



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Milpitas Planning Commission has set the hour of 7:00 PM, Wednesday, April 8, 2026, in the City Council Chamber at City Hall, 455 E. Calaveras Blvd., Milpitas and via teleconference/Zoom webinar, on the following:

SITE DEVELOPMENT AMENDMENT – 1321 TERRA VISTA COURT – P-SA25-0003:

A request for a Site Development Permit Amendment to deviate from the approved designs under P-SD22-0013 for a new single-family home and to construct a 5,840-square-foot, two-story, single-family residence with an attached two-car garage on a vacant 1.1-acre site located in the R1-H Single-family Residential-Hillside Zoning District at 1321 Terra Vista Court (Countryside Estates, Lot 4). The proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning). Project Planner: Randy Baez, Associate Planner, (408) 586-3287, rbaez@milpitas.gov

ZONING MAP AND TEXT AMENDMENT FOR SB79 – CITYWIDE – P-ZA26-0002:

A City-initiated Zoning Text and Map Amendment to amend Title XIII (Zoning) to create a Transit-Oriented Development Overlay district designating areas eligible for Senate Bill 79 (SB 79) height and density standards. The proposed zoning map and text amendments are statutorily exempt from the California Environmental Quality Act under Government Code Section 65912.160(c)(2) (SB 79). Project Manager: Lillian VanHua, Principal Planner, (408) 586-3073, lvanhua@milpitas.gov

The livestream of the Planning Commission meeting may be viewed at:

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

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

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

If you wish to provide live comments during the public hearing portion of the meeting, detailed instructions shall be published on the meeting agenda posted on the City's website 72 hours prior to the meeting.

NOTICE IS FURTHER GIVEN, pursuant to Government Code Sec. 65009, that any challenge of this application in court may be limited to raising only those issues raised by you or on your behalf at the public hearing described in this notice, or in written correspondence delivered to the Commission at or prior to this hearing.

INTERESTED PERSONS who wish to comment may attend the public hearing or may submit written comments to the Planning Commission prior to the public hearing. Written comments may be mailed or delivered to: Planning Commission, City of Milpitas, 455 East Calaveras Blvd., Milpitas, CA 95035, sent by fax to (408) 586-3305, or sent by e-mail to: PlanningDepartment@milpitas.gov