



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

AUGUST 27, 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

Vice Chair Caulkins led the pledge of allegiance.

ROLL CALL

Recording Secretary Medina called the roll.

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

ABSENT: Albana and Medina-Ashby.

STAFF: Jay Lee, Christopher Creech, Lillian VanHua, Anjulie Palta (consultant), 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 August 27, 2025.

Motion/Second Galang/Kong

Motion carried by a vote of AYES: 5 NOES: 0

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for June 11, 2025.

Motion/Second Awasthi/Caulkins

Motion carried by a vote of AYES: 3 NOES: 0 ABSTAIN: 2 (Kong, Galang)

ANNOUNCEMENTS

Planning Director Lee reported that the City Council adopted Phase II of the Comprehensive Zoning Ordinance Update on August 12, 2025, following the Planning Commission's June 11 recommendation, with the second reading scheduled for September 2 and the ordinance expected to take effect in early October. He also noted that the public comment period for the Gateway Main Street Specific Plan and its Environmental Impact Report had closed during recess, with staff now addressing comments and preparing revisions. The plan is scheduled to return to the Planning Commission on September 24 for recommendation, before going to the City Council on October 21. Lastly, he confirmed that the next Planning Commission meeting is tentatively set for September 10, 2025.

Acting City Attorney Christopher Creech announced the passing of former City Attorney Michael Multalipassi, who passed away in July. Commissioners observed a moment of silence in his memory. Commissioners and staff shared condolences, noting his dedication, diligence, and contributions to the City, including his role in the Comprehensive Zoning Ordinance, the Gateway Specific Plan, and negotiations for

the Rivian distribution center. The Commission requested that condolences be extended to his family on behalf of the body.

PUBLIC FORUM

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

PUBLIC HEARING

NO ITEMS.

NEW BUSINESS

X-1 STUDY SESSION FOR GATEWAY-MAIN STREET SENSE OF PLACE PLAN

Project Planner: Lillian VanHua, Principal Planner, Ivanhua@milpitas.gov

(33:33) Project Manager Lillian VanHua and Anjolie Palta (consultant w/ Toole Design Engineers) addressed commissioners' clarifying questions on various topics.

Commission Questions & Feedback:

- Clarification was provided that this is a streetscape plan, not a development plan, so existing businesses would remain unless owners pursue redevelopment.
- Commissioners asked about parking configurations, the flexibility of “flex zones,” and whether current right-of-way widths can accommodate proposed designs. Staff confirmed that options fit within the 66-foot right-of-way and explained changes would include narrower travel lanes and shared bicycle lanes.
- Questions were raised about visualization tools (e.g., use of AI renderings), tree replacement, lighting, rooftop patios, and integration of public art.
- Commissioners discussed funding mechanisms, including impact fees, capital improvement programming, and developer contributions, as well as implementation strategies to balance piecemeal development with cohesive corridor improvements.
- Concerns were expressed about potential congestion due to buses and rideshare pickups, with staff noting coordination with VTA and the intent to divert through-traffic to Abel Street.
- Commissioners expressed support for more colorful, family-friendly design palettes (Option 2) and suggested integrating murals, public art, lighting, and cultural/historic elements unique to Milpitas (e.g., Milpitas Monster, historical street art, benches with art).
- Commissioners generally favored a combination of Options 1 and 2, tailored to different segments of Main Street, with a preference for Option 2's colorful design elements and emphasis on cultural vibrancy.

The Commission emphasized the importance of preserving Main Street's history while creating a vibrant, pedestrian-oriented corridor. Commissioners supported exploring near-term activation strategies (e.g., events, art installations) alongside long-term phased improvements.

Recommendation: Staff recommends that the Planning Commission receive staff's presentation and report regarding the Gateway-Main Street Sense of Place Plan.

ADJOURNMENT

Chair Gupta adjourned the meeting at 8:11 pm
Motion/Second Galang/Caulkins
Motion carried by a vote of AYES: 5 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina