

From: [Planning Department](#)
To: [Kristina Phung](#)
Cc: [Liz Medina](#)
Subject: FW: Public Comment, 6/24/26 Meeting Item IX
Attachments: [1601-1765 S. Main St Letter of Support.pdf](#)
Sent: 6/22/2026 11:15:36 AM

From: Jack Farrell <jack@[REDACTED]>
Sent: Monday, June 22, 2026 6:00 AM
To: Planning Department <PlanningDepartment@milpitas.gov>
Subject: Public Comment, 6/24/26 Meeting Item IX

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Good morning,

Please find attached YIMBY Law's letter of comment for Item IX of the 6/24 Planning Commission meeting.

Sincerely,

Jack Farrell *he/him*
Research Attorney

267-218-1147



[Check out everything we achieved in 2025!](#)



6/22/2026

City of Milpitas
Planning Commission
455 E. Calaveras Blvd
Milpitas, CA 95035
PlanningDepartment@milpitas.gov

Re: Letter of Support for 1601-1765 S. Main Street, Agenda Item IX

Dear Milpitas Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). This Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

This development will consist of 29 buildings comprised of 102 three-story attached townhome units and 170 four-story stacked flat townhome units, 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. We concur with your staff's assessment that the Commission should find the project exempt from CEQA and approve its requested permits and entitlements.

As the project complies with Milpitas' General Plan EIR, it is not subject to further CEQA review. The project is consistent with SB 330 protections, and California Government Code § 65589.5, the Housing Accountability Act. The HAA prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the

project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

...

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

This proposal is zoning compliant and general plan compliant, therefore, you must approve the application and all necessary permits or maps, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

A Density Bonus is being sought in order for the Project proponent to be granted waivers to which they are entitled under California state Density Bonus Law, California Government Code § 65915(e), so long as there are no specific, adverse impacts, upon health, safety, or the physical environment, and there are no feasible methods to satisfactorily mitigate or avoid the specific adverse impacts. The HAA, § 65589.5 (j)(3) specifies that the receipt of a density bonus does not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state, and would be eligible to apply for residency in the proposed housing development project.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style.

Sonja Trauss
Executive Director
YIMBY Law

From: [Wilfred Kong](#)
To: [Planning Department](#)
Cc: [Kristina Phung](#)
Subject: RE: Letter of OPPOSING the Pulte Residential Townhomes Building Project at 1601-1765 S. Main Street (public hearing date: 6/24/2026)
Attachments: [20260622 - letter to Planning Commission.pdf](#)
Sent: 6/22/2026 6:59:31 PM

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Hi Planning Commission,

My name is Wilfred Kong. I am a long-time Milpitas resident living in the Pine Community for over 24 years. I live on Fallen Leaf Dr. right next to the South Bay Tech Center divided by the 5 ft wall and lots of beautiful trees between our house & the South Bay Tech Center. In the last 24 years, we have been enjoying the peaceful & quiet neighborhood & the privacy of our Pine Community next to the South Bay Tech Center.

But last year, we were very alarmed that the Pultegroup wanted to come in to cut down all the beautiful trees and build 272-unit townhome condominiums at the South Bay Tech Center location. They want to build 102 (3-story townhomes) right along & next to the dividing wall. Those tall 3 story townhomes are looking right into our yards, looking right at our windows & looking through our windows & doors right inside our home. **This building project does NOT respect the privacy of our quiet & peaceful Pine community. It will directly disturb the privacy of at least 46 homes right along the diving wall.**

We requested them to reconsider keeping some trees and maybe to build a driveway or some playground area along the dividing wall & to move their townhome condominium units farther away from the diving wall to give us some privacy. BUT they refused.

This building project of 272 units will have 628 parking spaces. The Montague & South Main intersection is already a very busy intersection all the time. This building project will add 628 cars going in & out of the South Main Street right next to the already very busy Montague & South Main intersection, **and will create a traffic nightmare, and will inevitably cause accidents.**

We as residents of Milpitas in the Pine Community expressed our concerns with the Pultegroup; but they did NOT care.

We as residents of Milpitas in the Pine Community are very concerned & apprehensive about this aggressive building project that does NOT respect the privacy & quiet peacefulness of our Pine Community.

We now are coming to the Milpitas Planning Commission, our Milpitas City local leaders for help so that the quiet & peaceful Pine community will be preserved and our privacy will be respected.

Would you help to prevent this Pultegroup from invading our privacy and disrupt the quiet & peaceful neighborhood of our Pine Community?

Sincerely

Wilfred Kong

Milpitas Pine Community resident
[REDACTED] Dr.
Milpitas CA 95035

June 22, 2026

City of Milpitas
Planning Commission
455 E. Calaveras Blvd.
Milpitas CA 95035
PlanningDepartment@milpitas.gov

RE: Letter of OPPOSING the Pulte Residential Townhomes Building Project at 1601-1765 S. Main Street (public hearing date: 6/24/2026)

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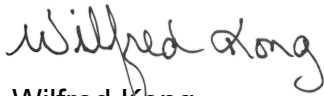
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Sincerely

A handwritten signature in cursive script that reads "Wilfred Kong".

Wilfred Kong
Milpitas Pine Community resident
[REDACTED] Dr.
Milpitas CA 95035

From: [Helen Tuet](#)
To: [Kristina Phung](#)
Cc: [REDACTED] [Ascend Muay Thai Fitness](#); [REDACTED] [Lory Obenza](#); [Jay Anderson](#); [Larry Boy Roldan](#); [Guy Haas](#);
Subject: Comment re Pulte Homes / South Bay Tech Center for June 10th Planning Commission Meeting
Sent: 6/8/2026 2:51:27 PM

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Hi Ms. Phung and Planning Commission members,

Please include this written statement in the June 10th Planning Commission Meeting at 7pm.

Hello Milpitas Planning Commission,

I plan to speak at the meeting re Pulte Homes/South Bay Tech Center (SBTC) but there is too much to say that it won't fit into the 3 minute time limit. So I am putting my additional concerns here.

Words cannot show you how invasive this new development will be so I ask that you visit the SBTC site and look at the existing trees that hug the wall that separates the SBTC from the Pines. Also please follow the wall on the other side by entering the Pines through Cedar Way. Look down Cedar Ct. Then continue down Cedar Way and when you hit Zanker Elementary, turn left onto Fallen Leaf Dr. towards Pinewood Ct. Look at all the homes to your left which will have their privacy affected by Pulte. Then, make a left on Pinewood Ct and drive all the way down the Court. You will get to see the trees we see every day and you will know what we will lose if you let Pulte Home remove the heritage trees and build 3 & 4 story buildings.

Please see the pictures attached and print them. I have highlighted the SBTC trees in purple. Please keep in mind that it is summer and the trees in my yard are full of leaves. In the winter, the trees in my yard become bare so the presence of the SBTC trees are even more important for privacy.







PRIVACY OF PINES RESIDENTS NEXT TO THE SBTC

What is being done to protect the privacy of the residents behind the Pulte development? What building design elements could be used? Maybe no balconies that face into the Pines? Maybe limit the number of windows facing into the Pines? Maybe only frosted windows or windows that have a limited range of motion so they can still be opened for fresh air but cannot open wide enough for someone to stick their head out the window? Maybe higher windows? Please mandate design elements that will ensure our privacy!

TREES

How is Pulte allowed to come in and remove healthy protected heritage trees? Aren't there California State laws that protect large healthy trees? Can you require a tree expert from the State of California to look at the trees and decide which ones must be preserved? Not only are these heritage trees irreplaceable and over a hundred years old, they provide habitat and nesting grounds for all species of bird (including hawks and crows) and other animals. Planting a new young tree is not equivalent to these giant evergreens. Please only allow Pulte to remove unhealthy trees. And if they have to replace unhealthy trees, they should replace them with trees that are the same species they are removing. Evergreens and Broadleaf evergreens keep their leaves year round and provide a privacy screen year round. If they plant only deciduous trees, they will only provide a privacy screen in the spring and summer.

LOSING WALKABLE BUSINESSES AND SERVICES

S. Main street has become congested with housing and putting in more townhouses and condos seems absurd when what we really need are businesses and services to support old and new Milpitas residents. If Pulte tears down the South Bay Tech Center, we will lose our urgent care, medical support, after-school care, kid activities and classes, adult day care/senior support, medical suppliers, 2 gyms, 2 places of worship (Christian and Hindu), EMT training, law office, insurance agency, a notary, tech companies, photography studio, hauling service and it also happens to be where SMART Milpitas parks their cars overnight. For the Muay Thai place, a lot of the students walk there from the Pines and surrounding developments. Prints Charles Reprographics has already moved with great financial cost to their business.

We NEED businesses to support our growing population. There are empty lots of land in Milpitas, why tear down the SBTC that contains so many services that will be displaced or have to close because of more housing?

The condos and townhouses across the SBTC only made sense because there was a general neighborhood commercial property (SBTC) across the street. There is balance now. But if SBTC is torn down for more housing, that balance is gone and we have no choice but to become more car-dependant and drive far to get services that we need. We really need to look at how we can make the community better for everyone and how we can keep Milpitas dollars in Milpitas.

TRAFFIC, PARKING AND OTHER STUDIES

Montague, S. Main Street and 880 are already extremely congested during rush hour. Adding additional housing right at the entry of Montague and 880 will just make the bottleneck worse. Where are the traffic studies? Parking Studies? Where is the EIR? Where are the mock ups / sight line studies from the streets in the Pines that will be affected by this development? What about an increase in public transportation to alleviate congestion? What is the impact on our schools? More due diligence and studies are needed before we rush into another development.

INFRASTRUCTURE (WATER & ENERGY)

We have increased our population but we have not made changes to our infrastructure to support residents. All utilities costs are up, energy demands are rising with increased population and AI, and we are already using up limited resources. Adding more housing would not be wise until we upgrade our infrastructure.

RISK OF RECESSION AND UNFINISHED PROJECTS

Milpitas already has several pieces of land that sit vacant. The land next to IVY Park (S. Main & Cedar) has just been a mountainous pile of dirt for 5+ years. The lot on Montague and Great Mall Parkway is vacant. The two developments on S. Main Street and Curtis have been slow moving and there is one development that looks abandoned across from Ilara on S. Main St. Maybe we ought to finish those projects first to see their full impact before adding more housing. What we don't need in Milpitas is another torn down site that will become unusable if we hit a recession and the builder decides to back out.

TEAR DOWN AND ABATEMENT

Due to the existing homes around the SBTC site, what will the city do to ensure abatement is done correctly to protect the air and grounds around these homes from contaminants like asbestos and construction dust during the demolition and build?

SOUTH BAY TECH CENTER CURRENTLY UNDER POOR MANAGEMENT

SBTC owners may argue that they don't have enough tenants to make money but what they don't tell you is the property is often ill-kept. Dumpsters are always overflowing with trash. Trash piles up next to the dumpsters. On any given day there are sofas or mattresses that have been discarded and leaf debris is not cleaned up regularly. There is graffiti on the walls. I have videos of all this. The parking lot floods when it rains. Maybe if they put more money in the upkeep of the property, their tenancy would go up.

INEFFECTIVE MAILERS AND TRANSPARENCY

The mailers sent out to the residents around the South Bay Tech Center were so small and hard to read. It's almost like they are hoping we wouldn't see them or that it might become lost amongst our other mail. Milpitas should pass an ordinance to make the postcards notices bigger and in a reasonable readable print size. Some neighbors did not even get them.

Also, I'm frustrated by the lack of transparency and notice to residents re the rezoning of the South Bay Tech Center to mixed-use. In Oct 2025, I found out about a Jan 26, 2021 letter sent to the director of planning Ned Thomas from Viet Thao Media (the purchasers of the SBTC) requesting to rezone it from Industrial Park/General Neighborhood Commercial to Mixed-Used. I did not get a notice that the rezoning was going to take place. It felt like it was sneakily done in the middle of the pandemic. Why wasn't a notice sent out about a public hearing regarding this change in 2023? It would make more sense to keep the zoning as General Neighborhood Commercial to preserve the businesses needed to support a growing population. But the term mixed-used allows for housing only developments too which is not what the the planning commission and City Counsel had in mind when they made the Milpitas Gateway/Main Street Specific Plan.

We have been asking Mr. James Sullivan (from Pulte) to send us an updated site map for review since October 2025 but he has been stalling on this or may he "forgot." Another neighbor requested it again on June 1, 2026 and as of today, June 8th, it still has not been sent to us so we can share it with neighbors to review before the meeting.

Thank you for reading this lengthy letter. Please really consider the impact of this development. We really need to keep our businesses in Milpitas and preserve residential privacy.

Kind Regards,
The Tuet Family

ZONING MAP AMENDMENT
ZONING AMENDMENT NO. 23-006

From:	Yanru Guo
To:	Planning Department ; Kristina Phung ; JP ;
Subject:	Concern of Pulte Homes's new building plan in Milpitas
Sent:	6/22/2026 8:18:17 PM
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To whom it may concern:

Me and my family lives at Milpitas Pinewood park community for more than 6 years starting right before covid. This is a very quilt community and we love it a lot. Both of my kids were born and growing in this community. My daughter walks to Zanker in the morning and comes back home by walking back from her afterschool which currently runs in one of the South Bay Tech Center right behind my house. I can not imagine that you turn down all these houses and she loses her after school and friends there.

Not only that, I see the plan of the Pulte Homes is planning to build 272-condominium units with only 544 parking stalls. This will definitely challenge the parking space in my community, while especially my house is on Fallen Leaf dr. While all my neighbors are both having more than 5 cars parking around the house already, it will be even difficult for me to find a parking spot if I am home late.

And I see there are a lot of useful businesses going on in this Tech center, why not keep them and find a way to have this tech center to better support the community. We already have tons of townhouses /condos/apartments nearby.

With 272 condominiums will easily introduce more than 1000 people around our community, this will definitely overwhelm our park resource where only Pinewood residents pay for the HOA, and the park is open to everyone right now.

The last but not the least, given the current trend of economy and AI trend, we are expecting slowing down of young professionals moving from all over the world come to the bay area, I am not sure if it still wise to build these many new homes where the major target people are hard to get a job here in the silicon valley. Are we expecting more economic risks, if the sale does not go smoothly, Pulte Homes might have financial challenges, which might impact the banks that they are cooperating with; if the people who end up buying the house cannot afford their payment due to the structural job environment change due to the AI boom. I am sure you have the data to show how many commercial buildings are still open to be rented out, if they are all empty, how can we expect more residency in this City?

Great thanks for your effort to Milpits!
Zeal

From:	Robert Armstrong
To:	Kristina Phung; Planning Department; City Clerk;
Subject:	Homeowner comments on the Pulte Residential Townhomes Building Project
Sent:	6/23/2026 9:33:54 AM

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All,

Please accept these comments for the Planning Commission review of the Pulte Residential Townhomes Build Project at 1601-1765 S Main. This is scheduled for public hearing tomorrow, June 24th 2026.

City of Milpitas Planning Commission
City of Milpitas City Council

My wife and I are the owners of a home that shares a property line with the South Bay Tech Center and, while I am not opposed to the Pulte development per se, I do have some concerns.

1. In the presentation made by Pulte last year we were promised that no changes would be made to the sound wall. In particular no gates or access portals would be added for pedestrians. The development won't have enough parking – they never do – and I don't want the streets in the Pines to be used as overflow parking for the Pulte residents, as has happened with Apex down at the Capitol street end. If Pulte residents have to walk all the way around Cedar and Main to get to their homes that will be a big disincentive, but if Pulte puts a gate or doorway in the wall then that would be a huge invitation to park in the Pines. I'm particularly concerned because there is a nice pathway on the Pulte map that lines up with the cul-de-sac at the end of Greenwood Court, and that would be a perfect place for such a door. With small changes, a similar thing could happen at the end of Pinewood Ct or Cedar Ct .
2. I understand that the fate of the trees on the SBTC side of the dividing wall are up in the air, and I'd like very much to see them stay for privacy. That notwithstanding, there are also many large, old growth trees on the Pines side. Some of these are in common areas, but most are in the back yards of individual home owners. I'm sure these trees have root systems that extend under the wall onto the SBTC side, and I'd like a commitment from Pulte that their digging and construction will not damage any of the trees that belong to the Pines homeowners.
3. There are currently overhead power and utility lines that run along much of the property line between the Pines and the SBTC. In the past, PG&E, Comcast, and AT&T have been able to access those lines using their bucket trucks from the SBTC parking lot. When the SBTC is gone and that parking lot becomes back yards for Pulte condos, how will the utilities get access to those wires?

If the city does grant approval to Pulte's project, then I believe it is essential that that city obtain a commitment from Pulte to address these issues.

Thank you,
Robert Armstrong
1636 Fallen Leaf Drive

From: [Helen Tuet](#)
To: [Kristina Phung](#); [Planning Department](#);
Cc: [Wilfred Kong](#); [Robert Armstrong](#);
Subject: Letter of Opposition / Pulte Project at 1601-1765 S. Main Street / PC Public Hearing 6/24/26
Attachments: [Opposition to Pulte Home redevelopment of the SBTC -Written Comment for 6_24_26 - Helen Tuet \(1\).pdf](#)
Sent: 6/23/2026 11:08:48 AM

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Hi Kristina and Planning Department,

I tried to send the written statement a second time (as text in the email) but I was blocked again. Here is the PDF. I hope you get it this time.

Please print my PDF written statement in opposition of the Pulte Homes Development and give my statements to the Planning Commissioners in preparation for the June 24, 2026 meeting.

Helen

Helen Tuet
1756 Pinewood Ct
Milpitas, CA 95035

To: City of Milpitas Planning Commission
City of Milpitas City Council

Re: Letter of Opposition to the Pulte Residential Townhomes Building Project at
1601-1765 S. Main Street (Planning Commission Public Hearing Date June 24, 2026)

Dear Planning Commission and City Council,

I am writing again regarding the Pulte Homes Application to build on the South Bay Tech Center Site. At the last Planning Commission meeting on June 10, 2026, I spoke during the public comments and asked the Planning Commission to please visit the SBTC Site (and the Pines) to see all the essential businesses the SBTC houses. I also requested that the PC ask staff to make a list of the businesses and the roles these businesses play in our community.

I doubt your staff has time to do this so I made you that list in case you did not have time to visit the site. I believe there ARE project-specific significant effects which are peculiar to this site. The SBTC site is unique. Unlike other sites, this one butts up against an existing historic neighborhood. This SBTC site is also home to many health and community services that serve our **most vulnerable** populations in Milpitas.

If SBTC is developed into a "housing-only" development, we will lose these essential health services:

- Urgent Care (**Concentra**),
- Disabled Adult Day Care (**Beyond Potential Learning Center**),
- Adult Senior Day Care (**Prestige ADHC**),
- Functional and Alternative medicine offices (**Bay Area Functional Medicine**),
- Athletic and Physical Therapy services (**R3 Athletics**)
- Occupational/Physical Therapy services (**Accord Therapy Services**),
- Coordinator for in-home care (**Perpetual Care Home Health**),
- EMT training school (**Bay Area Training Academy**),
- Speech/Audio-Verbal therapy (**Listen & Learn**)
- Paratransit Services

This Pulte project does not align with the Community Health & Wellness Goals stated in the Updated 2040 Milpitas General Plan
(https://www.milpitas.gov/DocumentCenter/View/9698/Milpitas-General-Plan_Final_online-version_4-15-26?bidId=):

SOCIAL SERVICES (pages CHW 6-8)

Goal CHW-3

Strive for a community with exceptional social services and healthcare programs

POLICIES

CHW 3-1 Prioritize local regulation and public policies that are focused on supporting the healthcare needs of Milpitas residents, with a special emphasis on preventative care.

CHW 3-2 Support existing health care services and encourage the location of new health care facilities and medical services providers in the City. Encourage new facilities to be in areas that are readily and safely accessible by pedestrians and bicyclists and served by transit.

CHW 3-3 Support and encourage the expansion of paratransit and public transit service to neighborhood and regional medical facilities.

CHW 3-4 Recognize that emotional health and well-being is an integral component to personal and community health and should be supported through City actions and policies throughout the General Plan. Explore the City's budget to determine fiscally responsible ways to increase resources that support mental health and well-being.

CHW 3-5 Support health care facilities and services that assist underserved populations, including minorities, disabled persons, and the homeless community.

CHW 3-6 Recognize that not-for-profit health care providers, clinics, and permanent supportive housing provide a valuable resource and appropriate medical care for the community, including vulnerable populations.

CHW 3-7 Track and monitor local health outcomes to ensure health equity and community wellness.

CHW 3-8 Foster partnerships and collaborate with community groups and other public agencies to implement public health programs.

And

UCS 8-12

Work with health care providers to provide a range of health-related facilities in Milpitas to meet the needs of the growing population.

This Pulte project's forced displacement (and possibly closures) of these health/social services goes against many of the health & wellness goals set forth in the Updated 2040 General Plan. With the disappearance of these health and social services, the South side of Milpitas will be a healthcare desert. Not only will this hurt the health of our whole community, the disappearance of these services from this site makes our city less walkable and more car-dependent. Milpitas would be going in the reverse direction of our goals:

- CHW 3-2 "Support existing health care services and encourage the location of new health care facilities and medical services providers in the City. Encourage new facilities to be in areas that are readily and safely accessible by pedestrians and bicyclists and served by transit."
- CHW 3-5 "Support health care facilities and services that assist underserved populations, including minorities, disabled persons, and the homeless community."
- CHW 3-6 Recognize that not-for-profit health care providers, clinics, and permanent supportive housing provide a valuable resource and appropriate medical care for the community, including vulnerable populations.

Our sick, elderly, minorities and disabled persons deserve better and access to healthcare close to their homes should be equitable.

If Pulte builds, we will also lose our afterschool care, classes and enrichment for our youths. There are 4 or more of these childcare services on the SBTC site (**Loving Tree Academy, EZ Learning After School/BayAreaGurukul, YiFan Edu Academy, and Florence Art Studio.**)

In addition, we will lose our gyms and physical recreation studios that promote fitness and a healthy lifestyle (**Anchored Strength & Conditioning, Ascend Muay Thai, Discipline Wrestling Academy, BAPPA Table Tennis (Bay Area Ping Pong Academy), and Youtopia Dance Academy**). These facilities not only keep us healthy, but they provide activities and community for our teens so they stay out of trouble.

And let's not forget the non-profits on this site that feed our spiritual and cultural health (**Saddleback Church, Shiva Temple (Shri Mahakal Temple), Sri Sharadamba Temple (SEVA), and Vaidhega Sri Rama Cultural Center/VSRCC**).

The Milpitas 2040 General Plan Environmental Impact Report (EIR) was insufficient in evaluating this particular site. The City prepared environmental checklist and the General Plan EIR both lack the due diligence needed for this site to evaluate the effects of removing these services and businesses from our community. Could we request a subsequent EIR Under section 15162 because this site has "New Information of Substantial Importance" which was not previously considered in the General Plan EIR? Can we do a Health Impact Assessment (HIA) to "systematically evaluate how proposed policies, infrastructure changes, or developments affect the overall health, well-being, and healthcare access of specific populations?" If there is anything the city can do to preserve this site for our health services and businesses, please try to do it!

I know that the State of California has really tied the hands of our city and limited our ability to make well thought out, balanced plans for our city. I know very well that there is a high chance this development will be approved. Might I also make a selfish request for the protection of my privacy. My duet home sits at a 45 degree angle to the South Bay Tech Center wall, which means all my windows except for one face the SBTC. If Pulte gets the approval to build, please request design elements that will preserve the privacy of my neighbors and I. Please request that no balconies face into the Pines, instead have the balconies face into Pulte's own development. Also limit the size of the windows facing the Pines and how far they can open. These restrictions need to be unchangeable and written into their HOA's CC&Rs.

The SBTC site is also home to century old oak trees and redwood trees (and the wildlife that live in them.). Please ensure that Pulte preserve as many healthy heritage oak and ordinance size trees along that wall as possible. If trees are destroyed, please replant more of the same species - particularly trees that do not lose their foliage in the winter but provide privacy year round. These are usually evergreen and broadleaf evergreens. Low pollen, female, or monoecious trees are preferred to reduce the pollen-loads in spring. It should also be written in Pulte's CC&Rs that they must keep the trees along the wall healthy/full so that they provide an adequate sound & privacy screen.

In our meetings with Pulte, we were given the subtle threat that if Milpitas didn't build, then the state of California could come in and force our hands to build even taller buildings behind our homes. But we know the builder remedy does not apply here because Milpitas has been compliant with the building mandate and its housing element. We feel strong-armed by Pulte.

I have nothing against Pulte. I actually WANT them to build. I want them to build on the empty lot on Cedar & Main, that is about 150 feet away from SBTC or the abandoned lot across from Illara, on the bare lots at Great Mall Pkwy and Montague, or on the vacant building lots on N. Main. What I don't understand is why they are choosing to tear down the SBTC when there is plenty of unused lots of land for sale in Milpitas.

Might I suggest that Pulte tear down only the business suites and don't demolish the 1 story buildings on the South side of the site in order to save some of the most essential businesses? Can we encourage a mixed used housing development as long as $\frac{2}{3}$ of the building sq footage is residential? Could we incentivize them to make changes to their project to keep the first level of the Main street facing condos for our displaced businesses and services (at an affordable price)? Milpitas has been so kind to Pulte in past developments, are we not allowed to ask them to make a development that takes into consideration our need for walkable service and business spaces?

In the future, Milpitas really needs to think hard before rezoning any more land (that is meant for our businesses) to mixed-use and adding them to the housing elements. We should keep business land "Neighborhood Commercial" only. We know now that developers take advantage

of the mixed used zoning and often only choose to put housing where businesses should also be. Housing Developers are taking the land meant for our small businesses. They are not stakeholders in Milpitas nor are they concerned about how the city will function after their builds are complete. Their intentions are to build, take the money and leave. It's sad how Milpitas is becoming a place for houses and large corporations. I am deeply concerned about the survival of small mom and pop businesses in Milpitas. They cannot afford the steep price of new commercial spaces so they are squeezed to the point where they will have to fold. Some business owners even told me there is price gouging going on since other property owners know SBTC tenants are being forced to leave.

I also talked to some of the gym owners at the SBTC, and right now they can only operate on land zoned for mixed use. If they move to another mixed use property, they fear they will be displaced again if a developer comes in with a SB330 application for that land. Please consider changing the zoning language of BPRD and M1/MP zones to allow gyms to operate there without the fear of being kicked out. This would also allow them to rent bigger spaces at lower costs.

I think what frustrates me most, is that the residents behind the SBTC were never notified about a rezoning hearing to change SBTC to mixed use. We were also not notified that the SBTC was going to be added to the housing element. If we had known about the rezoning, we would have spoken up sooner to prevent it. I feel the city was not transparent with us when it happened. I am also frustrated by the uneven distribution of the new housing mostly on the South end of Milpitas. It's absurd that our area is overcrowded AND now our services and businesses (meant to support our growing population) are being taken away.

Pulte's housing-only development is harmful to our community and kills the vision of a walkable city where residential, businesses and services are intertwined.

You guys are in a tough spot. I know that this Pulte development fits the General plan, Site zoning, and Housing Element but I hope that does not obligate Milpitas to rubber stamp just any development that fits only those criteria especially when the development will adversely hurt Milpitas. Please investigate further and push back when developments are not in our best interest.

Sincerely, Helen Tuet

Here is a list of Business at SBTC.

HEALTH SERVICES & SERVICES FOR VULNERABLE POPULATIONS

Concentra Urgent Care - 1717 S. Main Street, Milpitas, CA 95035 / 408.957.5700

<https://www.concentra.com/>

Urgent Care: Concentra is a leading national health care company that specializes in occupational medicine, general urgent care, and physical therapy and other health services

Beyond Potential Learning Center - 1753 S Main St, Milpitas, CA 95035 / (408) 941-0405

<https://www.beyondpotentiallearning.com/>

"Beyond Potential Learning Center is an adult day program serving consumers with developmental disabilities ages 18 and above. We are licensed by the State of California Department of Social Services and vendored by the San Andreas Regional Center. Our facility is the first of its kind in the beautiful city of Milpitas. With a 12,500 square foot building, we have rooms for every activity to enhance every individual's capability."

Prestige ADHC (Adult Day Health Care) - 1765 S Main St Ste 101, Milpitas, CA 95035 / (408) 586-9000 /

Senior Day care - a place for elderly citizens to go during the day. Most visitors are of Asian Descent. Serve meals to the elderly and there are buses that take them home and to activities. Activities are also on site for the elderly.

Bay Area Functional Medicine - 1649 S. Main Street, Ste. 102., Milpitas, CA 95035 /

408-262-6606 / <https://sanjosefuncmed.com/> email: admin@sanjosefuncmed.com

Functional Medicine office treats various health issues like stomach/digestive/gut health, Inflammatory Conditions, Autoimmune Conditions, Metabolic Disorders, Energy Imbalances, Sleep Disorders, Toxicity, Food/Chemical Sensitivities, Chronic Pain, Thyroid Disease, and a list of other health issues. Offer Acupuncture and other alternative medicines.

R3 Athletics - 1671 S Main St, Milpitas, CA 95035 / (408) 495-3743

<https://r3athleticpt.com/> email: info@r3athleticpt.com

Athletic and Physical Therapy designed to alleviate pain, improve mobility, and enhance your overall well-being. Rehabilitation after injury.

Accord Therapy Services - 1679 S Main St, Milpitas, CA 95035 / (408) 508-0108 /

<https://accordtherapies.com/> email: info@accordtherapies.com

Outpatient Clinic for Occupational and Physical Therapy

Perpetual Care Home Health - 1617 S Main St, Milpitas, CA 95035 / (408) 262-8801

<https://www.pchha.com/> email: admin@pchha.com

Coordinates matching patients with in-home health providers. "Our mission is to provide high-quality home healthcare services to individuals to assist them in overcoming their health

challenges. We aim to help our clients reach their full potential for health and well-being. We have a dynamic team that works together to provide quality services.”

Bay Area Training Academy: EMT School - 1709 S Main St, Milpitas, CA 95035 / (800) 701-7333 / <https://www.bata.edu/>

EMT Courses, CPR Courses, EMT Refresher, Continue Education, EMT Skill Verification

Listen & Learn - 1613 S Main St #111, Milpitas, CA 95035 / (408) 345-4946
<https://www.listenlearnthrapy.com/> email: Office@ListenLearnTherapy.com

“Listen and Learn is a small private practice that specializes in providing auditory verbal therapy, aural habilitation, and [educational services](#) to children and adults. Through partnership and collaboration with parents, school teams, and audiologists we improve children’s listening, speaking, communication, literacy, and self-advocacy skills. We support adult patients and their communication partners after cochlear implant activation.”

AFTERSCHOOL CARE & CLASS / ENRICHMENT FOR OUR YOUTH

Loving Tree Academy - 1745 S Main St, Milpitas, CA, 95035 / 408-823-1516

<https://www.lovingtreeacademy.com/> email: Milpitas@lovingtreeacademy.com

After-school Care and Tutoring Center, Summer Camp, Enrichment Classes, Chinese History and Culture Classes, Online Classes

EZ Learning After School - 1611 S Main St, Milpitas, CA 95035 / (408) 599-7987

<http://bayareagurukul.com/> email: info@bayareagurukul.com

EZ learning center is one of the biggest facility center in bay area for after-school programs. We teach important values that will benefit your kids throughout their life. We offer homework help, Common Core English & Maths, Science, Phonics, Reading & Writing, Computer literacy. Also offers other enrichment programs for youth during the school year and summer.

YiFan Edu Academy - 1765 S Main St #125, Milpitas, CA 95035 / (669) 265-5002

<https://yifanlearning.com/> email: yifanedu2023@gmail.com

“Yifan Education is a California-approved after-school tutoring institution providing high-quality tutoring for children. The institution offers its own developed Chinese and math courses and collaborates with other institutions to offer diverse courses such as English reading and writing, English speech and debate, drama, drawing, dance, and martial arts. Yifan Education places particular emphasis on AP Chinese instruction, providing students with high-quality Chinese learning opportunities.”

Florence Art Studio - 1669 S Main St, Milpitas, CA 95035 / (408) 639-9098

painting/drawing classes

GYMS AND PHYSICAL ACTIVITY:

Anchored Strength & Conditioning - 1661 S. Main Street Milpitas, CA 95035 / (408) 708-4663
<https://www.anchoredsc.com/> email: anchoredsc@gmail.com

"At Anchored Strength & Conditioning, our mission is rooted in empowering individuals to realize their full potential through fitness and well-being. We are more than just a gym; we are a community that fosters growth, resilience, and transformation. With unwavering support, we provide a space where passion, expertise, and personalized guidance converge.

Experience the energy of our dynamic group fitness classes, where expert instructors lead engaging sessions designed to elevate your strength and endurance. Elevate your fitness journey with personalized one-on-one coaching, tailored to your unique goals and guided by our experienced trainers."

Ascend Muay Thai - 1759 S Main St Ste 128 (Building 5, Milpitas, CA 95035 / (408) 708-4004 / <https://www.ascendmuaythai.com/> email: AscendMuayThai@gmail.com

Muay Thai gym - we offer high level Muay Thai Kickboxing for ages and up. Ascend Muay Thai offers a fun, positive, and friendly environment for students to learn and grow in the sport of Muay Thai at all levels...Our kids and juniors program offers students the opportunity to learn in a focused, small group setting, with class sizes limited and student to instructor ratio is anywhere from 4-8 kids per instructor, which is unusual in any other martial arts school. In this environment, we feel it provides hard working students the opportunity to THRIVE in the art of Muay Thai and physical fitness overall.

Discipline Wrestling Academy - 1759 S Main St Ste #100, Milpitas, CA 95035 / (408) 987-8486 / <https://disciplinewrestling.org/> email: disciplinewrestling@gmail.com

Wrestling academy for everyone and students of all ages. "Our philosophy centers on discipline, perseverance, and respect, imparting these values to every wrestler. We strive to not only enhance their athletic skills but also equip them for success in life through structured training, personalized coaching, and mental toughness development."

BAPPA Table Tennis (Bay Area Ping Pong Academy) - 1759 S Main St Suite 108, Milpitas, CA 95035 / (408) 421-6353 / <https://www.bappatabletennis.com/> / email: tabletennisbappa@gmail.com

Table Tennis classes for everyone. School break and summer day camp activities. Private and group lessons. Open play. Training programs and Tournaments.

Youtopia Dance Academy - 1667 S Main St, Milpitas, CA 95035 / (408) 548-7587
<https://www.youtopiadanceacademy.com/> email: info@youtopiadanceacademy.com
Dance Academy for all ages. Classes and competitive dance team.

PLACES OF WORSHIP & NON-PROFITS

Saddleback Church - Santa Clara Valley Extension / 1753 S Main St, Milpitas, CA 95035 / <https://saddlebacksantaclaravalley.com/> / email: info@SaddlebackSantaClaraValley.com
Christian Church

Shiva Temple (Shri Mahakal Temple) / 1641 S Main St, Milpitas, CA 95035 / (408) 800-7852
<https://srimahakalmandir.org/> **(408) 800-PUJA** / (408) 800-7852 / email:
info@srimahakalmandir.org

"Sri Maha Kaleshwar Mandir is the first Jyotirlingam Shiva temple in the United States." Worship
/ Yoga / 501(c)3 nonprofit religious corp.

Sri Sharadamba Temple (SEVA) (Milpitas) / 1635 S Main St, Milpitas, CA 95035 / **(510) 565-1411** / (925) 663-5962 / <https://www.sharadaseva.org/> / email: bayareaseva@gmail.com
"More Than a Temple – A Lifeline for the Community - Sri Sharadamba Temple (SEVA) was founded on the belief that true spirituality is inseparable from selfless service. From feeding the homeless and distributing blankets to nurturing young artists in classical music and dance, SEVA has become one of the most impactful community-serving organizations in the Bay Area."

VSRCC (Vaidhega Sri Rama Cultural Center) / 1625 S Main St, Milpitas, CA 95035 / **(408) 498-2986**
<https://www.vsrcc.org/> / email: info@vsrcc.org

Religious Services, Classes, Hall Bookings. "Hindu Religious and Cultural Center is a place to spread Indian culture, connect to our Sampradaya and flourish our arts and music."

OTHER BUSINESS CATEGORIES:

The Maids San Jose / Milpitas - 1655 S Main St, Milpitas, CA 95035 / **(408) 934-9375** / <https://www.maids.com/ca/milpitas/>
House Cleaning Services

SMART Milpitas parks their cars in this parking lot when not in use.'

Hauling Services in the parking lot

BUSINESSES THAT HAVE MOVED:

Prints Charles Reprographics / <https://www.printscharlesrepro.com/> Tel: (408) 240-3330
They moved to San Jose: 2151 O'Toole Avenue, STE 30, San Jose, California 95131
Long-Time Print Business from Milpitas

Door Into Summer Photo Studio - I think they move to Mountain View /
<https://www.intosummer.photos/>
Luxury Photo Studio

OTHER BUSINESS TENANTS I DID NOT GET IN CONTACT WITH - BUT LOOKS LIKE THEY MAY STILL BE AT SBTC

Healthwork Chiropractic - 1613 S Main St Ste 102, Milpitas, CA 95035 / (408) 262-7000
<https://www.healthworkschiro.com/>

1649 S. Main St.

-Suite 101 **TestMax USA** / <https://www.testmax-usa.com/>

-Suite 102 **Sunbloom Acupuncture Center** / <https://www.sunbloomacu.com/>

-Suite 107 **Supreme Financial Services** / <https://sfslending.com/>

1645A S. Main St.

-Suite 210 **Alex Thu Nguyen - Farmers Insurance**

<https://agents.farmers.com/ca/milpitas/alex-thu-nguyen/>

Abest Tax Services - 1621 S Main St, Milpitas, CA 95035 / (408) 263-8622

<https://www.abestax.com/> email: info@abestax.com

NOT SURE HOW MANY OF THESE TENANTS ARE STILL AT SBTC:

1627 S Main St, - **Certified Insurance Agent**

1629A S Main St, Milpitas, CA 95035 - **Wurth Elektronik** / (605) 886-4385

1607 S. Main St. - **Rapidise Quality Delivered**

1609 S. Main St. - **Riverbed**

1609A S. Main St. **Lucid Microsystems**

1629 S. Main St. - **TransAmerica Financial Advisors**

1603A S. Main St. - **Apeman**

1605 S. Main Street

Suite 105 **Ashvini Ayurveda** / <https://ashviniayurveda.com/>

Suite 108 **Platinum Roofing and Retro-Fit, Inc** / <https://platinumroofingcompany.com/>

Suite 112 **Mcor Telecom, Inc** / <https://www.mcor telecom.com/>

Suite 113 **Golden Valley Systems, Inc** / <https://www.gvsystems.com/>

Suite 116 **TomScott Logistics**

Suite 117 **Sigma Resources & Technologies, Inc.** / <https://www.sigma-rt.com/en/>

1605A S. Main St. - **Partners Personnel** / <https://www.partnerspersonnel.com>

Suite 125 **Testmetrix** / <http://www.testmetrix.com/>

1619 S. Main Street

Suite 102 **Reju Beauty Spa** / <https://rejubautyspa.com/> May have moved to San Jose

Suite 106 **Y&C Transportation Consultants** / Merged with another company - Closed

Suite 107 **Farmers Insurance Tom Mody Agency** /

<https://agents.farmers.com/ca/milpitas/jyotisen-mody/>

1613 S. Main Street

Suite 103 **Sherina Li, CPA** / <http://www.sherinali.net/>

Suite 104 **Fraank Systems** / <https://fraank.com/>

Suite 105 **Media Evangelism Association** / <https://tmea.us/>

Suite 106 **AKT**
Suite 108 **Global Approval LLC** / <https://www.globalapprovalus.com/>
Suite 109 Suite 109 Xsel
1649 S. Main St.
Suite 103 **Agnisys** / <https://www.agnisys.com/>
1645A S. Main St.
Suite 200 **8apeX Inc.**
1637 S. Main St. **Bricks 4 Kidz** / <https://bricks4kidz.us/california-bayarea/> - moved to other
location in Milpitas
1637A S. Main St. **PUI Projections Unlimited, Inc** / <https://shoppui.com/>
1633-35 S. Main. St. **Digital Power - Flexible Power Solutions**
1635A S. Main St. **Global Edge Software Inc.**
1759 S. Main St. **Planar Semiconductor, Inc.** - May be Permanently Closed
1621 S. Main St. **Evergreen Facial Weightloss** - looks abandoned
1647 S Main St. **Etalink** - Permanently Closed

From:	Jiangping Wang
To:	Kristina Phung ; Planning Department ;
Subject:	Opposition to the Proposed Pulte Homes Development at South Bay Tech Center
Sent:	6/23/2026 12:10:26 AM

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Dear Planning Department Officers,

I am writing as a local resident to express my strong objection to the proposed Pulte Homes development at the South Bay Tech Center site. While I recognize the ongoing housing shortage in the Bay Area, this specific location is unsuitable for high-density residential expansion, and the project as proposed will severely diminish the quality of life for existing neighbors.

I kindly request that the Planning Commission consider the following critical impacts:

- **Severe Traffic Congestion:** Adding 272 condominium units—including 170 four-story townhouses—will overwhelm our local street capacity. Gridlock will intensify significantly during peak morning and evening commute hours, creating hazardous conditions during school drop-off and pick-up times.
- **Loss of Privacy:** The towering scale of the proposed four-story townhouse units directly compromises the privacy of neighboring single-family homes. Residents will face direct lines of sight into their private living spaces and windows during daylight hours.
- **Diminished Residential Amenity:** The looming height and increased density will negatively impact neighboring backyards through shadowing and increased ambient noise, severely limiting our ability to enjoy outdoor spaces.

The South Bay Tech Center is an inappropriate location for a residential expansion of this magnitude. I respectfully ask the Planning Department and Commission to thoroughly re-evaluate the zoning compatibility and traffic impacts of this project.

Thank you for your time, consideration, and dedication to protecting our community's standards.

Sincerely,

George

Milpitas resident

From: [David Ge](#)
To: [Planning Department](#); [Kristina Phung](#);
Cc: [Liana Ge](#)
Subject: Opposition to the Pulte Homes Development at South Bay Tech Center (1661 S Main St, Milpitas, CA 95035)
Sent: 6/20/2026 12:11:15 PM

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David and Liana Ge
1799 Starlite Dr, Milpitas, CA 95035
408 [REDACTED]
[REDACTED]
6/20/25

Dear Members of the Planning Department and Planning Commission,

My wife, Liana, and I, David, are homeowners and residents of the Pines neighborhood. While I understand the ongoing need for housing in our region, I am strongly opposed to the current proposal by Pulte Homes to demolish the South Bay Tech Center to build 25 buildings comprising 102 three-story attached townhomes.

I urge the Planning Department to reject this proposal based on the following critical concerns:

Neighborhood Incompatibility and Loss of Privacy

The adjacent neighborhood consists primarily of single-story, single-family homes. Introducing high-density, three-story townhomes directly next door will completely strip existing residents of their privacy and peace. These massive structures will loom over our backyards and homes, permanently altering the character of our established, low-rise neighborhood.

Severe Traffic and Parking Impacts

Traffic Bottlenecks: Adding 102 townhomes will flood the area with hundreds of additional daily vehicle trips. The intersection at Main and Montague is already heavily congested, and this development will create an unmanageable bottleneck, compromising safety and commute times for everyone.

Parking Overflow: High-density developments frequently underestimate the parking needs of their residents. We are highly concerned that overflow parking will spill directly into our neighborhood streets, creating hazards and eliminating parking for current residents and their guests.

Environmental Destruction and Quality of Life

Clearing this land for development will result in the tragic destruction of century-old trees that currently provide a vital canopy, improve our air quality, and contribute to the area's charm. Furthermore, a project of this scale will subject existing neighbors to years of severe construction noise, dust, and pollution, severely degrading our day-to-day quality of life.

Unnecessary Displacement of Local Small Businesses

The targeted business park is currently active and home to numerous small businesses that contribute to our local economy. Forcing these active, rent-paying businesses to relocate is unnecessary and damaging to our community's economic diversity.

Viable Alternatives Exist

Perhaps the most frustrating aspect of this proposal is that it is entirely unnecessary to tear down an active business park. There are numerous empty and abandoned lots just a couple of blocks down the street. We strongly suggest that Pulte Homes and the City redirect this development to those vacant parcels. Doing so would revitalize blighted, unused land without displacing active small businesses or destroying the privacy and peace of an established single-family neighborhood.

Conclusion: We are not opposed to progress or new housing, but we are opposed to irresponsible zoning that prioritizes developer profits over the well-being of existing residents, local businesses, and the environment.

We strongly urge the Planning Department to deny the permits for this Pulte Homes project and encourage the developer to utilize the already vacant lots available nearby.

Thank you for your time, your service to our city, and your dedication to protecting the quality of life in our neighborhoods. I look forward to your response and to attending upcoming public hearings regarding this matter.

Sincerely,
David & Liana Ge

From:	Philip Tuet
To:	Kristina Phung; Planning Department;
Subject:	Public Comment - Pulte Homes Development at 1601-1765 S. Main Street - Planning Commission Public Hearing June 24, 2026
Sent:	6/23/2026 6:10:36 PM

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Please share my written statement with the Planning Commissioners and please add this to the public comments for this item.

Dear Planning Director and Planning Commissioners,

My name is Phil Tuet, a resident and property owner at [REDACTED] Ct, located in close proximity and directly adjacent to the South Bay Tech Center. I am writing to formally register my strong opposition to the proposed Pulte Homes residential development as currently contemplated.

While I support the city's broader regional goals to responsibly increase housing stock, this specific proposal introduces distinct, unmitigated negative impacts that directly threaten neighboring properties. I respectfully request that the Planning Department and Commission deny or heavily modify the current Site Development Permit, require robust public review, and address the following logical, planning-based arguments before any entitlements or environmental determinations are issued.

1. Solar Access, Shading, and Renewable Energy Impact

Residential development of the scale being proposed (consistent with the high-density and multi-story height profiles seen in recent Milpitas housing projects along the Main Street corridor) creates a severe aesthetic and environmental conflict. As a neighbor whose property lies in the shadow path of any northward-casting building mass, I face direct, quantifiable harm to my solar access, daylight rights, and quality of life.

- **Statutory Protections:** California Civil Code Section 801.5 formally recognizes solar easement rights, and the California Solar Rights Act (Civil Code §714 et seq.) reflects the state's firm public policy in favor of protecting existing property owners' access to sunlight and renewable energy investments.
- **CEQA Requirement:** Under California Environmental Quality Act (CEQA) Guidelines Section 15126.2, a project results in a significant aesthetic/environmental impact if it shadows shadow-sensitive uses. My home relies on natural sunlight for temperature regulation and solar energy potential.
- **Remedies Requested:** a) Require a peer-reviewed solar/shadow study at the December 21 (winter solstice) baseline when the sun angle is lowest, specifically identifying the duration and extent of shadow on each neighboring residential property. b) Condition any entitlements on demonstrating that adjacent properties retain access to direct sunlight during winter months on their property, mandating strict structural step-backs or height reductions closest to existing residential boundaries. c) Evaluate and disclose the impact on any existing rooftop solar panel systems on neighboring properties and quantify the resulting energy production loss.

2. Loss of Actively Used, Community-Serving Commercial Space

Unlike vacant industrial parcels elsewhere in the City (such as the prior Pulte project at 1355 California Circle), the South Bay Tech Center is an actively leased, operating commercial campus. Built in 1987, it provides approximately 40,000 square feet of flex and office space across six buildings, accommodating small businesses, professional services, medical/essential care, and local employment nodes that serve the day-to-day needs of the Milpitas community.

