



Fw: Deny P-UP25-0005

From Randy Baez <rbaez@milpitas.gov>
Date Mon 10/20/2025 9:30 AM
To Liz Medina <emedina@milpitas.gov>

**Randy Baez**

Associate Planner | Planning Department

Phone (408) 586-3287**Email** rbaez@milpitas.gov

455 E. Calaveras Blvd., Milpitas CA 95035

www.milpitas.gov/planningdepartment**Public Counter Hours:***Monday - Thursday from 8 am - 5 pm, closed 12 pm to 1 pm (In-person)**Friday from 8 am - 5 pm (Virtual)*

From: James Madden <[REDACTED]@myyahoo.com>**Sent:** Saturday, October 18, 2025 10:07 PM**To:** Randy Baez <rbaez@milpitas.gov>**Subject:** Deny P-UP25-0005**CAUTION: EXTERNAL SENDER**

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Dear Planning Commissioners,

My name is James Madden, and I am a long-time resident of Milpitas and a local small business owner operating a licensed liquor store in the same shopping center

as the 76 Gas Station located at 190 W. Calaveras Blvd.

I am writing to formally object to the approval of Conditional Use Permit P-UP25-0005, which would allow the gas station to sell beer and wine for off-site consumption.

Allowing another alcohol outlet within the same commercial complex raises several concerns related to community safety, city planning principles, and public need:

1. Oversaturation of Alcohol Licenses

This area already has an existing, licensed retail outlet selling beer, wine, and spirits that meets the needs of local residents. Authorizing additional alcohol sales in the same plaza would create unnecessary duplication and overconcentration, contrary to the City's intent to balance responsible alcohol availability with community welfare.

2. Public Safety and Nuisance Risks

Alcohol sales from a gas station can lead to increased loitering, public drinking, and impaired driving risks. Such locations also tend to attract more transient and homeless individuals seeking easy access to alcohol, which can lead to increased disturbances, littering, and safety concerns for nearby businesses and residents.

3. Lack of Community Need or Benefit

There is no demonstrated public convenience or necessity for an additional alcohol retailer at this location. Instead, this change would primarily serve commercial interests at the expense of public interest, especially when existing businesses already provide these products responsibly.

4. Impact on Local Small Businesses

As a long-standing small business owner, I believe Milpitas should continue supporting locally owned, responsibly operated establishments that contribute to our community's stability and economic diversity. Introducing alcohol sales at a gas station undermines this principle and risks harming small businesses that already comply with all state and local licensing standards.

For these reasons, I respectfully urge the Planning Commission to deny the Conditional Use Permit for the 76 Gas Station's beer and wine sales. Maintaining a

balanced and responsible business mix in our shopping centers protects both community character and public safety.

Thank you for your consideration and for your continued service to the City of Milpitas. I plan to attend the October 22, 2025 hearing and speak further on this matter.

James

[Sent from Yahoo Mail for iPhone](#)



Fw: Opposition to Conditional Use Permit – 76 Gas Station Beer & Wine Sales (190 W. Calaveras Blvd)

From Randy Baez <rbaez@milpitas.gov>
Date Mon 10/20/2025 9:30 AM
To Liz Medina <emedina@milpitas.gov>

**Randy Baez**

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From: James Jones <[REDACTED]@myyahoo.com>**Sent:** Sunday, October 19, 2025 5:43 PM**To:** Randy Baez <rbaez@milpitas.gov>**Subject:** Opposition to Conditional Use Permit – 76 Gas Station Beer & Wine Sales (190 W. Calaveras Blvd)**CAUTION: EXTERNAL SENDER**

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Dear Planning Commission Members,

I am a resident of the City of Milpitas, and I am writing to express my opposition to the proposed Conditional Use Permit (P-UP25-0005) that would allow the sale of beer and wine at the 76 Gas Station located at 190 W. Calaveras Blvd.

