



CITY OF MILPITAS Planning Commission

MEETING MINUTES

7:00pm

MARCH 25, 2026

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 7:01 pm.
PLEDGE OF ALLEGIANCE	Commissioner Castillo led the pledge of allegiance.
ROLL CALL	Recording Secretary Medina called the roll.
	PRESENT: Chair Gupta, Galang, Caulkins, and Castillo.
	ABSENT: Awasthi, Brown, and Kong
	STAFF: Jay Lee, Christopher Creech, Lyhak Eam, 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 25, 2026. Motion/Second Galang/Castillo Motion carried by a vote of AYES: 4 NOES: 0
APPROVAL OF THE MEETING MINUTES	By motion, approve the meeting minutes for November 19, 2025, and February 11, 2026. Motion/Second Caulkins/Castillo Motion carried by a vote of AYES: 4 NOES: 0
ANNOUNCEMENTS	Recording Secretary Medina announced that the City will host a Commissioners' Recognition Celebration on Thursday, April 16 at 6:00 p.m. at the Milpitas Community Center. Commissioners who served in 2025 will be recognized for their service.
PUBLIC FORUM	Chair Gupta invited members of the public to address the commission, and there were none.
<u>PUBLIC HEARING</u>	IX-1 CAPITAL IMPROVEMENT PROGRAM (CIP) GENERAL PLAN CONFORMITY FINDING: A City-initiated request to consider a General Plan conformity finding for the proposed 2027-2031 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. (29:03) City Staff Lyhak Eam, Public Works-Engineering Division Manager, and Michael Silveira, City Engineer, addressed commissioners' clarifying questions on various topics.

The Commission reviewed the proposed five-year Capital Improvement Program (CIP). Staff presented an overview of funding, noting that the first year is fully funded, while future years include an estimated funding shortfall. Staff indicated that funding sources may vary and will be re-evaluated annually, with potential support from grants, developer fees, and other revenues.

Commissioners asked questions regarding long-term funding strategies, projected expenditures, and variances across fiscal years. Staff explained that higher costs in certain years are due to the scheduling of large infrastructure projects and that some projects may require future financing or bonding.

Discussion also addressed the distinction between projects that advance General Plan goals and those that meet operational or maintenance needs. Staff clarified that the CIP primarily focuses on maintaining and improving infrastructure, while remaining consistent with, but not solely driven by, the General Plan.

The Commission inquired about public outreach and engagement. Staff noted that the CIP is developed internally with input from departments and City Council direction, and is presented in public forums, including study sessions, where community members may provide input.

Additional discussion topics included wastewater facility improvements, regional cost-sharing obligations, odor concerns related to external facilities, and project cost estimation methodologies. Staff explained that project costs include construction, design, staff time, and other associated expenses, and are influenced by market conditions and regulatory requirements such as prevailing wage laws.

Staff also described the competitive bidding process for CIP projects, noting that contracts are awarded to the lowest responsive and responsible bidder and ultimately approved by the City Council.

No public comments were received on this item.

Chair Gupta closed the Public Forum.

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 26-006, finding that the Proposed 2027-2031 Capital Improvement Program is in conformance with the City of Milpitas General Plan.

Motion/Second Caulkins/Galang
Motion carried by a vote of AYES: 4 NOES: 0

NEW BUSINESS

NO ITEMS.

ADJOURNMENT

Chair Gupta adjourned the meeting at 8:03 pm

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina