



# CITY OF MILPITAS Planning Commission

## MEETING MINUTES

7:00pm

FEBRUARY 11, 2026

CITY COUNCIL CHAMBERS,  
455 E CALAVERAS BLVD, MILPITAS, CA  
and  
via TELECONFERENCE (Zoom Webinar)

<b>CALL TO ORDER</b>	Chair Gupta called the meeting to order at 7:01 pm.
<b>PLEDGE OF ALLEGIANCE</b>	Commissioner Kong led the pledge of allegiance.
<b>SWEARING IN OF APPOINTED PLANNING COMMISSIONERS BY CITY CLERK</b>	City Clerk Suzanne Guzetta administered the oath of office to Commissioners Dawn Brown and Olania Castillo.
<b>ELECTION OF CHAIR AND VICE CHAIR FOR 2026</b>	The Commission requested that this item be moved to follow the Public Hearing items.
<b>ROLL CALL</b>	Recording Secretary Medina called the roll.  <b>PRESENT:</b> Chair Gupta, Vice Chair Caulkins, Kong, Galang, Brown, and Castillo.  <b>ABSENT:</b> Awasthi  <b>STAFF:</b> Jay Lee, Christopher Creech, Sean Manalo, and Elizabeth Medina.
<b>CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION</b>	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, and there were none.
<b>APPROVAL OF THE MEETING AGENDA</b>	By motion, approve the meeting agenda for February 11, 2026.  Motion/Second Caulkins/Galang Motion carried by a vote of AYES: 6 NOES: 0
<b>APPROVAL OF THE MEETING MINUTES</b>	By motion, approve the meeting minutes for November 19, 2025.  <i>*Commissioner Kong requested an amendment to the meeting minutes, noting that for Item 9-1, two additional motions were made and voted on. Although the motions failed, they were omitted from the minutes and should be included.</i>  Approval of the meeting minutes was continued to the next regular meeting.
<b>ANNOUNCEMENTS</b>	Director Lee announced that the regularly scheduled meeting on February 25 was canceled due to a lack of agenda items. The next tentatively scheduled Planning Commission meeting will be held on March 11
<b>PUBLIC FORUM</b>	Chair Gupta invited members of the public to address the commission, and there were none.

**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).

(34:59) Project Planner Sean Manalo and applicant, Celia Madriz addressed commissioners' clarifying questions on various topics.

Commissioners inquired about prior noise complaints. Staff confirmed two complaints occurred in 2020 and were resolved through operational changes. Additional sound mitigation measures include interior sound barriers.

Concerns were raised regarding the floor plan, noting only one lobby was shown despite references to two, and questioned how noise would be controlled at multiple exterior doors. The applicant clarified that only the main entrance is used during events, while the remaining doors are designated as emergency exits and remain closed. The applicant further stated that insulation is installed at select doors to reduce noise.

Commissioners also asked about the requested extended hours. The applicant explained that extended hours are occasionally needed, particularly for cultural events such as Vietnamese weddings and concerts, which typically begin later in the evening.

Staff noted that similar businesses in the area operate during late hours and that the proposed use is consistent with those operations.

It was suggested adding a contact number for on-site security to posted signage. Staff indicated this could be incorporated as a condition of approval.

Additional discussion included site conditions, potential future improvements, and operational hours. The applicant indicated plans to improve the parking lot and confirmed that all conditions of approval would be accepted.

Commissioners discussed occupancy limits (approximately 299 persons), parking adequacy, and the distance to nearby residential areas. Staff noted that indoor-only operations and existing buffers are intended to minimize noise impacts. The applicant confirmed that doors are kept closed during events to reduce noise.

One speaker expressed concerns regarding ongoing noise disturbances, stating that multiple complaints had been made and that noise could be heard from a significant distance. The speaker requested further review and mitigation.

Another speaker expressed support for the project, noting it would enhance local nightlife and provide cultural and entertainment opportunities.

Motion to close the Public Forum.

Motion/Second Kong/Galang

Motion carried by a vote of AYES: 6 NOES: 0

Commissioners discussed noise concerns, enforcement history, and potential mitigation measures, including requiring doors to remain closed and adding signage. Staff confirmed no known interior incidents and clarified differences between police calls for service and code enforcement cases.

The Commission discussed potential additional measures such as automatic door closures and enhanced soundproofing. The applicant agreed to continue implementing noise control practices.