There are already 7–8 stores in the immediate area that sell alcohol, and adding another outlet is unnecessary and not in the best interest of the community. This location is in a busy corridor with significant vehicle and pedestrian traffic, and additional alcohol sales could contribute to increased safety risks, loitering, and potential disturbances in nearby residential areas.

As a Milpitas resident, I respectfully urge the Planning Commission to deny this permit request to help maintain public safety, support responsible business practices, and preserve the quality of life in our city.

Thank you for your time and consideration.



Fw: Deny Wine and Beer License at 190 W Calaveras Blvd

From Randy Baez <rbaez@milpitas.gov>
Date Mon 10/20/2025 9:30 AM
To Liz Medina <emedina@milpitas.gov>

**Randy Baez**

Associate Planner | Planning Department

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From: Ryan Wong <[REDACTED]@gmail.com>
Sent: Sunday, October 19, 2025 7:11 PM
To: Randy Baez <rbaez@milpitas.gov>
Subject: Deny Wine and Beer License at 190 W Calaveras Blvd

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Hi Randy,

I live near the proposed site for the wine and beer license for the 76 gas station. There is already a liquor license and liquor store in the same shopping center and shopping centers across the street/

The area doesnt need more alcohool outlets, especially at a place people are filling up gas and planning to drive. We need more balance in the city.

Please deny the CUP Request.

Thanks,

Ryan



Outlook

Fw: 76 Gas Station Beer Wine Sale License

From Randy Baez <rbaez@milpitas.gov>**Date** Mon 10/20/2025 4:22 PM**To** Liz Medina <emedina@milpitas.gov>**Randy Baez**

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www.milpitas.gov/planningdepartment**Public Counter Hours:***Monday - Thursday from 8 am - 5 pm, closed 12 pm to 1 pm (In-person)**Friday from 8 am - 5 pm (Virtual)*

From: Navpal <[REDACTED]@gmail.com>**Sent:** Monday, October 20, 2025 4:19 PM**To:** Randy Baez <rbaez@milpitas.gov>**Subject:** 76 Gas Station Beer Wine Sale License**CAUTION: EXTERNAL SENDER**

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Hello,

I live in Milpitas, CA. I recently found out that the 76 on Calaveras is applying for an alcohol license. We already have a lot of liquor stores in the city and we have a huge homeless population. I am against this store getting the license.

Thank you

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Outlook

Fw: Beer Wine License at 190 W Calaveras Blvd

From Randy Baez <rbaez@milpitas.gov>**Date** Mon 10/20/2025 9:30 AM**To** Liz Medina <emedina@milpitas.gov>**Randy Baez**

Associate Planner | Planning Department

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From: Joven Sall <[REDACTED]@gmail.com>**Sent:** Monday, October 20, 2025 7:52 AM**To:** Randy Baez <rbaez@milpitas.gov>**Subject:** Beer Wine License at 190 W Calaveras Blvd**CAUTION: EXTERNAL SENDER**

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Dear Mr. Baez,

Selling alcohol at a gas station poses serious public safety risks. It increases the likelihood of drivers purchasing beer or wine and consuming it on or near the premises before driving. This directly contradicts Milpitas's efforts to reduce impaired driving incidents.

For the safety of our residents, I urge you to recommend denial of this permit.

Thanks,

Joven Sall



Fw: Please Deny Permit for 76 Gas Station Beer Sales

From Randy Baez <rbaez@milpitas.gov>
Date Mon 10/20/2025 9:42 AM
To Liz Medina <emedina@milpitas.gov>

**Randy Baez**

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From: Jason Sandhu <[REDACTED]@gmail.com>
Sent: Monday, October 20, 2025 9:40 AM
To: Randy Baez <rbaez@milpitas.gov>
Subject: Please Deny Permit for 76 Gas Station Beer Sales

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Hi Randy,

As a local small business owner, I've seen firsthand how hard it is for family-owned stores to compete with large chains. Allowing a corporate gas station to sell beer and wine undermines local businesses who already provide these products responsibly.

Please stand with Milpitas' small businesses and deny this request.

Thanks,

Jason