



# CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

APRIL 22, 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>

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\* 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\\_DAz8rey-Q6CITJOXeiE5aA](https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_DAz8rey-Q6CITJOXeiE5aA)

### I. CALL MEETING TO ORDER

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

### III. ROLL CALL

### IV. CONFLICT OF INTEREST DECLARATION

### V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for April 22, 2026.

### VI. APPROVAL OF THE MINUTES

By motion, approve the meeting minutes for April 8, 2026.

### 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 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, [lvanhua@milpitas.gov](mailto:lvanhua@milpitas.gov)

*Recommendation:* Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 26-008, recommending that the City Council approve Zoning Text Amendment No. ZA26-0002, adding a new section to Title XIII, Chapter B.20 of the Milpitas Municipal Code to create a Transit-Oriented Development Overlay district and regulations implementing Senate Bill 79 development standards.

*\*This item was continued from the April 8 Planning Commission meeting.*

## X. NEW BUSINESS

NO ITEMS.

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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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## 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: [ccurtis@milpitas.gov](mailto:ccurtis@milpitas.gov) / Phone: 408-586-3041

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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](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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