



CITY OF MILPITAS NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Milpitas City Council will hold a public hearing in the City Council Chamber at City Hall, 455 E. Calaveras Blvd., Milpitas and via teleconference/Zoom webinar, on Tuesday, May 19, 2026, starting at or soon after 7:00 p.m. 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), DENSITY BONUS PERMIT (P-DB26-0001), AND DEVELOPMENT AGREEMENT (DA26-0001): 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 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 identify the required minimum density and other applicable standards. 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

Recommendation: The Milpitas Planning Commission held a duly-noticed public hearing at its special meeting on May 6, 2026, and voted [6-0; Commissioner Galang absent] to adopt Resolution No. 26-010, recommending that the Milpitas City Council approve Site Development Permit Amendment SA25-0002, Vesting Tentative Map (P-TM26-0001), Conditional Use Permit Amendment (P-UA25-0003), Development Agreement (P-DA26-0001), and Density Bonus Permit (P-DB26-0001) to the City Council, subject to the attached Conditions of Approval.

NOTICE IS FURTHER GIVEN, pursuant to CA Government Code § 65009, that any legal challenge of this matter in court may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

INTERESTED PERSONS MAY provide public comments during the public hearing in person or virtually through the Zoom webinar. Those wishing to participate virtually are asked to register in advance using the link that will be located on the agenda. Additional procedures will be detailed in the published meeting agenda; and any updated information will be posted to the City's website at www.milpitas.gov. Written comments may be submitted prior to the public hearing by emailing the City Clerk at cityclerk@milpitas.gov. Please be advised that written comments will not be read during the meeting. Written comments will be digitally distributed to the City Council if received on the public hearing date by 5:00 p.m. and will be part of this meeting's public record.

Suzanne Guzzetta
City Clerk
May 9, 2026