



# CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

FEBRUARY 11, 2026 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*

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## 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](mailto: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\\_x\\_ljqE7LQHep8L2Fo0FX4g](https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_x_ljqE7LQHep8L2Fo0FX4g)

### I. CALL MEETING TO ORDER

### II. PLEDGE OF ALLEGIANCE (Commissioner Kong)

### III. SWEARING IN OF APPOINTED PLANNING COMMISSIONERS BY CITY CLERK (Commissioners Brown and Castillo)

### IV. ELECTION OF CHAIR AND VICE CHAIR FOR 2025 (City Attorney's Office – Christopher Creech)

### V. ROLL CALL

### VI. CONFLICT OF INTEREST DECLARATION

### VII. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for February 11, 2026.

### VIII. APPROVAL OF THE MINUTES

By motion, approve the special meeting minutes for November 19, 2025.

### IX. ANNOUNCEMENTS

1. Planning Commissioners
2. Planning Director

## X. 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.

## XI. PUBLIC HEARING

**XI-1 CELIA'S EVENT CENTER – 60 DEMPSEY RD – USE PERMIT AMENDMENT (P-UA25-0007):** A Use Permit Amendment to allow for expanded hours of operation for an existing entertainment use (Celia's Event Center) within a 15,198-square foot building on a 52,272 square foot parcel in the Neighborhood Commercial Mixed Use (NCMU3) Zoning District located at 60 Dempsey Road. The project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and on a separate and independent basis, Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning).

Project Planner: Sean Manalo, (408) 586-3288, [smanalo@milpitas.gov](mailto:smanalo@milpitas.gov)

*Recommendation:* Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA and adopt Resolution 26-0001, approving Conditional Use Permit Amendment UA25-0007, subject to the findings and attached Conditions of Approval.

**IX-2 NEW LIFE COMMUNITY CHURCH - 1000 JACKLIN RD – USE PERMIT (P-UP25-0004) and MINOR SITE DEVELOPMENT PERMIT (P-MS25-0289):** A Conditional Use Permit to operate a Major Community Assembly Use (New Life Community Church) and allow for landscape improvements at an existing ~~34,430 square foot~~, *25,160 square foot*, two-story commercial building (former indoor sports facility) on a 1.14 acre parcel in the Highway Services (HS) Zoning District located at 1000 Jacklin Rd. The project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and on a separate and independent basis, Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning).

Project Planner: Sean Manalo, (408) 586-3288, [smanalo@milpitas.gov](mailto:smanalo@milpitas.gov)

*Recommendation:* Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA and adopt Resolution 26-0002, approving Conditional Use Permit No. UP25-0004 and Minor Site Development Permit No. 25-0289, subject to the findings and attached Conditions of Approval.

## XII. NEW BUSINESS

**Invocation:** Discuss the process and considerations for including an invocation as a standing agenda item for Planning Commission meetings.

City Staff: Christopher Creech, Assistant City Attorney, [ccreech@milpitas.gov](mailto:ccreech@milpitas.gov)

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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.

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### **XIII. 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](mailto:ccreech@milpitas.gov) / Phone: 408-586-3040

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 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](http://www.milpitas.gov) by selecting the Milpitas Municipal Code link.*

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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.

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