- Demolition of this campus would permanently displace current tenants, eliminate vital local services, drive up localized Vehicle Miles Traveled (VMT) by forcing residents to travel further for services, and disrupt the jobs-housing balance that the Milpitas General Plan seeks to maintain.
- **Specific Plan Inconsistency:** The City has invested significant public resources into the Gateway-Main Street Specific Plan to strengthen commercial uses, activate the public realm, and expand the city's job base. Converting an active commercial park entirely to market-rate residential runs directly counter to those stated goals.

3. Traffic, Infrastructure, and Emergency Access Strain

S. Main Street between Montague Expressway and the surrounding grid is an already overburdened commercial corridor serving regional commuters, freight, and local business patrons. Adding several hundred daily vehicle trips will severely compound congestion at the Montague Expressway/S. Main Street intersection.

I request that any environmental review include:

- A Traffic Impact Analysis using current, post-2024 baseline counts (not outdated pre-pandemic data).
- An assessment of emergency vehicle access and response time impacts on Fire Station No. 4 and No. 1, which are located in the immediate vicinity.
- A rigorous infrastructure analysis to determine if existing water, sewer, and stormwater systems can absorb a 200+ residential unit spike without adverse effects on neighboring properties.

4. Demand for a Full Environmental Impact Report (EIR)

Given the scale of change proposed (total demolition of an active six-building commercial campus and replacement with high-density residential construction) I submit that this project requires a full Environmental Impact Report (EIR) under CEQA, rather than a Mitigated Negative Declaration or reliance on a prior program EIR. The impacts on aesthetics/shadows, land use, utilities, localized traffic, and air quality during demolition are sufficiently significant to warrant project-level environmental analysis.

Request for Official City Action

I respectfully ask the Planning Department and Planning Commission to:

1. **Confirm the current entitlement status** of this site and provide copies of any pre-application correspondence or preliminary project descriptions.
2. **Ensure full public notice** is provided to all property owners within at least 500 feet of the project site prior to any scoping meeting, Notice of Preparation (NOP) issuance, or public hearing.
3. **Require an independent shadow/solar study** as a condition of any application being deemed complete.
4. **Evaluate a Mixed-Use Alternative** that preserves ground-floor commercial space and community services while incorporating residential units above, satisfying both the City's RHNA obligations and its economic development goals.

I am a proud resident of Milpitas and am not opposed to thoughtful housing development. However, the wholesale conversion of an actively operating commercial park to dense residential housing—without rigorous environmental review, full transparency, and meaningful mitigation of structural impacts on neighboring property owners is poor planning practice.

Thank you for your attention to these concerns. I respectfully request written acknowledgment of this letter and timely notification of all future proceedings, NOP releases, or public comment windows related to this project.

Respectfully submitted,

Phil Tuet

From: [Tami](#)
To: [Kristina Phung](#)
Subject: PULTE RESIDENTIAL TOWNHOMES – 1601-1765 S. MAIN ST.!!!
Sent: 6/4/2026 4:04:10 PM

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Kristina, how can you support more high density housing in Milpitas and not consider the crowding of the school and the infrastructure that is needed to support that many more homes on this side of Milpitas. There is no where to shop for groceries or necessities unless we drive to the other side of town. I've lived in Milpitas for over 50 years and have seen the streets getting more and more congested. Everyone talks about walkability but Milpitas doesn't have that ability. No new grocery stores, schools, businesses. Local businesses are being pushed out for more high density housing. How is that going to help those of us who already live here? We have to drive further to shop. Traffic is already heavy especially during commute hours. Our Milpitas elected officials should care more about our current residents than the money you think you can generate for adding more housing. As big as Milpitas has gotten it has not grown. We don't even have a "Downtown" area. It's really sad that no one cares about the current residents and how to make Milpitas better for us that live here.

Tami Gapuz
Starlite Pines Home Owner
Sent from my iPhone

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Thank you again,

Triana K. Crighton (she/her)
Senior Transportation Planner || Land Use and Development Review
Phone: 408-321-5691



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Please confirm your questions/comments have been answered and satisfied.

All – see below responses to the original comments from the PRP – thank you Triana for forwarding these over. Also note we did coordinate with County Roads and Airports extensively recently on our site design along Montague Expressway and will continue to do so during the construction documents. Please let us know if we need to provide anything more at this time.

There is currently a wall that surrounds the commercial parcel, preventing pedestrian access to adjacent residential neighborhood. VTA recommends that the project be designed to support pedestrian connections to the adjacent neighborhood at Greenwood Way, Pinewood Ct, and Cedar Ct. Ideally, the development should create these connections. At the very least, it should be designed with sidewalks that connect to these locations, even if the wall cannot be removed immediately. The proposed development is 600 feet from Pearl Zanker Elementary School and 1,000 feet from Pinewood Park using neighborhood roads, but without a connection, the walking distance increases to half a mile.

Initially, the site did incorporate a pedestrian connection to the adjacent neighborhood, however after multiple community outreach meetings, we received overwhelming opposition to this from the residents of the adjacent neighborhood and so the connection was eliminated from the site plan.

- Due to the parcel size and the planned 268 townhomes, a Traffic Impact Analysis (TIA) will likely be required, as the development is expected to generate over 100 trips during both AM and PM peak periods.

Hexagon initially prepared both a vehicle miles traveled (VMT) and finalized (2-23-26) a Local Transportation Analysis (LTA) for this project which have been reviewed by the City of Milpitas and LSA as part of the CEQA analysis.

- VTA's I-880/Montague Expressway Interchange Improvement Project is currently in the Project Initiation Document (PID) phase. Given the development's close proximity to the interchange, a fair-share contribution should be considered, as it will likely add traffic impacts to this area.

As the development will be generating net negative afternoon trips and just 9 net morning trips, there would be negligible addition of any traffic impacts on the I-880/Montague interchange.



Brett Walsh

Land Development Manager

4511 Willow Road Suite 8
Pleasanton CA 94588

Direct (925) 523-1052

Brett.walsh@pultegroup.com

From: Crighton, Triana <Triana.Crighton@vta.org>

Sent: Wednesday, June 10, 2026 9:37 AM

To: Kristina Phung <KPhung@milpitas.gov>; Kean, Douglas <Douglas.Kean@vta.org>

Cc: Brett Walsh <brett.walsh@pultegroup.com>; Bill Sadler <bill.sadler@pulte.com>; James Sullivan <jsullivansld@yahoo.com>;

Mohit Chaudhary <mchaudhary@milpitas.gov>; Roberto Alonzo <ralonzo@ci.milpitas.ca.gov>; Erika Salum

<erika.salum@pultegroup.com>

Subject: RE: Interest in reviewing Pulte Residential Townhomes Project at 1601-1765 S. Main St.

Hi Kristna – thanks for your reply. Just stepping in here!

Apologies for missing the last referral back in January – I don't have any record of it in our plan.review@vta.org inbox. Hopefully, we didn't miss any others!

Understanding this project is close to approval, I think what we are most interested in is if there was a response to the comments we provided back in October 2025. That would answer most of our questions.

Thanks so much!

Upcoming Out of Office: July 1st – July 15th

Triana K. Crighton (she/her)

Senior Transportation Planner || Land Use and Development Review

Phone: 408-321-5691



From: Kristina Phung <KPhung@milpitas.gov>

Sent: Tuesday, June 9, 2026 7:05 PM

To: Kean, Douglas <Douglas.Kean@vta.org>

Cc: Crighton, Triana <Triana.Crighton@vta.org>; Brett Walsh <brett.walsh@pultegroup.com>; Bill Sadler <bill.sadler@pulte.com>;

James Sullivan <jsullivansld@yahoo.com>; Mohit Chaudhary <mchaudhary@milpitas.gov>; Roberto Alonzo

<ralonzo@ci.milpitas.ca.gov>; Erika Salum <erika.salum@pultegroup.com>

Subject: [EXTERNAL] RE: Interest in reviewing Pulte Residential Townhomes Project at 1601-1765 S. Main St.

You don't often get email from kphung@milpitas.gov. [Learn why this is important](#)

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Hi Douglas,

Thanks for reaching out and the project as discussed in the notice is now scheduled for Planning Commission on 6/24. It would also need City Council final approval which is likely the first half of August (all of our commissions have a break in July). I had inherited this project from a former planner but it was my understanding that this project was previously sent to VTA during the pre-application in which VTA sent feedback and then I had tried to route again for their 3rd submittal on 1/6/26 and I did not hear anything back from VTA.

I have heard from the Applicant team and our traffic/transportation staff also actively collaborating on the various VTA/County considerations and future projects along Montague and details around what may be occurring around there for future improvements. I haven't been directly involved in detailed discussions with either agency but I've added the relevant staff and the Applicant team if you'd like to discuss with them.

Are there certain sheets/materials you are interested in? The project files likely won't be uploaded onto the City website until the Friday before or 72 hours before the hearing and it may be a reduced SB 1214 plan set. I can see what the Applicant team maybe interested in sharing (CC'd here) and I've included Roberto and Mohit from the traffic team.

Thank you,



Kristina Phung, AICP

Senior Planner

Phone (408) 586-3278 Fax (408) 586-3056

Email kphung@milpitas.gov

455 E. Calaveras Blvd., Milpitas CA 95035

www.milpitas.gov/planningdepartment



Public Counter Hours:

Monday – Friday from 8 am - 5 pm, closed 12 pm to 1 pm and Tuesdays 1:30-2:30 pm

If you are working with a specific planner on an assigned project, please make an appointment

From: Kean, Douglas <Douglas.Kean@vta.org>

Sent: Tuesday, June 9, 2026 10:47 AM

To: Kristina Phung <KPhung@milpitas.gov>

Cc: Crighton, Triana <Triana.Crighton@vta.org>

Subject: Interest in reviewing Pulte Residential Townhomes Project at 1601-1765 S. Main St.

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Good morning, Kristina,

This is Douglas Kean with the VTA Land Use Team. We are interested in reviewing the IX-3 Pulte Residential Townhomes Project at 1601-1765 S. Main St. (P-SD25-0003, P-UP25-0001, P-MT25-0001, P-DB25-0001, P-TR25-0007, P-EA25-0001).

Just to clarify: What stage is the project currently in? And what materials would be available for us to review for this? Please let me know, thank you so much!

Best,

Douglas Kean

Transportation Planner II

Santa Clara Valley Transportation Authority

3331 North First Street, Building B

Tel: 408-321-5830



From: Crighton, Triana <Triana.Crighton@vta.org>

Sent: Monday, June 8, 2026 10:27 AM

To: [plan.review](mailto:plan.review@vta.org) <plan.review@vta.org>

Subject: RE: Milpitas Dev

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.

Upcoming Out of Office: July 1st – July 15th

Triana K. Crighton (she/her)

Senior Transportation Planner || Land Use and Development Review

Phone: 408-321-5691



From: Crighton, Triana

Sent: Monday, June 8, 2026 10:20 AM

To: [plan.review](mailto:plan.review@vta.org) <plan.review@vta.org>

Subject: Milpitas Dev

IX-1 SOBRATO RESIDENTIAL TOWNHOMES – 600 VALLEY WAY – P-SD24-0005, P-MT24-0002, P-DB24-0001, P-TR24-0018, P-EA24-0003: A Site Development Permit, Vesting Tentative Map, Density Bonus Permit, Tree Removal Permit, and Environmental Assessment to remove and replace 115 ordinance-sized trees, demolish all existing structures on the site including five industrial/office buildings, and develop a multi-family residential Project with 134-condominium townhomes and a 2,182-square foot one-story clubhouse. The application was submitted under California Senate Bill 330 (Housing Crisis Act of 2019) and will consist of 24 three-story, multi-family residential buildings approximately 38-feet in height (up to a maximum height of 45-feet to the top of the highest architectural element) with 268 vehicle parking stalls, 60 outdoor surface level guest parking stalls, landscaping, and associated site improvements on a 7.22-acre site located within the Gateway-Mixed Use (GW-MU) Zoning District in the Milpitas Gateway-Main Street Specific Plan area at 600 Valley Way. As a Lead Agency, the City has determined the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182. CEQA Guidelines Section 15182 states that projects in conformity with a specific plan that has a certified Environmental Impact Report (EIR) are exempt from CEQA, provided the project results in none of the conditions described in CEQA Guidelines Section 15162. The City prepared an Environmental Checklist for the Project to evaluate its consistency with the Gateway-Main Street Specific Plan Subsequent Environmental Impact Report (State Clearinghouse No. 2024070432), which demonstrates the Project 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 open and close the public hearing, consider the Project's CEQA exemption pursuant to conformity with the Gateway-Main Street Specific Plan Subsequent Environmental Impact Report (SCH No. 2024070432) in accordance with CEQA Guidelines Sections 15162 and 15182, and adopt Resolution No. 26-009, recommending that the City Council approve Site Development Permit No. SD24-0005, Vesting Tentative Map No. MT24-0002, Density Bonus Permit No. DB24-0001, Tree Removal Permit No. TR24-0018, and Environmental Assessment No. EA24-0003, subject to the findings and Conditions of Approval.

Upcoming Out of Office: July 1st – July 15th

Triana K. Crighton (she/her)

Senior Transportation Planner || Land Use and Development Review

Phone: 408-321-5691



From:	Vijay C
To:	Planning Department ; Kristina Phung ;
Subject:	URGENT: Strong Opposition & Required Design Changes - Pulte Homes Development (South Bay Tech Center)
Sent:	6/22/2026 7:00:34 PM

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Dear Milpitas Planning Commission and Mr. Phung,

I am writing to respectfully express my strong opposition to the current site plan for the Pulte Homes development at the South Bay Tech Center. As a resident whose property shares a boundary with this proposed project, I am concerned that this high-density development could have a significant and disproportionate impact on my home, my privacy, and my quality of life.

I acquired my single-family home just two years ago, making a substantial financial investment and then investing further in home improvements. My decision was largely influenced by the privacy, space, and tranquil neighborhood character that this area offered. The current proposal to construct four-story stacked townhomes merely 20 feet from our shared boundary wall would, in my view, fundamentally alter that character. It would transform a private, single-family home into a less private space.

While I understand the city's need to address housing demands, I believe it is important to ensure that the design does not unduly burden existing homeowners. Allowing high-density, multi-story buildings to be constructed in close proximity to our property lines is a concern for responsible city planning and could potentially impact property values.

Before any approvals or permits are granted, I respectfully urge the Planning Commission to consider mandating the following architectural and infrastructural modifications to Pulte Homes' proposal:

- **Preservation of the Existing Buffer Zone:** A 20-foot setback for a four-story building appears entirely insufficient and visually imposing. Currently, there is an established, natural buffer consisting of our shared boundary wall, a line of mature trees, and an existing road before any structures begin. I strongly request that the developer be required to leave this exact setup as-is. The existing trees and road must be preserved in their entirety, and any new structures should be required to start *beyond* this established boundary to maintain a respectful distance from our single-family lots.
- **Step-Down Height Restrictions:** Any structures built directly adjacent to this buffer zone should be strictly limited to two stories. Four-story stacked flats, if included, should be positioned towards the center of the development or reconsidered for this specific location.
- **Mandatory Privacy Screens:** As stated above, the mature, century-old trees currently on the lot are incredibly valuable to the neighborhood's privacy and must be preserved. If the developer is permitted to alter this area in any way, I request they be required to plant a continuous line of mature, tall, dense evergreen trees along the boundary wall to maintain a visual and acoustic barrier.
- **Mitigation of Parking Overflow:** The proposed allocation of 544 resident spaces and 93 guest stalls for 272 high-density units appears inadequate for the realistic needs of the community. With an average of only two spots per unit, there is a strong likelihood that overflow parking will spill into established neighborhood streets, leading to congestion, blocked driveways, and safety concerns. I request that the developer be required to either increase internal parking capacity or help establish a permitted parking program to protect our existing streets.

It is important to ensure that development plans consider the well-being of established Milpitas neighborhoods. I kindly request that these comments be included in the official packets for the Planning Commission hearing on June 24, 2026. I plan to attend the meeting in person to ensure that the perspectives of directly impacted homeowners are respectfully considered.

Sincerely,

Vijay Chiliveri
 Ct, Milpitas, CA 95035

From:	Matthew Sasaki
To:	Kristina Phung
Subject:	Valley Water File 31152: Pulte Residential Townhomes 1601 -1765 S. Main Street
Attachments:	G&S Design Guide 3 Ornamental and Non Native Lanscaping.pdf
Sent:	6/23/2026 9:33:30 AM

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Hi Kristina,

The Santa Clara Valley Water District (Valley Water) has reviewed the documents pertaining to the proposed Pulte Residential Townhomes at 1601-1765 S. Main Street, received on June 22, 2026.

Based on our review, we have the following comments:

1. Valley Water does not have any right of way or facilities on the subject property. Therefore, in accordance with Valley Water's Water Resources Protection Ordinance, a Valley Water encroachment permit is not required for the project.
2. According to Valley Water's records, there are no active wells on the subject property. Although Valley Water has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage.
3. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) 06085C0067J, effective May 19, 2014, and 06085C0069H, effective May 18, 2009, the subject property is in Zone X, an area with a 0.2% annual chance flood hazard.
4. Due to the project's location in relation to Lower Penitencia Creek, Valley Water recommends that the plant palette for the project be in conformance with the Guidelines and Standards for Land Use Near Streams – Design Guide 3. Conformance with this guide will help ensure landscaping will be maintained in a manner consisted with the goals of protecting local native plants.

Thank you for the opportunity to provide comments on this project. Due to the proximity of the project to Lower Penitencia Creek, we would like to request to be included on the circulation of future plans available for review. This project has been assigned to Valley Water File 31152. Please reference this number on future correspondence regarding this project.

Thank you,

MATT SASAKI, P.E.

Pronouns: he/him
Associate Engineer - Civil
Community Projects Review Unit
msasaki@valleywater.org

Santa Clara Valley Water District is now known as:



Clean Water • Healthy Environment • Flood Protection
5750 Almaden Expressway, San Jose CA 95118
www.valleywater.org

USE OF ORNAMENTAL OR NON-NATIVE LANDSCAPING

INTRODUCTION

If the use of local native plants propagated from local stock does not fit your landscaping goals, choose:

- **Non invasive drought-tolerant, non native ornamental plants** having no potential to cross pollinate native riparian species. For example, if native valley and coast live oaks, willows, sycamores or cottonwoods exist in the riparian corridor, don't plant ornamental oaks, willows, sycamores or poplars.
- **Non invasive, drought tolerant, non-local California natives** (aka ornamental natives), with no potential to cross-pollinate local native species; for example- Fremontodendron or Romneya.

When selecting plants and choosing their location in an ornamental landscape, the project design goals are generally geared to human aesthetics. In choosing ornamental landscaping, hardscape features, such as patios, decks, and walkways, are design components. **These features should be avoided within the riparian habitat area at all locations.**

PLANT SELECTION GUIDE

The choices of plants that meet the criteria described above for ornamental landscaping is vast. Selection of a plant species for a particular site will depend on goals of the landscape plan, site constraints, the owner's desires and budget. There are a variety of resources available from which selections can be made. Cities generally have plant lists available that were assembled for water conservation purposes. The East Bay Municipal Utility District has prepared a book, entitled "Plants and Landscapes for Summer Dry Climates" and the Sunset Western Garden Book, commonly available at most nurseries, has plant selections identified that are suitable for dry places. **Select plants from these sources as long as you avoid invasive plants and take the caution provided above for selecting native species that have not been propagated from your local watershed.**

REFERENCES

The California Native Plant Society's 'Guidelines for Protecting Native Plants from Genetic Degradation' is a helpful reference on the subject.

NON – LOCAL CALIFORNIA NATIVE PLANTS

The following California native plants have a very low potential of hybridizing with our Santa Clara County natives since they do not naturally occur in northern California

TREES

Chilopsis linearis, (Desert Willow), Lyonothamnus floribundus, (Catalina Ironwood), Prosopis glandulosa var. torreyana, (Mesquite)

SHRUBS

Fremontodendron californicum or Fremontodendron mexicanum, (Flannel Bush), Galvesia speciosa, (Island Bush Snapdragon) Rhus integrifolia, (Lemonade Berry), Rhus ovata, (Sugar Bush), Romneya coulteri, (Matilija Poppy), Simmondsia chinensis, (Jojoba)

California Invasive Plant Council Web site:
www.cal-ipc.org

DESIGN GUIDE 3

GUIDELINES AND STANDARDS 1.C.2

COMMONLY FOUND INVASIVE SPECIES TO BE AVOIDED

Acacia

Acacia spp.

Almond

Prunus dulcis

Ash, evergreen

Fraxinus uhdei

Bamboo, running types

Arundinaria, *chimonobambusa*,
phyllostachys, etc.

Black locust

Robinia pseudoacacia

Broom, french

Genista monspessulana,
previously *cytisus monspessulanus*

Broom, scotch

Cytisus scoparius

Broom, spanish

Spartium junceum

Cape weed

Arctotheca calendula

Cotoneaster

Cotoneaster spp.

Elm

Ulmus spp.

Eucalyptus

Eucalyptus spp.

Fig

Ficus carica

Flowering plum, fruitful varieties

Prunus spp.

Fountain grass

Pennisetum setaceum); purple
variety "cupreum" is sterile and
acceptable

Foxglove

Digitalis purpurea

Giant reed

Arundo donax

Glossy privet

Ligustrum lucidum

Gorse

Ulex europaea

Himalayan blackberry

Rubus discolor

Holly oak

Quercus ilex

Iceplants

Carpobrotus edulis, c. *Chilensis*,
mesembryanthemum spp.

Ivy, algerian

Hedera canariensis

Ivy, cape

Delairea odorata,
previously *senecio mikanioides*

Ivy, english

Hedera helix

Kikuyu grass

Pennisetum clandestinum

Lemon balm

Melissa officinalis

Lombardy poplar

Populus nigra 'italica'

London plane tree

Platanus acerifolia

**Mint, any kind including
pennyroyal, peppermint,
spearmint**

Mentha spp.

Monterey pine

Pinus radiata

Myoporum

Myoporum laetum

Olive

Olea europaea

**Pampas grass,
jubata grass**

Cortaderia selloana, *C. Jubata*

Pepper trees

Schinus spp.

Periwinkle

Vinca major

Pyracantha

Pyracantha spp.

Tamarisk, salt cedar

Tamarix spp.

Tree of heaven

Ailanthus altissima

Walnut, english or black

Juglans regia, *juglans californica*
var. *Hindsii*

Find it at: <http://www.cnps.org/archives/archives.htm>

Scroll down to:

- 1) Policies and Guidelines
- 2) Conservation Policies
- 3) Guidelines for Landscaping to Protect Native Vegetation from Genetic Degradation.

California Invasive Plant Council Web site:
www.cal-ipc.org

From:	Garland Wong
To:	Planning Department ; Kristina Phung ;
Subject:	Written Comment – Public Hearing: Pulte Homes 272-Unit Development, South Main Street
Sent:	6/22/2026 10:53:34 AM

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Dear Members of the Milpitas Planning Commission,

I am a resident of the Starlite Pines community and am writing to submit my formal concerns regarding the proposed Pulte Homes development of 272 condominium units on the South Bay Tech Center site, scheduled for public hearing on June 24, 2026.

I strongly urge the Planning Commission to carefully consider the following issues before approving this project.

1. TRAFFIC IMPACT AT MAIN STREET & MONTAGUE EXPRESSWAY

The intersection of southbound Main Street and westbound Montague Expressway is already severely congested during morning commute hours. The queue of vehicles waiting to turn from southbound Main Street onto westbound Montague routinely backs up all the way to Cedar Street — the primary entrance to the Starlite Pines community. This is an existing problem that has yet to be adequately addressed.

The proposed development would place 272 additional residential units directly between this bottleneck and our community entrance. The inevitable increase in vehicle trips generated by these new residents would make an already unacceptable situation dramatically worse, effectively trapping Starlite Pines residents during peak morning hours and creating dangerous conditions for all involved. I respectfully request that a thorough Traffic Impact Analysis be conducted and made available for public review, and that no approval be granted until meaningful traffic mitigation measures are identified and committed to.

2. OVERFLOW PARKING INTO STARLITE PINES

Residents in the northern portion of our community have experienced significant quality-of-life impacts due to overflow parking from the neighboring Apex apartment complex. Non-residents have repeatedly parked on our residential streets, creating congestion, tension, and conflict among neighbors.

