



CITY OF MILPITAS PLANNING COMMISSION MEETING AGENDA

JUNE 10, 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/>

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* To access written translation during the meeting, scan the QR Code

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

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_6qM7jriaTXyY0tmaxlBhQ

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE (Commissioner Galang)

III. ROLL CALL

IV. CONFLICT OF INTEREST DECLARATION

V. APPROVAL OF THE AGENDA

By motion, approve the meeting agenda for June 10, 2026.

VI. APPROVAL OF THE MINUTES

By motion, approve the meeting minutes for May 27, 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 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 and encourage responsible tobacco retailing. The proposed amendments would specifically prohibit new tobacco retailers from locating within a certain distance from existing tobacco retailers and youth-sensitive areas (schools), prohibit the sale of flavored tobacco products, and adopt other local regulatory standards. 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

Recommendation: Staff recommends that the Planning Commission conduct a public hearing and adopt resolution No. 26-004, recommending that the City Council approve Zoning Text Amendment No. ZA26-0001, amending the Milpitas Municipal Code Title XIII, Chapters B.6, B.8, C.10, and E.4 relating to the regulation of tobacco retailers within the City.

IX-2 NEW BUSINESS PARK RESEARCH AND DEVELOPMENT BUILDINGS - 710-790 SYCAMORE DRIVE, 1511 BUCKEYE DRIVE, AND 1610-1630 MCCARTHY BLVD – P-SD25-0007, P-EA26-0002, AND MASTER SIGN PROGRAM -- SD25-0009: A request for a Site Development Permit, Environmental Assessment, and 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 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 432 vehicle parking spaces, six drive-in doors, and 39 loading dock doors. 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.

Project Planner: Sean Manalo, Associate Planner, SManalo@milpitas.gov

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, consider the exemption from further environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). and adopt Resolution 26-012, approving Site Development Permit No. SD25-0007,

Environmental Assessment No. 26-0002, and Master Sign Program Permit No. 25-0009 subject to the findings and Conditions of Approval.

IX-3 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, KPhung@milpitas.gov

Recommendation: Staff recommends that the Planning Commission continue this item to a date certain of June 24, 2026.

X. NEW BUSINESS

NO ITEMS.

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.

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 / Phone: 408-586-3041

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455 E. Calaveras Blvd., Milpitas, CA 95035 Phone: 408-586-3041

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 by selecting the Milpitas Municipal Code link.

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.
