



City of Milpitas Office of Building Safety

455 East Calaveras Boulevard, Milpitas, California 95035 · www.milpitas.gov
(408) 586-3240 FAX (408) 586-3285

FINALED COMMERCIAL BUILDING PERMIT REPORT

11/1/2025 thru 11/30/2025

Permit Number	Finaled Date	Applicant	Permit Details
B-PL25-0246 PLUMBING	11/25/25	BACKFLOW PREVENTION SPECIALISTS INC 1131 ELKO DRIVE SUNNYVALE,CA 94089 (408)734-3569	Location: 1000 Hillview Ct Description: HILLVIEW COURT: Replace one (1) 1.5" Febco 825Y RP serial# A114133 3 with one(1) 1.5" Wilkins 375XLB RP backflow Construction Value: \$4,966
B-PL25-0299 PLUMBING	11/6/25	QUALIFIED PLUMBERS SERVICES INC PO BOX 968 UNION CITY,CA 94587 (510)471-2373	Location: 1021 CADILLAC CT Description: KZ KITCHEN CABINET & STONE, INC: Gas line repair due to being hit by forklift Construction Value: \$2,500
B-OC25-0142 OCCUPANCY	11/18/25	MAR DENTAL 106 DIXON ROAD Milpitas,CA 95035 (408)622-9511	Location: 106 DIXON RD Description: MAR DENTAL: New ownership of existing dental business. Construction Value:
B-ME25-0247 MECHANICAL	11/13/25	IRBIS HVAC REPAIR 2210 LUNDY AVE SAN JOSE,CA 95131 (408)419-1365	Location: 1144 Tice Dr Description: KOKA RESIDENCE: Replace gas furnace in the garage with heat pump HVAC at same location more than 75% duct replacement. Construction Value: \$27,458
B-BP25-0656 BUILDING	11/21/25	MCLARNEY CONSTRUCTION INC 355 S. DANIEL WAY SAN JOSE,CA 95128 (408)246-8600	Location: 1171 MONTAGUE EX Description: EMERALD TECHNOLOGIES: Install (1) 75k VA transformer (anchorage to be deferred) and (1) 225A panel to provide power for Construction Value: \$123,100
B-PL25-0276 PLUMBING	11/12/25	GRAVES 6 INC dba PREFERRED PLUMBING & DR 5600 IMHOFF DR CONCORD,CA 94520 (925)676-2143	Location: 1220 GREAT MALL DR Description: H&M:S : Water heater replacement (like for like) Construction Value: \$1,766
B-BP24-0669 BUILDING	11/6/25	Simsim City, Inc. 1225 Jacklin Road Milpitas,CA 95035 (917)530-5297	Location: 1225 Jacklin Rd Description: PUFF CITY SMOKE SHOP: Tenant improvement (875sf) for change of use and to legalize installed display cases. See CB2309-0002. Construction Value: \$8,000

