



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

SEPTEMBER 24, 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 Albana led the pledge of allegiance.

ROLL CALL

Recording Secretary Medina called the roll.

PRESENT: Chair Gupta, Vice Chair Caulkins, Albana, Medina-Ashby, and Awasthi.

ABSENT: Kong, Galang

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 September 24, 2025.

Motion/Second Awasthi/Medina-Ashby

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

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for September 10, 2025.

Motion/Second Caulkins/Medina-Ashby

Motion carried by a vote of AYES: 4 NOES: 0 ABSTAIN: 1 (Albana)

ANNOUNCEMENTS

No announcements were made by the Planning Commissioners. Planning Director Lee announced that the regularly scheduled Planning Commission meeting on October 8 is canceled due to a lack of agenda items. The next meeting will be held on October 24.

PUBLIC FORUM

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

PUBLIC HEARING

IX-1 SPECIFIC PLAN AMENDMENT (SP20-0002), ZONING TEXT and MAP AMENDMENT (ZA25-0002), and GENERAL PLAN AMENDMENT (GP25-0002) – Midtown Specific Plan Area: City-initiated amendments to the Midtown Specific Plan (now being named the Gateway-Main St. Specific Plan), Zoning Ordinance, Zoning Map, and General Plan to adopt the Gateway-Main St. Specific Plan; amend the Zoning Ordinance and Zoning Map to establish new Specific Plan boundaries, zoning districts, and zoning regulations; and amend the General Plan for consistency with the proposed amendments to the Zoning Ordinance. As the lead agency, the City has prepared a Subsequent Environmental Impact Report (SCH No. 2024070432) in accordance with the California Environmental Quality Act (CEQA).

(46:01) Project Planner Jay Lee and Ascent Environment team (consultant) addressed commissioners' clarifying questions on various topics.

- **Design Options:** Commissioners asked whether the two design options shown for the Sierra/Main Street area were conceptual or final. Staff clarified they are conceptual options intended to guide future development while providing flexibility for property owners.
- **Public Gathering Spaces:** Commissioners inquired about potential “anchor plazas” or public gathering areas. Staff explained that the Sierra Center area is envisioned to include civic and outdoor gathering spaces consistent with the plan’s goals.
- **Property Ownership:** Questions were raised about land ownership near the 76 Gas Station and Black Bear Diner area. Staff confirmed these are different property owners within the Crossroads District, and while not all areas received equal design focus, similar development intensity and uses are allowed throughout.
- **Minimum Density Standards:** Commissioners discussed a public comment requesting higher minimum housing densities. Staff clarified that the Crossroads District already requires a minimum of 40 dwelling units per acre, exceeding the proposed 30 units, while Main Street retains a flexible minimum of 20 units per acre due to site constraints and smaller parcel sizes.
- **Walkability:** Commissioners asked how Main Street would be made more walkable. Staff explained this will be achieved through block breakups, wider sidewalks, setbacks, and street-level enhancements such as parklets or outdoor dining spaces, without displacing existing businesses.
- **Past Development and Future Opportunities:** Staff noted prior redevelopment under the Midtown Specific Plan (2002, updated 2010) and identified several “pipeline” projects awaiting adoption of the updated plan, including sites at 600 Valley Way and near the Calaveras Overpass.
- **Developer Incentives:** In response to questions about what attracts developers to Milpitas, staff explained that increased allowable density, incentive-based zoning, and flexible mixed-use standards improve feasibility compared to current zoning. Market factors, land costs, and readiness of catalyst sites will also influence redevelopment.
- **Boundary Adjustments:** Staff and the Planning Director noted that expanding plan boundaries enhances redevelopment potential and creates synergies between parcels, benefiting adjacent neighborhoods through public improvements.
- **Mixed-Use Balance:** Commissioners expressed concern about losing retail spaces in new housing proposals. Staff confirmed that the plan requires ground-floor retail along activity streets and priority intersections, while allowing residential-only development in less active areas to maintain flexibility and overall corridor vitality.

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

Motion to close the Public Forum.

Motion/Second Caulkins/Medina-Ashby

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

Recommendation: Staff recommends that the Planning Commission consider and adopt Resolution No. 25-014 recommending that the City Council: 1) approve Specific Plan Amendment SP20-0002, Zoning Map and Text Amendment ZA25-0002, and General Plan Amendment GP25-0002 to adopt the Gateway-Main St. Specific Plan;

amend the Zoning Ordinance and Zoning Map to establish new Specific Plan boundaries, zoning districts, and zoning regulations; and amend the General Plan for consistency with the proposed amendments to the Zoning Ordinance; and 2) certify the Subsequent EIR to the Milpitas 2040 General Plan EIR for the Gateway-Main St. Specific Plan.

Motion/Second Albana/Awasthi

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

NEW BUSINESS

Commissioner Albana proposed adding a brief one-minute invocation following the Pledge of Allegiance at the start of each Planning Commission meeting to promote reflection, wisdom, and gratitude before proceedings.

Acting City Attorney Creech explained that such a change would require an amendment to the Planning Commission's bylaws, which must first be approved by the Commission and then by the City Council. He noted that currently, the City Council is the only body that includes an invocation as part of its meeting process.

Following discussion, the Commission reached consensus to place the item on a future agenda for formal consideration.

No additional new business items were raised.

ADJOURNMENT

Chair Gupta adjourned the meeting at 8:11 pm

Motion/Second Albana/Medina-Ashby

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

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina