride in Milpitas for having completed its certification early thanks to dedicated staff efforts.

PUBLIC FORUM

Chair Gupta invited members of the public to address the commission, and there were none.

PUBLIC HEARING

IX-1 CAPITAL IMPROVEMENT PROGRAM (CIP) GENERAL PLAN CONFORMITY FINDING: A City-initiated request to consider a General Plan conformity finding for the proposed 2026-2030 CIP Annual Report in accordance with California Government Code Section 65401. This project is exempt from further CEQA review pursuant to Section 15061(b)(3) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment.

(47:26) Lyhak Eam, Public Works–Engineering Division Manager and Michael Silveira addressed commissioners' clarifying questions on various topics.

The Planning Commission discussed the City's 2026–2030 Capital Improvement Program (CIP), focusing on whether it aligns with the General Plan. Commissioners raised concerns about the CIP not addressing all elements and sub-elements of the General Plan, and ultimately clarified—through legal counsel and staff—that full compliance with every element is not required, but consistency is the key standard. Language in the resolution was reviewed and confirmed to state that the CIP is “consistent with the General Plan,” reflecting areas it touches without implying full coverage.

Commissioners also discussed:

- A \$50M funding gap for out-year CIP projects, clarifying that only Year 1 must be fully funded.
- Emergency water preparedness in light of updated fire risk maps; the City's water master plan (updated in 2022) guides infrastructure planning, with adjustments possible based on future regulations.
- Park upgrades: 13 parks identified as in poor condition are being prioritized using \$4.4M in ARPA funds, though \$80M is needed citywide over 20 years.
- Transportation projects: Calaveras Blvd widening is in environmental review; Montague and Landis widening is unlikely due to jurisdictional and right-of-way constraints.
- Community concerns about connecting Yosemite and Curtis Drives were acknowledged, but deemed infeasible due to physical and cost barriers.
- HOV lane expansion on Hwy 237 is already under construction with VTA funding.

- Grant funding strategy: The City works with a grant writer, elected officials, and the City Manager's Office to pursue opportunities, including federal earmarks.

The Commission concluded the CIP is consistent with the General Plan as required by state law, and closed the public hearing with unanimous support for the resolution language as drafted.

Motion to close the Public Forum.

Motion/Second Caulkins/Albana

Motion carried by a vote of AYES: 6 NOES: 0

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 25-005 finding that the Proposed 2026-2030 Capital Improvement Program is in conformance with the City of Milpitas General Plan.

Motion/Second Awasthi/Albana

Motion carried by a vote of AYES: 6 NOES: 0

NEW BUSINESS

(1:18:11) Commissioner Kong prompted discussion on Traffic Management Task Force. The Planning Commission discussed a proposal to recommend the formation of a traffic management task force to the City Council, emphasizing community involvement in addressing congestion concerns. Commissioners strongly supported the idea, noting that traffic and parking issues have been major points of feedback from the public. The discussion expanded to include broader concerns such as school impact, health services, parks, and overall infrastructure, particularly in relation to the large-scale NCMU housing development. Staff clarified that while the commission could not take formal action, they could submit a consensus statement to the City Council. Ultimately, the commission unanimously agreed to recommend the creation of a task force, including community representatives, to study the impacts of the NCMU housing development on traffic, parking, schools, health services, parks, and overall quality of life. Staff will convey this recommendation to the City Council for consideration.

ADJOURNMENT

Chair Gupta adjourned the meeting at 8:21 pm

Motion/Second Galang/Caulkins

Motion carried by a vote of AYES: 6 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina