



CITY OF MILPITAS Planning Commission

MEETING MINUTES

7:00pm

APRIL 22, 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 7:00 pm.
PLEDGE OF ALLEGIANCE	Commissioner Caulkins led the pledge of allegiance.
ROLL CALL	Recording Secretary Medina called the roll.
	PRESENT: Chair Gupta, Vice Chair Kong, Awasthi, Caulkins, Galang, and Castillo.
	ABSENT: Brown
	STAFF: Jay Lee, Christopher Creech, Lillian VanHua, 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.
APPROVAL OF THE MEETING AGENDA	By motion, approve the meeting agenda for April 22, 2026. Motion/Second Caulkins/Awasthi Motion carried by a vote of AYES: 6 NOES: 0
APPROVAL OF THE MEETING MINUTES	By motion, approve the meeting minutes for April 8, 2026. Motion/Second Kong/Caulkins Motion carried by a vote of AYES: 5 ABSTAIN: 1 (Galang)
ANNOUNCEMENTS	Planning Director Lee announced that a special Planning Commission meeting will be held on May 6 at 6:00 p.m. at the usual meeting location. This meeting is in addition to the Commission's regularly scheduled meetings, which occur on the second and fourth Wednesdays of each month at 7:00 p.m. He noted that there will be a total of three meetings in May due to the volume of agenda items. No further announcements were made.
PUBLIC FORUM	Chair Gupta invited members of the public to address the commission, and there were none.
<u>PUBLIC HEARING</u>	IX-1 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).

**This item was continued from the April 8 Planning Commission meeting.*

(24:55) Project Manager Lillian VanHua addressed commissioners' clarifying questions.

Commissioner Caulkins thanked staff for explaining the rationale behind the proposed changes and commended the inclusion of the City's RHNA goals in the proposal.

Vice Chair Kong expressed appreciation for both the presentation and the pre-meeting briefing, noting it helped provide important context. Vice Chair Kong inquired about the relationship between the Metro Specific Plan and the proposed TOD Overlay, specifically where the two may overlap and whether applicants could choose between the two regulatory frameworks. Staff explained that overlap occurs within areas near the Milpitas BART Station, where existing zoning already allows higher densities than those required under SB 79, reducing any incentive to utilize the state law.

Vice Chair Kong also raised concerns about the potential loss of employment-generating land, particularly near transit areas, and supported maintaining protections for industrial zones. Vice Chair Kong noted that if future clarification of state law removes exemptions for industrial land, the City should consider updating the ordinance accordingly.

Chair Gupta sought clarification on SB 79 requirements, including minimum and maximum density standards. Staff explained that SB 79 establishes minimum density requirements and limits on how low jurisdictions may set maximum densities, rather than prescribing absolute maximums. Chair Gupta also asked about compliance with objective design standards, to which staff confirmed that existing zoning standards would apply to qualifying projects.

Additional questions were raised regarding infrastructure capacity and potential impacts on traffic, schools, and utilities. Staff indicated that a comprehensive infrastructure analysis was not conducted as part of the ordinance; however, individual projects would be subject to CEQA review on a case-by-case basis, which would evaluate such impacts.

Lastly, Chair Gupta asked whether a project proposing a density lower than the City's adopted minimum, but consistent with SB 79, would be considered. Staff clarified that if the ordinance is adopted, such a project would not comply with the City's standards and would not be approved. No further questions were raised, and the Chair opened the item for public comment.

Triana Crighton, Senior Transportation Planner with VTA and a Milpitas resident, provided a supportive public comment. Speaking on behalf of VTA, she commended City staff for their work on the item. She noted that VTA has been closely monitoring the implementation of SB 79 and actively engaging with affected jurisdictions to better understand the legislation and its impacts on cities, transportation systems, and transit agencies.

She stated that VTA aims to serve as a resource and partner by providing technical assistance, including support with mapping and interpretation of the law. While acknowledging the complexity and evolving nature of SB 79, including anticipated cleanup legislation, she expressed that the bill has the potential to support the development of vibrant, transit-oriented communities, increase ridership, and reduce greenhouse gas emissions and single-occupancy vehicle trips.

She concluded by reiterating VTA's commitment to ongoing collaboration and support for the City of Milpitas and other affected agencies.

Chair Gupta closed the Public Forum.

During deliberation, Commissioner Awasthi sought clarification regarding the relationship between SB 79 and the City's proposed ordinance, specifically whether the City could establish its own minimum density standards. Assistant Attorney Creech explained that SB 79 allows local jurisdictions to establish minimum densities, and the City's ordinance is consistent with and permitted under state law.

A motion was made to adopt Resolution No. 26-008 recommending that the City Council approve Zoning Text Amendment No. ZA26-0002, adding a new section to the Municipal Code to establish a Transit-Oriented Development (TOD) Overlay District implementing SB 79 development standards.

Prior to the vote, Vice Chair Kong inquired about the potential to include language addressing the exclusion of industrial zones. Assistant Attorney Creech explained clarified that the proposed ordinance already reflects SB 79 provisions, which apply only to residential, commercial, and mixed-use zones, and therefore exclude industrial zones. Counsel further noted that any future changes to state law could necessitate amendments to the ordinance.

Following clarification, no amendments to the motion were made. The motion was seconded and approved by roll call vote.

Recommendation: Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 26-008, recommending that the City Council approve Zoning Text Amendment No. ZA26-0002, adding a new section to Title XIII, Chapter B.20 of the Milpitas Municipal Code to create a Transit-Oriented Development Overlay district and regulations implementing Senate Bill 79 development standards.

Motion/Second Galang/Castillo
Motion carried by a vote of AYES: 6 NOES: 0

NEW BUSINESS

NO ITEMS.

ADJOURNMENT

Chair Gupta adjourned the meeting at 8:16 pm

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina