



CITY OF MILPITAS Planning Commission

MEETING MINUTES

6:00pm

MAY 6, 2026

CITY COUNCIL CHAMBERS,
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER	Chair Gupta called the meeting to order at 6:10pm.
PLEDGE OF ALLEGIANCE	Commissioner Awasthi led the pledge of allegiance.
ROLL CALL	Recording Secretary Medina called the roll.
	PRESENT: Chair Gupta, Vice Chair Kong, Awasthi, Caulkins, Brown, and Castillo.
	ABSENT: Galang
	STAFF: Jay Lee, Christopher Creech, Randy Baez, and Elizabeth Medina.
CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION	Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda.
APPROVAL OF THE MEETING AGENDA	By motion, approve the meeting agenda for May 6, 2026. Motion/Second Awasthi/Kong Motion carried by a vote of AYES: 6 NOES: 0
APPROVAL OF THE MEETING MINUTES	By motion, approve the meeting minutes for April 22, 2026. Motion/Second Kong/Caulkins Motion carried by a vote of AYES: 6 ABSTAIN: 1 (Galang)
ANNOUNCEMENTS	Planning Director Lee announced that the regularly scheduled May 13 Planning Commission meeting was canceled because the item tentatively scheduled for that hearing was not yet ready and would be continued to a future date. He stated that the next regular Planning Commission meeting would be held on May 27 at 7:00 p.m. at the usual location.
PUBLIC FORUM	Chair Gupta invited members of the public to address the commission, and there were none.
<u>PUBLIC HEARING</u>	IX-1 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).

(49:16) Project Planner Randy Baez and applicant team addressed commissioners' clarifying questions.

The applicant team provided additional background on the proposed project, explaining that the site had remained vacant since 2015 due to feasibility challenges associated with the originally entitled project. The applicant stated that, after working collaboratively with City staff over the past year, the revised proposal was intended to provide a balanced housing opportunity, including for-sale townhomes and affordable rental units at the nearby Gideon development. The applicant noted that the affordable units at Gideon were already constructed, eliminating construction and financing risks and ensuring delivery of the affordable housing component.

Commissioners discussed several aspects of the proposal, including the reduction in overall housing density compared to the previously approved project, the feasibility of condominium development, and the shift away from the previously envisioned hotel and higher-density mixed-use development. Questions were raised regarding the economic feasibility of condominiums and hotels in the current market, the long-term vision for the site, and the project's compatibility with the surrounding transit-oriented area. The applicant responded that rising construction costs, financing conditions, market demand, and interest rates had made the originally envisioned projects infeasible despite years of effort.

The Commission also discussed the proposed live/work units along Market Street, including their intended functionality, flexibility for small businesses, and relationship to the adjacent retail corridor. The applicant and project architect explained that the live/work units were designed to support a variety of uses, including professional offices, cafés, and other small-scale businesses, while contributing to a pedestrian-oriented environment along Market Street. Commissioners expressed interest in ensuring the live/work spaces remained commercial in nature, and staff suggested adding a condition of approval requiring deed restrictions to preserve the intended commercial use of the ground-floor spaces.

Additional discussion included the project's public plaza and open space design, accessibility features, accessory dwelling units (ADUs), circulation and pedestrian access, retail vacancy within the surrounding development, and the project timeline. The applicant described the plaza as a flexible gathering space intended for community events, farmers markets, and pedestrian activity. Commissioners also discussed opportunities for improved wayfinding signage to increase visibility of the surrounding retail spaces and support future commercial activity in the area.

Chair Gupta closed the Public Forum.

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 26-010, recommending approval of Site Development Permit Amendment SA25-0002, Vesting Tentative Map (P-TM26-0001), Conditional Use Permit Amendment (P-UA25-0003), and Density Bonus Permit (P-DB26-0001) to the City Council, subject to the attached Conditions of Approval. It was added that, *"The commercial component as designated on the floor plan for the nine live/work units shall remain commercial and cannot be converted to residential or other use. Prior to the issuance of vertical building permits, the owner or designee shall record a deed restriction between the City and the owner with the County of Santa Clara requiring the ground floor of all nine live/work units proposed along Market Street to be used as accessory "work" (i.e., commercial) space consistent with applicable laws, including zoning, in a form acceptable to the Planning Director and City Attorney."*

Motion/Second Caulkins/Brown
Motion carried by a vote of AYES: 6 NOES: 0

NEW BUSINESS

NO ITEMS.

ADJOURNMENT

Chair Gupta adjourned the meeting at 7:42 pm

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina