



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Milpitas Planning Commission has set the hour of 7:00 PM, Wednesday, June 10, 2026, in the City Council Chamber at City Hall, 455 E. Calaveras Blvd., Milpitas and via teleconference/Zoom webinar, on the following:

ZONING TEXT AMENDMENT FOR TOBACCO RETAIL BUFFERS – CITYWIDE (P-ZA26-0001): A City-initiated Zoning Ordinance Text Amendment to modify and add regulations to limit the concentration of tobacco retailers within the City. The proposed amendments would specifically prohibit new tobacco retailers from locating within a certain distance from existing tobacco retailers and youth-sensitive areas (schools). The Project is exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with General Plan). As a separate and independent basis, the Project is also exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Project Manager: Lillian VanHua, Principal Planner, 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



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NEW INDUSTRIAL BUILDINGS - 710-790 SYCAMORE DRIVE, 1511 BUCKEYE DRIVE, AND 1610-1630 MCCARTHY BLVD – SITE DEVELOPMENT PERMIT (SD25-0007), ENVIRONMENTAL ASSESSMENT (EA26-0002), TREE REMOVAL PERMIT (TR25-0022), LOT LINE ADJUSTMENT (LLA26-0001), LOT MERGER/COMBINATION (MT25-0002), AND MASTER SIGN PROGRAM (SD25-0009): A request for a Site Development Permit, Environmental Assessment, Tree Removal Permit, Lot Line Adjustment, Lot Merger/Combination and Master Sign Program to allow redevelopment of an approximately 16.79-acre site located at 710–790 Sycamore Drive, 1511 Buckeye Drive, and 1610–1630 McCarthy Boulevard within the Business Park Research and Development (BPRD) Zoning District. The project would demolish five existing industrial/office buildings, surface parking lots, and associated improvements, and consolidate five existing legal parcels into three parcels through a lot line adjustment and merger. The project proposes construction of three new two-story speculative industrial buildings with ancillary office space, totaling approximately 330,718 square feet, including 293,218 square feet of industrial warehouse space and 37,500 square feet of office space, consistent with the BPRD land use designation. The maximum building height would be approximately 40 feet to the top of parapet. Site improvements include new internal roadways, landscaping, off-site public improvements, and seven driveway access points. The project would provide a surface parking lot with a total of 432 vehicle parking spaces, six drive-in doors, and 39 loading dock doors. Approximately 152 trees, including 148 protected trees, are proposed for removal and will be replaced with approximately 302 new trees. The Sign Program includes installation of 22 signs, consisting of five primary building identification signs, two monument signs, seven wayfinding totem signs, three building address signs, and five tenant identification signs. The project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). **Project Planner:** Sean Manalo, Associate Planner, 408-586-3288, smanalo@milpitas.gov

PULTE RESIDENTIAL TOWNHOMES – 1601-1765 S. MAIN ST. – P-SD25-0003, P-UP25-0001, P-MT25-0001, P-DB25-0001, P-TR25-0007, P-EA25-0001: A Site Development Permit, Conditional Use Permit, Vesting Tentative Map, Density Bonus Permit, Tree Removal Permit, and Environmental Assessment to remove and replace 167 ordinance-sized trees, demolish all existing structures on the site including six commercial/office buildings, and develop a multi-family residential Project with 272-condominium units. The application was submitted under California Senate Bill 330 (Housing Crisis Act of 2019) and will consist of 25 buildings comprised of 102 three-story attached townhome units and 170 four-story stacked flat townhome units, up to a maximum height of 51-feet, with 544 vehicle parking stalls, 93 outdoor surface level guest parking stalls, landscaping, and associated site improvements on a 11.2-acre site located within the Mixed-Use (MXD) Zoning District at 1601-1765 S. Main St. As a Lead Agency, the City has determined the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15183 and 15162. CEQA Guidelines Section 15183 states that projects consistent with the development density established by the existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified are exempt from CEQA except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site, and provided the project results in none of the conditions described in CEQA Guidelines Section 15162. The City prepared a Project-specific Environmental Checklist to evaluate its consistency with the Milpitas General Plan Update Final Environmental Impact Report (State Clearinghouse No. 2020070348) and the Addendum to the General Plan EIR prepared for the 2023-2031 Housing Element Update, which demonstrates the proposed Project is consistent with the General Plan Update EIR and the Housing Element Update Addendum, and would result in none of the conditions in CEQA Guidelines Section 15162. **Project Planner:** Kristina Phung, Senior Planner, 408-586-3278, kphung@milpitas.gov

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