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B-OC25-0143 OCCUPANCY	11/21/25	FATE NAIL BAR 1281 E CALAVERAS BLVD Milpitas,CA 95035 (408)515-3198	Location: 1281 E CALAVERAS BL Description: FATE NAIL BAR: New nail salon taking over existing nail salon. Construction Value:
B-SG25-0006 SIGN	11/12/25	Excel Signs Inc. 27775 Industrial Blvd. Hayward,CA 94545 (510)418-6653	Location: 1286 GREAT MALL PY Description: SLICE HOUSE: Install Internally illuminated LED Channel Letters for "Slice House By Tony Germignani" Construction Value: \$5,300
B-BP24-0485 BUILDING	11/7/25	Idly Express, Milpitas 131 Ranch Dr Milpitas,CA 95035 (248)697-6301	Location: 131 RANCH DR Description: IDLY EXPRESS: Permit to legalize installation of non-electrical, 5ft, partition wall. See CB2403-0012. Construction Value: \$2,000
B-OC21-0195 OCCUPANCY	11/7/25	IDLY EXPRESS MILPITAS 131 RANCH DR Milpitas,CA 95035 (408)649-3590	Location: 131 RANCH DR Description: IDLY EXPRESS MILPITAS: New ownership and name change of current Indian restaurant Construction Value:
B-PL25-0279 PLUMBING	11/10/25	BACKFLOW PREVENTION SPECIALISTS INC 1131 ELKO DRIVE SUNNYVALE,CA 94089 (408)734-3569	Location: 135 Dempsey Rd Description: GOSPEL CHINESE CHRISTIAN CHURCH: Replacement of one (1) 2" Febco 825Y RP serial #A269844 with one (1) 2" Febco Construction Value: \$1,372
B-BP24-0134 BUILDING	11/18/25	Pulte Homes 4511 Willow road, pleasanton, pleasanton,CA 94588 (925)398-4173	Location: 1351 LILAC WY Description: RISE AT THE DISTRICT TOWNHOMES PHASE#2 (Master Set): Bldg.#6, Type 100, 12-plex, 4 story townhomes with attached garages Construction Value: \$4,827,263
B-EL25-0166 ELECTRICAL	11/13/25	BAPS, San Jose 1430 California Circle San Jose,CA 95035 (408)857-5842	Location: 1430 CALIFORNIA CL Description: BAPS TEMPLE: Provide new branch circuits fed from existing Panel RPD 2. Utilize existing distribution Panels RPD 2-1 and RPD 2-2 Construction Value: \$3,000
B-OC25-0106 OCCUPANCY	11/7/25	PUSHPIKA INVESTMENTS LLC, 1469 LANDESS AVE Milpitas,CA 95035 (408)646-1145	Location: 1469 Landess Av Description: PUSHPIKA INVESTMENTS LLC, DBA MR BRIYANI DEN: New ownership of existing Indian restaurant. Construction Value:
B-BP25-0591 BUILDING	11/12/25	A&S Engineering 28405 San Canyon Road Suite B Canyon Country, CA 91387,CA 91387 (661)250-9300	Location: 1575 Landess Av Description: ARCO: Installing 2 Bollards at a existing AM/PM convenience store. Construction Value: \$15,000
B-OC25-0129 OCCUPANCY	11/6/25	HEALTH CARE & SERVICE IND, INC 16 CORNING AV Milpitas,CA 95035 (408)824- 204	Location: 16 Corning Av 176 Description: HEALTH CARE & SERVICE INDUSTRIES INC: New office for Staffing Registry, Recruitment, and Training. Construction Value:

