



CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

SEPTEMBER 24, 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_qQ3OaZsuSJKsvdI8sHILcg

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE (Commissioner Albana)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for September 24, 2025.

VI. APPROVAL OF THE MINUTES

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

Project Manager: Jay Lee, Planning Director, jlee@milpitas.gov.

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.

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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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.