The proposed development would provide only 544 vehicle parking stalls and 93 outdoor guest stalls for 272 units — a ratio that falls well short of what will realistically be needed. Given the proven precedent set by Apex, it is entirely predictable that the southern section of Starlite Pines will face the same overflow parking problem. Residents should not be expected to absorb the consequences of inadequate parking planning in adjacent developments. I urge the Commission to require a substantially higher parking provision or enforceable mechanisms to prevent spillover into our neighborhood.

I appreciate the opportunity to submit these concerns in writing and ask that the Planning Commission give serious weight to the cumulative impact this development will have on an already strained local infrastructure and on the residents of Starlite Pines who will bear the direct consequences.

Thank you for your time and consideration.

Sincerely,
Garland Wong

 Way, Milpitas, CA
[@gmail.com](#)

From: [gMail](#)
To: [Kristina Phung](#)
Cc: [REDACTED]; [REDACTED]; [REDACTED]; [Lory Obenza](#); [Jay Anderson](#); [Larry Boy Roldan](#);
Subject: Written Comments — Pulte Residential Townhomes, 1601-1765 S. Main St. | P-SD25-0003 et al.
Sent: 5/26/2026 9:50:17 PM

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Dear Ms. Phung and Members of the Planning Commission,

I am a Milpitas resident residing within 500 feet of the subject property at 1601-1765 S. Main St. I am submitting these written comments in advance of the June 10, 2026 public hearing regarding the proposed Pulte Residential Townhomes project. While I recognize the need for additional housing in our community, I have several significant concerns I respectfully request the Commission consider before rendering a decision.

1. TRAFFIC AND PARKING

The addition of 272 condominium units on S. Main St. raises serious concerns for a corridor already experiencing congestion during peak hours:

- What traffic impact analysis has been conducted, and what mitigation measures are proposed for peak hour congestion on S. Main St.?
- Is the proposed parking allocation of 544 covered stalls and 93 surface guest stalls sufficient to prevent overflow parking into adjacent residential streets?
- What are the construction traffic management plans, including haul routes and restricted hours?

2. ENVIRONMENTAL CONCERNS

The removal of 167 ordinance-sized trees represents a significant loss of urban canopy for our neighborhood:

- What is the justification for removing all 167 trees rather than preserving or relocating mature specimens?
- What is the timeline and enforceable plan for tree replacement, and will replacement trees be of comparable size and species?
- How will stormwater runoff be managed on the redeveloped 11.2-acre site to prevent drainage impacts on neighboring properties?

3. COMMUNITY AND COMMERCIAL IMPACT

The demolition of six commercial and office buildings represents the permanent loss of commercial activity in a Mixed-Use (MXD) zoned district:

- What relocation assistance, if any, is being provided to existing commercial tenants being displaced?
- How does the elimination of commercial space align with the City's long-term vision for the S. Main St. corridor and walkable neighborhood retail?
- Will any ground-floor commercial or retail space be included in the project to maintain neighborhood-serving uses?

4. INFRASTRUCTURE AND PUBLIC SERVICES

- Has a capacity analysis been conducted for water, sewer, and electrical infrastructure to support 272 new units?
- What school impact fees or mitigation measures are proposed for the Milpitas Unified School District?
- What fire and emergency services access plans are in place given the density of 25 buildings on a single site?

5. HOUSING AFFORDABILITY

- How many of the 272 units will be designated as affordable, and at what Area Median Income (AMI) levels?
- Given the application was filed under SB 330, what community benefits has the City negotiated in exchange for any density bonus concessions?

6. DESIGN AND NEIGHBORHOOD COMPATIBILITY

- How have the proposed 51-foot building heights been evaluated for impacts to sunlight, privacy, and sight lines for adjacent residential properties?
- What architectural design standards are being applied to ensure compatibility with the existing neighborhood character?

I respectfully request that the Planning Commission carefully weigh these concerns and ensure that adequate responses are provided at the June 10, 2026 public hearing. I also request that these written comments be entered into the official record for this application.

Thank you for your consideration.

Sincerely,

Chris Obenza

██████████ WY, Milpitas, CA 95035

From: [Allison Serrano](#)
To: [Planning Department](#); [Kristina Phung](#);
Cc: ascendmuaythai@gmail.com; [REDACTED]
Subject: Opposition to South Bay Tech Center Redevelopment Proposal
Sent: 6/24/2026 12:07:42 PM

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Dear Planning Commissioners,

I am writing to express my opposition to the proposed redevelopment of the South Bay Tech Center site. I have been a member of Ascend Muay Thai, a martial arts gym operating in the business center, for approximately 4 years. During that time, I have seen first hand the impact this business has had on the community. It has been a place where I have watched adults, children, and whole families support one another, build confidence, improve health, and develop lasting friendships. For myself, it has been invaluable having a local gym and supportive community, which has worked wonders for my physical, mental, and social health and well-being. Losing this facility would mean losing an important community institution, not simply a commercial tenant. While they have been in operation, Ascend has invested substantial time, money, and effort into renovating its space to meet the needs of the community and members. These investments were made with the expectation that the business would continue serving the community from its current location. Forcing the gym to relocate would create significant financial burden and operational disruption, and there is no guarantee that a suitable replacement space could be found nearby. I am concerned that this project prioritizes housing development at the expense of established local businesses that already contribute to the quality of life in Milpitas. The loss of community-serving businesses reduces the amenities available to residents and weakens the local business ecosystem.

I am also concerned about the increased traffic and parking pressures in an already congested area if this proposal is approved. The addition of hundreds of residential units without corresponding infrastructure improvements will worsen conditions in an area that already experiences significant traffic congestion. As someone who commutes on Montague Expressway and Highway 880 nearly every day, I am extremely concerned that the roadways will be even more challenging to navigate, and that the construction and increased motor traffic will worsen the conditions of roads that are already breaking down. As a life-time resident of the area, I understand the importance of housing development but this should not come at the cost of disruption and damage to existing infrastructure, businesses, and residents.

I respectfully request that the planning commission reject the proposal in its current form and carefully evaluate alternatives. At the very least, significant modifications to the proposed plan should be made before approving the project, including conducting a detailed analysis of the economic impact of increasing residential units and displacing existing businesses, requiring a comprehensive business relocation and retention plan, and exploring other sites that may be more appropriate for residential development without eliminating active business centers. As a member of the local community, I believe Milpitas should pursue housing solutions that do not come at the cost of established businesses, local jobs, and economic vitality.

Thank you for your time and consideration of these concerns.

Sincerely,
Allison Serrano
Milpitas Community Member
Member of Ascend Muay Thai
[REDACTED]@gmail.com

From: [Segura, Selena SSG USARMY 63 RD \(USA\)](#)
To: [Planning Department](#); [Kristina Phung](#);
Cc: ascendmuaythai@gmail.com; [REDACTED]
Subject: Public Comment - Preserving Community, Small Business, and Local Services in Milpitas
Sent: 6/24/2026 8:56:13 AM

To the Planning Commission and City Council,

I am writing as a Bay Area resident, Army Reservist, and frequent patron of businesses located within the South Bay Tech Center.

Throughout my military career, I have moved, traveled, and spent years serving away from the place I once called home. Like many service members, finding a sense of community has not always been easy. Over time, places like the South Bay Tech Center have become a home away from home for me. It is where I have found connection, routine, support, and a sense of belonging within the community.

I understand the need for housing and support thoughtful growth. However, I am concerned that this project will permanently displace small businesses and community spaces that residents rely on every day. These businesses represent values that Americans have long supported: entrepreneurship, hard work, local investment, and strong communities. Once they are gone, there is no guarantee they will be able to return. In many cases, they never do.

I am also concerned that while this project may add housing units, it may not create housing that is affordable for many of the families who already live and work here. As housing costs continue to rise throughout Silicon Valley, many hardworking residents find themselves priced out of the very communities they help build and sustain. Replacing established local businesses with market-rate condominiums does not necessarily solve that problem.

As a patron of Ascend Muay Thai and Fitness, I have personally witnessed the positive impact these community businesses have on residents of all ages. They provide opportunities for youth development, mentorship, health, wellness, and meaningful human connection. These are the types of spaces that strengthen communities and improve quality of life.

When we talk about building stronger communities, supporting families, and investing in future generations, we should also consider preserving the places that already bring people together. I respectfully ask that the long-term impact on these businesses, their employees, and the residents who depend on them be carefully considered before moving forward with this proposal.

Thank you for your time and consideration.

Very Respectfully,

Selena Segura
SSG, USAR
63d Readiness Division
Yellow Ribbon Reintegration Program
230 R.T. Jones Road
Mountain View, CA 94043
Phone: 719-516-7411
Email: selena.segura.mil@army.mil
63rd RD Yellow Ribbon Group Box:
usarmy.usarc.63-rd.mbx.yellow-ribbon@army.mil

From:	Phillip Nguyen
To:	Planning Department
Cc:	Kristina Phung
Subject:	South Bay Tech Center vs Pulte Homes
Sent:	6/24/2026 1:29:06 PM

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To Whom it May Concern,

I believe it would be a terrible idea to lose the South Bay Tech Center in favor of building more high rise living spaces in a city that can barely afford to have this occur. Currently, real estate is in turmoil as more and more Californians are leaving this state in favor of migrating to states with lower tax rates, lower property taxes, lower cost of living etc. There are already several high-rise buildings containing several vacant condominiums and apartments as it is. The city of Milpitas has also seen no significant increase in expanding its schools, having had only one high school for decades and not enough elementary or middle schools as well. This has prompted many Milpitas to seek education elsewhere including private schools, foreign-culture based institutions or homeschooling.

The businesses and services provided by the tenants of South Bay Tech Center are crucial to the community. The Concentra clinic is located in an easily accessible hub in a city that has far too few proper medical facilities. Day care facilities, special needs services, EMT training facilities, alternative education service providers and more can be found within this center.

Please reconsider the decision to allow Pulte Homes to move forward with adding yet another, largely unoccupied eyesore to our lovely city.

Best regards,
Phillip Nguyen
Vice President of New Business Development

TESTMETRIX
1605 S. Main St., Milpitas, CA 95035

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From: [Segura, Selena SSG USARMY 63 RD \(USA\)](#)
To: [Planning Department](#); [Kristina Phung](#);
Cc: ascendmuaythai@gmail.com; [REDACTED]
Subject: Public Comment - Preserving Community, Small Business, and Local Services in Milpitas
Attachments: [Public Comment - Preserving Community, Small Business, and Local Services in Milpitas](#)
Sent: 6/24/2026 8:56:20 AM

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Segura, Selena SSG USARMY 63 RD (USA) <selena.segura.mil@army.mil>
To: Planning Department <planningdepartment@milpitas.gov>; Kristina Phung <kphung@milpitas.gov>
Cc: ascendmuaythai@gmail.com; helen.tuet@gmail.com

Reply Reply all Forward |   ...
Wed 6/24/2026 8:56 AM

High importance

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To the Planning Commission and City Council,

I am writing as a Bay Area resident, Army Reservist, and frequent patron of businesses located within the South Bay Tech Center.

Throughout my military career, I have moved, traveled, and spent years serving away from the place I once called home. Like many service members, finding a sense of community has not always been easy. Over time, places like the South Bay Tech Center have become a home away from home for me. It is where I have found connection, routine, support, and a sense of belonging within the community.

I understand the need for housing and support thoughtful growth. However, I am concerned that this project will permanently displace small businesses and community spaces that residents rely on every day. These businesses represent values that Americans have long supported: entrepreneurship, hard work, local investment, and strong communities. Once they are gone, there is no guarantee they will be able to return. In many cases, they never do.

I am also concerned that while this project may add housing units, it may not create housing that is affordable for many of the families who already live and work here. As housing costs continue to rise throughout Silicon Valley, many hardworking residents find themselves priced out of the very communities they help build and sustain. Replacing established local businesses with market-rate condominiums does not necessarily solve that problem.

