



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Milpitas Planning Commission has set the hour of 6:00 PM, Wednesday, May 6, 2026, in the City Council Chamber at City Hall, 455 E. Calaveras Blvd., Milpitas and via teleconference/Zoom webinar, on the following:

DISTRICT LOT 3A AMENDMENT – 1320 McCANDLESS DRIVE – SITE DEVELOPMENT AMENDMENT (P-SA25-0002), VESTING TENTATIVE MAP (P-TM26-0001), CONDITIONAL USE AMENDMENT (P-UA25-0003) and DENSITY BONUS PERMIT (P-DB26-0001): A request for a major modification to Site Development No. P-SA20-0004 for the development of 109 townhomes and 10 Accessory Dwelling Units on a vacant 5.49-acre site located in the MXD2-Metro Zoning District at 1320 McCandless Ave. The application also includes a request for a Density Bonus Permit with waivers and concessions, Vesting Tentative Map No. P-TM26-0001, and a major modification to Conditional Use Permit No. P-UP15-0010, which allowed for the approved mixed-use development. Furthermore, the Project includes a tentative Development Agreement to address the required minimum density in the Milpitas Metro Specific Plan. The proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan). Project Planner: Randy Baez, Associate Planner, (408) 586-3287, rbaez@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