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, attached Conditions of Approval, including the following additional conditions:

- *All events and activities associated with the approved use shall occur entirely within the enclosed interior of the event center. Outdoor events, gatherings, or any related activities are strictly prohibited at all times. Exterior doors shall remain closed at all times during business operations, except when in immediate use for entry or exit. Signage shall be posted on or near the doors stating that doors must remain closed while the business is in operation.*
- *Appropriate signage shall be posted, in conspicuous areas on the exterior and interior of the building, with the contact phone number of the security company serving Celia's Event Center.*

Motion/Second Galang/Brown

Motion carried by a vote of AYES: 6 NOES: 0

**XI-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).

([1:11:50](#)) Project Planner Sean Manalo and applicant, Pastor Amos Yang addressed commissioners' clarifying questions on various topics.

Commissioners requested clarification regarding proposed outdoor uses, specifically a playground area mentioned by the applicant but not shown on the site plan. Staff confirmed that no outdoor uses are included in the current application, and any future outdoor improvements would require separate permits and Planning Department review.

The Vice Chair commented positively on the project presentation and expressed support for the revitalization of the site, noting familiarity with the property over time.

Commissioners inquired about landscape improvements. Staff clarified that no new trees are required, and no tree removal is proposed; existing trees on-site will be maintained.

Discussion also included the prior approval of a preschool use at the site. Staff indicated that the previous applicant is no longer pursuing that project.

Commissioners asked about the existing tower and clock feature on-site. Staff confirmed that the project does not propose any modifications and that these features will remain as-is.

A resident expressed support for the project and welcomed the proposed improvements, but raised concerns regarding potential parking overflow into nearby residential streets, particularly during larger gatherings.

Multiple speakers expressed strong support for the project, highlighting the church's positive community impact, family-oriented environment, and commitment to being a good neighbor. Speakers noted carpooling practices and emphasized the benefit of having a local place of worship within the community.

A Commissioner acknowledged and appreciated the participation of families and community members in attending and providing public comment.

Motion to close the Public Forum.

Motion/Second Brown/Castillo

Motion carried by a vote of AYES: 6 NOES: 0

Commissioners discussed parking concerns raised by the public. Staff explained that the project meets parking requirements based on the proposed use. A shared parking agreement is permitted under the Municipal Code but is not required for this application. Staff noted that such agreements could be pursued in the future if necessary, subject to Planning Commission approval.

Additional clarification was provided that adjacent businesses have separate designated parking areas. While informal shared parking may occur, the application relies on on-site parking to meet requirements.

Staff further noted that any future expansion or intensification of use could trigger a reassessment of parking requirements.

*Conflict of Interest Disclosure:* The City Attorney confirmed on the record that Commissioner Galang, who leases nearby property, does not have a conflict of interest. Commissioner Galang stated that the project would not affect lease terms, property use, or rental value.

*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.

Motion/Second Galang/Brown

Motion carried by a vote of AYES: 6 NOES: 0

## NEW BUSINESS

**Invocation** - The Commission discussed a proposed amendment to the bylaws to include an invocation as a standing agenda item at Planning Commission meetings, similar to City Council practice. Staff explained that an invocation would be a brief statement intended to provide reflection, guidance, and a sense of community.

It was clarified that:

- The invocation would be a **standing item but optional**, allowing the Commission to skip it by vote at any meeting or suspend the practice entirely.
- The invocation would be **brief**, generally expected to last no more than a couple of minutes.
- Any Commissioner could offer the invocation under proposed guidelines.

Commissioners shared mixed views:

- Some noted that **other nearby cities' planning commissions do not typically include invocations**, and questioned the need to adopt the practice.
- Others expressed **neutral positions**, indicating willingness to follow the majority or revisit the idea in the future.
- It was also noted that adopting an invocation should depend on whether the Commission finds value in dedicating time to it.

A motion was made and seconded to **approve the bylaw amendments excluding the invocation provision**.

Motion/Second Caulkins/Gupta  
Motion carried by a vote of AYES: 6 NOES: 0

**ELECTION OF CHAIR AND  
VICE CHAIR FOR 2026**

The City Attorney outlined the nomination and voting procedures, including opening nominations, allowing nominees to accept or decline, followed by public comment, Commission discussion, and a formal motion and vote. For Chair, Chair Gupta was nominated (by Commissioner Galang), accepted the nomination, and with no additional nominations or public comment, a motion was made by Commissioner Kong, seconded by Vice Chair Caulkins, and passed unanimously.

The Commission then proceeded with nominations for Vice Chair, where Commissioner Kong was nominated (by Chair Gupta), accepted, and, with no further nominations or public comment, a motion was made by Vice Chair Caulkins, seconded by Commissioner Galang to elect Commissioner Kong as Vice Chair. The motion also passed unanimously, concluding the election process.

**ADJOURNMENT**

Chair Gupta adjourned the meeting at 8:53 pm  
Motion/Second Caulkins/Kong  
Motion carried by a vote of AYES: 6 NOES: 0

Meeting Minutes submitted by  
Planning Commission Secretary Elizabeth Medina