As a patron of Ascend Muay Thai and Fitness, I have personally witnessed the positive impact these community businesses have on residents of all ages. They provide opportunities for youth development, mentorship, health, wellness, and meaningful human connection. These are the types of spaces that strengthen communities and improve quality of life.

When we talk about building stronger communities, supporting families, and investing in future generations, we should also consider preserving the places that already bring people together. I respectfully ask that the long-term impact on these businesses, their employees, and the residents who depend on them be carefully considered before moving forward with this proposal.

Thank you for your time and consideration.

Very Respectfully,

Selena Segura
SSG, USAR
63d Readiness Division
Yellow Ribbon Reintegration Program
230 R.T. Jones Road
Mountain View, CA 94043
Phone: 719-516-7411
Email: selena.segura.mil@army.mil
63rd RD Yellow Ribbon Group Box:
usarmy.usarc.63-rd.mbx.yellow-ribbon@army.mil

From: [Jordan A.](#)
To: [Planning Department](#); [Kristina Phung](#);
Subject: Public Hearing Comments
Attachments: [6_24_26 Public Hearing Comments.pdf](#)
Sent: 6/24/2026 2:37:56 PM

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Good afternoon,

My name is Jordan Anaya, and I was made aware of a public hearing tonight in the City Council Chamber regarding a proposed housing development near the Starlite Pines neighborhood.

As a resident of the Pines, I was invited to submit a note to the Milpitas Planning Commission regarding my thoughts on this proposed project by Pulte Homes. I've attached a document here, and kindly request that it be printed and included in the paperwork that the Planning Commission will receive for this evening's meeting.

Thank you very much,

Jordan Anaya

June 24, 2026

To the Planning Commission and City Council of Milpitas,

My name is Jordan Anaya, and I am a longtime resident of the Starlite Pines neighborhood. It is with sadness and frustration to learn about the development project proposed by Pulte Homes, which plans to construct 270 condominium units behind the Pines, and I ask that you deeply reconsider approving these plans as they raise great concerns from the community.

With several large apartment complexes already existing within even a single mile radius of our neighborhood, adding another will severely drive up traffic in the area, especially during peak commute hours. Not only will this add to local pollution and the subsequent health concerns that follow, but the quiet privacy that Pines residents have enjoyed for decades will be irreversibly diminished. Furthermore, evacuating a large portion of century-old trees to make room for these condominiums creates an ecological imbalance that is only exacerbated by the pollution and high traffic. As it is currently, the roads and other immediate infrastructure are ill-suited to bear the addition of new housing.

Alongside my fellow residents of the Starlite Pines neighborhood, I urge the members of the Planning Commission, as well as the City Council, to advise Pulte Homes to seek different real estate in Milpitas for their development project. Out of respect for the residents' privacy, the longevity of the trees and wildlife in the surrounding area, and the comfort and accessibility of the community as a whole, please do not allow this housing development to be approved and constructed.

Thank you very much for your time,

Jordan Anaya

FW: Community Push for Ascend Muay Thai and local businesses

From Kristina Phung <kphung@milpitas.gov>

Date Wed 6/24/2026 6:20 PM

To Liz Medina <emedina@milpitas.gov>

From: Sarah Michelle Cruz <[REDACTED]@gmail.com>

Sent: Wednesday, June 24, 2026 4:22 PM

To: Planning Department <planningdepartment@milpitas.gov>; Kristina Phung <kphung@milpitas.gov>

Cc: ascendmuaythai@gmail.com; [REDACTED]@gmail.com

Subject: Community Push for Ascend Muay Thai and local businesses

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I have been attending Ascend Muay Thai for about 3 years now, and have seen just how beneficial spaces like this gym, and the surrounding business are to the community.

People from all different walks of life get to come together for shared interests, build lifelong friendships and do so much for one another.

I have seen relationships grow into “chosen families,” and in a world that is increasingly isolated — businesses like Ascend, or churches / religious gathering spaces, and other gyms, even the urgent care is absolutely integral to Milpitas.

Milpitas does not need more housing or destruction of nature. Milpitas needs to continue to cultivate its businesses and community places. People are always looking for connection, belonging, and for places to grow and cultivate a sense of purpose. To tear down this area would also mean taking away these opportunities for people to find meaning, health, and friendships.

We won’t advocate for that. Rather, we will continue to stand for community and what makes it great.

Sarah Michelle Cruz

FW: Opposition to Proposed Redevelopment of South Bay Tech Center

From Kristina Phung <kphung@milpitas.gov>

Date Wed 6/24/2026 6:20 PM

To Liz Medina <emedina@milpitas.gov>

From: Tammy S <[REDACTED]@gmail.com>

Sent: Wednesday, June 24, 2026 4:36 PM

To: Planning Department <planningdepartment@milpitas.gov>; Kristina Phung <kphung@milpitas.gov>

Cc: ascendmuaythai@gmail.com; [REDACTED]@gmail.com

Subject: Opposition to Proposed Redevelopment of South Bay Tech Center

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Dear Members of the Milpitas Planning Commission,

I am writing to express my **strong opposition to the proposal by Pulte Homes to demolish the South Bay Tech Center** and replace it with a 272-unit condominium development.

While I understand the need for housing, I do not believe this project is the right fit for this location or for the long-term interests of the Milpitas community.

One of my **greatest concerns is the loss of the small businesses** that currently operate within the South Bay Tech Center. These businesses provide important services, jobs, and community gathering spaces for local residents. In particular, my Muay Thai gym, Ascend Muay Thai, is located in this center. It serves as more than just a fitness facility—it is a place where residents build friendships, support their physical and mental health, and create a sense of community. Relocating a specialized business like this is not simple, and there is no guarantee that a suitable replacement location will be available within Milpitas.

Milpitas already has a significant amount of high-density housing and townhome development. **At some point, we must ask whether continued residential growth is being balanced with adequate commercial space, infrastructure, and services. A thriving city requires more than housing alone.** Residents need nearby businesses, fitness facilities, restaurants, professional services, and employment opportunities. **Eliminating commercial centers in favor of more housing creates an imbalance that ultimately reduces quality of life and increases dependence on driving outside the city for everyday needs.**

I am also concerned about the **cumulative impacts this project would have on traffic, parking, and public infrastructure.** The Main Street and Montague Expressway corridor already experiences congestion, and adding hundreds of new residents and vehicles will only worsen existing bottlenecks.

The proposed parking allocation also appears limited relative to the scale of the project, raising concerns about parking overflow into neighboring residential communities.

Additionally, Milpitas schools are already experiencing enrollment pressures. Before approving another large housing development, the City should carefully evaluate whether local schools, roads, parks, and public services can adequately support additional growth.

The proposal would also remove mature trees and existing green buffers that currently separate the commercial center from neighboring homes. These trees provide privacy, noise reduction, visual screening, and environmental benefits that cannot be quickly replaced. Once they are removed, the character of the neighborhood will be permanently altered.

Finally, I encourage the City to consider alternative sites for housing development. There are other underutilized and vacant properties throughout Milpitas that may be better suited for residential projects without requiring the displacement of established businesses and community-serving facilities.

I respectfully urge the Planning Commission to reject this proposal in its current form or require substantial modifications that preserve existing businesses, protect neighboring residents, reduce impacts on traffic and parking, and maintain a healthier balance between housing and commercial uses within Milpitas.

Thank you for your time and consideration.

Sincerely,

Tammy Shih
Milpitas Resident

FW: Concern regarding South Bay tech center tear down by Pulte Homes

From Kristina Phung <kphung@milpitas.gov>

Date Wed 6/24/2026 6:20 PM

To Liz Medina <emedina@milpitas.gov>

From: Planning Department <planningdepartment@milpitas.gov>

Sent: Wednesday, June 24, 2026 5:56 PM

To: Kristina Phung <kphung@milpitas.gov>

Cc: Liz Medina <emedina@milpitas.gov>

Subject: FW: Concern regarding South Bay tech center tear down by Pulte Homes

From: Bhaskar Venkatram <[REDACTED]@gmail.com>

Sent: Wednesday, June 24, 2026 4:33 PM

To: Planning Department <planningdepartment@milpitas.gov>

Subject: Concern regarding South Bay tech center tear down by Pulte Homes

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Dear planning department,

We received a small orange card notification about Pulte Homes plan to tear down South Bay tech center to build high density residential houses.

My family and I reside in the adjacent Starlite pines community and we would like to raise our concern against this project. We attend the 2 temples in the complex regularly and it helps our family to have a place so close to our hearts nearby, and this project forces these centers to relocate which would be of huge inconvenience to us.

Not to mention the other major logistical concerns wrt -

1. School overcrowding and this was a huge factor when we moved into this area and we are caught off guard by this project.
2. Parking situation is going to be very inconvenient. Developer would sell and move on, it us residents who have to work through the friction in the future.
3. Montague expy is also crowded from Zanker road to S Main street during parking hours due to the new homes that are popping all around and this situation is going to get worse for us with getting in and out of pines itself becoming a 5-10minute activity.
4. Though we don't reside in the direct line of sight of these buildings, we understand and support our neighbour's concerns.

5. There are a lot of other underdeveloped buildings along main street that can be repurposed for high-density housing. The city should explore bringing in new businesses with the AI boom to south bay tech center and consider increasing the tax revenue of the city and reducing congestion for the old and new residents.

A lot of new businesses will be formed with the AI boom, and the city converting an already existing Tech center is short-sighted and will miss out on future opportunities.

Please consider these concerns and don't provide permission for this project.

Regards,
Bhaskar, a concerned resident.

FW: Project

From Planning Department <planningdepartment@milpitas.gov>

Date Wed 6/24/2026 6:59 PM

To Kristina Phung <kphung@milpitas.gov>

Cc Liz Medina <emedina@milpitas.gov>

From: droid me <droidme1200@gmail.com>

Sent: Wednesday, June 24, 2026 6:09 PM

To: Planning Department <planningdepartment@milpitas.gov>

Subject: Project

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I oppose to this project.

S,
Milpitas resident

FW: Pulte Homes on Main Street Southbay Tech center

From Planning Department <planningdepartment@milpitas.gov>

Date Wed 6/24/2026 6:59 PM

To Kristina Phung <kphung@milpitas.gov>

Cc Liz Medina <emedina@milpitas.gov>

From: Satish Bansal <sbansal60@gmail.com>

Sent: Wednesday, June 24, 2026 6:41 PM

To: Planning Department <planningdepartment@milpitas.gov>

Subject: Pulte Homes on Main Street Southbay Tech center

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Dear Planning commissioner Members ,

When you hearing this project, please consider the usuage of Southbay Tech tenets.
This park has urgent care, community services like Church, Temples, Medical Dr. Pre school.
There is nothing similar in the vacinity. Milpitas always looking for business friendly.
Please reject this proposal.

Best Regards
Satish Bansal
1757 Pinewood Ct, Milpitas, CA 95035
4086275029

Plate Homes tear down South Bay Tech Center

From Flora Carlos <flora.m.carlos788@gmail.com>

Date Wed 6/24/2026 6:56 PM

To Planning Department <planningdepartment@milpitas.gov>; Kristina Phung <kphung@milpitas.gov>

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As a resident of Milpitas for over 40

Years it is sad to see more tearing down a place where residents seek healthy life style going to the gym and specialize work out for children, youth and adults who wants to develop a healthy lifestyle and with kids and teens developing confidence ,self decipline and avoiding trouble in the community. Tearing it down will cause chaos for the small business people finding another location and going out of Milpitas . In the end Milpitas youth and adults will lose out in the future.

Hope the planning commission will think hard before granting this tearing down process .

Sincerely,

Flora Carlos

788 Las Lomas Dr milpitas ca 95035

925 588 9470

Pulte Homes project at South Bay Tech Center

From Mity Shantiranjan <mity.shantiranjan@gmail.com>

Date Wed 6/24/2026 8:01 PM

To Planning Department <planningdepartment@milpitas.gov>; Kristina Phung <kphung@milpitas.gov>

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I am writing to formally express my opposition to the proposed 272-unit housing project by Pulte Homes, which involves the demolition of the South Bay Tech Center in Milpitas.

As a resident and homeowner in Starlite Pines, I have significant concerns regarding this development and its impact on our community.

Best regards,

Mity Shantiranjan
Starlite Pines Homeowner/Resident