



# CITY OF MILPITAS Planning Commission

## MEETING MINUTES

7:00pm

APRIL 8, 2026

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

<b>CALL TO ORDER</b>	Chair Gupta called the meeting to order at 7:01 pm.
<b>PLEDGE OF ALLEGIANCE</b>	Commissioner Brown led the pledge of allegiance.
<b>ROLL CALL</b>	Recording Secretary Medina called the roll.  <b>PRESENT:</b> Chair Gupta, Vice Chair Kong, Awasthi, Caulkins, Brown, and Castillo.  <b>ABSENT:</b> Galang  <b>STAFF:</b> Jay Lee, Christopher Creech, Randy Baez, and Elizabeth Medina.
<b>CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION</b>	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.  Commissioner Calkins disclosed a conflict of interest with Agenda Item <i>IX-1, SITE DEVELOPMENT AMENDMENT – 1321 TERRA VISTA COURT – P-SA25-0003</i> , due to the proximity of the property. Assistant Attorney Creech recommended recusal to avoid any appearance of impropriety. Commissioner Calkins agreed and will step off the dais when the item is called. No further conflicts were reported.
<b>APPROVAL OF THE MEETING AGENDA</b>	By motion, approve the meeting agenda for April 8, 2026.  Motion/Second Caulkins/Awasthi Motion carried by a vote of AYES: 6 NOES: 0
<b>APPROVAL OF THE MEETING MINUTES</b>	By motion, approve the meeting minutes for March 25, 2026.  Motion/Second Caulkins/Castillo Motion carried by a vote of AYES: 3 ABSTAIN: 3 (Brown, Awasthi, Kong)  <i>*Motion Failed.</i>  Motion/Second Caulkins/Castillo Motion carried by a vote of AYES: 4 ABSTAIN: 2 (Awasthi, Kong)
<b>ANNOUNCEMENTS</b>	Appreciation was expressed by Commissioner Awasthi to Assistant Attorney Creech for attending the meeting virtually while on vacation. Director Lee reminded the Commission that the next regular Planning Commission meeting is scheduled for April 22. Additionally, a reminder was provided regarding the upcoming Commissioners' Recognition Dinner next Thursday, including RSVP details and guest allowance.
<b>PUBLIC FORUM</b>	Chair Gupta invited members of the public to address the commission, and there were none.

**PUBLIC HEARING**

**IX-1 SITE DEVELOPMENT AMENDMENT – 1321 TERRA VISTA COURT – P-SA25-0003:** A request for a Site Development Permit Amendment to deviate from the approved designs under P-SD22-0013 for a new single-family home and to construct a 5,840-square-foot, two-story, single-family residence with an attached two-car garage on a vacant 1.1-acre site located in the R1-H Single-family Residential-Hillside Zoning District at 1321 Terra Vista Court (Countryside Estates, Lot 4). The proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning).

(42:47) Project Planner Randy Baez and applicant team addressed commissioners' clarifying questions on various topics.

The Commission discussed the proposed project, focusing on the detached ADU, grading, fence design, crestline visibility, and PUD standards. Staff clarified that the detached ADU is exempt and will be reviewed separately through a ministerial process, and should not factor into the current decision. Commissioners also discussed grading impacts on the steep site, with staff explaining the balance between minimizing visual impacts and necessary grading due to topography. Additional discussion addressed fence design, including materials, height, and transparency requirements, with clarification that deviations could be approved at the Commission's discretion.

No public comments were received.

Chair Gupta closed the Public Forum.

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 26-007 approving and recommending City Council approval of Site Development Permit SA25-0003, subject to the attached Conditions of Approval.

Motion/Second Gupta/Awasthi

Motion carried by a vote of AYES: 5 ABSTAIN: 1 (Caulkins)

**IX-2 ZONING MAP AND TEXT AMENDMENT FOR SB79 – CITYWIDE – P-ZA26-0002:** A City-initiated Zoning Text and Map Amendment to amend Title XIII (Zoning) to create a Transit-Oriented Development Overlay district designating areas eligible for Senate Bill 79 (SB 79) height and density standards. The proposed zoning map and text amendments are statutorily exempt from the California Environmental Quality Act under Government Code Section 65912.160(c)(2) (SB 79).

Project Manager: Lillian VanHua, Principal Planner, [lvanhua@milpitas.gov](mailto:lvanhua@milpitas.gov)

*Recommendation:* Staff recommends that this item be moved to a date certain, being April 22, 2026.

**NEW BUSINESS**

NO ITEMS.

**ADJOURNMENT**

Chair Gupta adjourned the meeting at 8:16 pm

Meeting Minutes submitted by  
Planning Commission Secretary Elizabeth Medina

