



CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

FEBRUARY 26, 2025 7:00 PM
CITY COUNCIL CHAMBERS,
455 E CALAVERAS BLVD, MILPITAS, CA



The Planning Commission meeting is held in the City Council Chamber at City Hall, 455 E. Calaveras Blvd., Milpitas and via teleconference/Zoom webinar.

You may watch the meeting without providing public comment by accessing it via links here.

Meeting shall be livestreamed - Go to:

Facebook: <https://www.facebook.com/CityofMilpitas/>

YouTube: <https://www.ci.milpitas.ca.gov/youtube>

Web Streaming: <https://www.ci.milpitas.ca.gov/webstreaming>

* To access written translation during the meeting, scan the QR Code

PUBLIC COMMENT INSTRUCTIONS

Oral public comments may only be provided live during the Planning Commission meeting in person. All comments provided shall be limited to three minutes or less as determined by the Chair. All public members will be limited to one comment per agenda item, and one comment for non-agenda items. Members of the public may submit written comments by email to PlanningDepartment@milpitas.gov

The meeting will be streamed via Zoom for viewing purposes only. To watch via Zoom, please register at:
https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_R8P77vm8RsGk78-pbER-xg

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE (Commissioner Galang)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for February 26, 2025.

VI. APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for February 12, 2025.

VII. ANNOUNCEMENTS

1. Planning Commissioners
2. Planning Director

VIII. PUBLIC FORUM

Members of the public are invited to speak on any item that does not appear on today's agenda. Comments will be limited to three minutes or less at the Chair's discretion. When called to speak, you are encouraged to state your name for the record. As an item not listed on the agenda, no action can be taken, however the Planning Commission may instruct the staff to place the item on a future meeting agenda.

IX. PUBLIC HEARING

IX-1 Housing Opportunity Districts (HODs) - P-GP24-0001, P-ZA24-0001: Addendum to the Milpitas General Plan 2040 EIR, General Plan Text Amendment, and Zoning Text and Map Amendments: Review and discuss the Final Housing Opportunity Districts (HODs) and Addendum to the Milpitas General Plan 2040 EIR (SCH#: 2020070348) and provide a recommendation for approval to the Milpitas City Council. The HODs project scope includes: 1) a General Plan Map and Text amendment (GP24-0001) to update the Town Center (TWC) and Neighborhood Commercial Mixed-Use (NCMU) descriptions and amend the land use designation for certain parcels; and 2) a Zoning Map and Text amendment (ZA24-0001) to establish the Neighborhood Commercial Mixed-Use (NCMU-1,2,3) districts and subdistricts, and update the existing Town Center (TC) districts to establish the subdistricts (TC-1,2,3). CEQA: An Addendum to the Milpitas General Plan Update Final EIR (FEIR) (March 2021, SCH #2020070348) has been prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 to evaluate whether the Project's environmental impacts are covered by and within the scope of the Milpitas General Plan Update Final EIR (FEIR).

Project Planner: Lillian VanHua, Ivanhua@milpitas.gov, (408) 586-3073.

Recommendation: Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 25-004, recommending that the City Council: 1) approve General Plan Map and Text Amendment No. GP24-0001 to change the descriptions of the Town Center (TWC) and Neighborhood Commercial Mixed-Use (NCMU) and change the land use designation of certain parcels; 2) approve Zoning Map and Text Amendment No. ZA24-0001 to establish the Neighborhood Commercial Mixed-Use (NCMU-1,2,3) districts and subdistricts, and update the existing Town Center (TC) districts to establish the subdistricts (TC-1,2,3); and 3) adopt the Housing Opportunity Districts Addendum to the Milpitas General Plan 2040 FEIR (SCH #2020070348) and the Supplemental Letter to the Addendum.

X. NEW BUSINESS

NO ITEMS.

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

XI. ADJOURNMENT

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public.

Commissions and other City agencies exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and City operations are open to the people's review. For more information on your rights under the Open Government Ordinance or to report a violation, contact the City Attorney's office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, CA 95035
e-mail: ccreech@milpitas.gov / Phone: 408-586-3040

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455 E. Calaveras Blvd., Milpitas, CA 95035 Phone: 408-586-3040

The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website www.milpitas.gov by selecting the Milpitas Municipal Code link.

The Planning Division will provide a recorded agenda or minutes printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities Act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at 408-586-3279.