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B-PL25-0202 PLUMBING	11/25/25	BACKFLOW PREVENTION SPECIALISTS INC 1131 ELKO DRIVE SUNNYVALE,CA 94089 (408)734-3569	Location: 1618 BUCKEYE DR Description: BERRUETA FAMILY LP: Replace and raise one (1) 3" Wilkins 375A RP serial# L33365 with one (1) 3" Wilkins 375AST RP backflow Construction Value: \$13,194
B-OC25-0068 OCCUPANCY	11/14/25	GLOBAL ADVISORS LLC 168 S HILLVIEW DR Milpitas,CA 95035 (408)613-3876	Location: 168 S Hillview Dr Description: GLOBAL ADVISORS LLC: New business for Tax preparation, Financial, immigration, legal, and life insurance services. Construction Value:
B-ME25-0097 MECHANICAL	11/20/25	ADVANCED HEATING AND AIR CONTRACTORS 3514 ATWATER BLVD ATWATER,CA 95301 (209)358-7921	Location: 1724 SUNNYHILLS DR Description: SUNNYHILL APARTMENTS: Install heat pump mini split to replace (E) furnace in units 15 units (1661, 1663, Construction Value: \$42,750
B-ME25-0098 MECHANICAL	11/27/25	ADVANCED HEATING AND AIR CONTRACTORS 3514 ATWATER BLVD ATWATER,CA 95301 (209)358-7921	Location: 1724 SUNNYHILLS DR Description: SUNNYHILL APARTMENTS: Install heat pump mini split to replace (E) furnace in 15 Units. Bldg. C3 / Unit #1791, Bldg. C4 / Unit Construction Value: \$42,750
B-ME25-0200 MECHANICAL	11/20/25	ADVANCED HEATING AND AIR CONTRACTORS 3514 ATWATER BLVD ATWATER,CA 95301 (209)358-7921	Location: 1724 SUNNYHILLS DR Description: SUNNYHILL APPARTMENTS: Installation of heat pump mini split systems to replace (e) furnace in 15 units. Construction Value: \$42,750
B-ME25-0245 MECHANICAL	11/20/25	ADVANCED HEATING AND AIR CONTRACTORS 3514 ATWATER BLVD ATWATER,CA 95301 (209)358-7921	Location: 1724 SUNNYHILLS DR Description: SUNNYHILL APARTMENTS: Install heat pump mini split to replace (E) furnace in 15 Units. Construction Value: \$285,000
B-ME25-0268 MECHANICAL	11/14/25	ADVANCED HEATING AND AIR CONTRACTORS 3514 ATWATER BLVD ATWATER,CA 95301 (209)358-7921	Location: 1724 SUNNYHILLS DR Description: SUNNYHILL APARTMENTS: Install heat pump mini split to replace (E) furnace in 30 Units. Construction Value: \$570,000
B-ME25-0278 MECHANICAL	11/25/25	ADVANCED HEATING AND AIR CONTRACTORS 3514 ATWATER BLVD ATWATER,CA 95301 (209)358-7921	Location: 1724 SUNNYHILLS DR Description: SUNNYHILL APARTMENTS: Install heat pump mini split to replace (E) furnace in 29 Units. Construction Value: \$551,000
B-OC25-0074 OCCUPANCY	11/7/25	5 STARS HAIR & NAILS 191 W CALAVERAS BL Milpitas,CA 95035 (650)445-1789	Location: 191 W CALAVERAS BL Description: 5 STARS HAIR & NAILS: New hair and nail salon Construction Value:
B-SO25-0115 SOLAR(PHOTO)	11/6/25	HILLCREST TERRACE POOL 2081 CALLE MESA ALTA MILPITAS,CA 95035 (408)823-2112	Location: 2081 Calle Mesa Alta Description: HILLCREST TERRACE HOA: Install 25 Qcell, 10.25kw, 410 panels on existing canopy at community pool. Construction Value: \$18,000

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B-PL25-0275 PLUMBING	11/5/25	GRAVES 6 INC dba PREFERRED PLUMBING & DR 5600 IMHOFF DR CONCORD,CA 94520 (925)676-2143	Location: 27 RANCH DR Description: BIG AL'S : Water heater replacement (like for like) Construction Value: \$13,500
B-BP24-0756 BUILDING	11/6/25	Crown Castle 8020 Katy Freeway Houston,TX 77024 (949)930-7467	Location: 270 S ABBOTT AV Description: VERIZON: Install (2) antennas, (12) RRUs, and (6) diplexers. Remove (2) antennas and (9) RRUs. Construction Value: \$20,000
B-BP25-0476 BUILDING	11/4/25	Therma 1601 Las Plumas Ave San Jose,CA 95133	Location: 3 Technology Dr Description: KLA PLUS: Installation of (N) N2 & CDA distribution piping and associated components. Construction Value: \$39,085
B-SG24-0041 SIGN	11/19/25	David Ford 124 Allimore Ct. Roseville,CA 95747 (510)387-0546	Location: 301 Ranch Dr Description: WALMART: Install (2) illuminated wall signs and (16) non-illuminated wall signs. Construction Value: \$28,700
B-PL25-0245 PLUMBING	11/18/25	BACKFLOW PREVENTION SPECIALISTS INC 1131 ELKO DRIVE SUNNYVALE,CA 94089 (408)734-3569	Location: 400 N McCARTHY BL Description: MCCARTHY CENTER HOLDINGS LLC: Replace one (1) 3" Watts 009 RP serial# 10961 with one (1) 3" Wilkins 375AST RP backflow Construction Value: \$14,209
B-BP25-0219 BUILDING	11/3/25	VTC Engineering Group 2050 Concourse Drive San Jose,CA 95131 (408)892-5035	Location: 463 S MILPITAS BL Description: TDK HEADWAY BLDG. #5: Tool Installation, Futek Furnace (MANO803) in existing Clean Aisle 07, Building 05. The scopes Construction Value: \$50,000
B-PL25-0244 PLUMBING	11/18/25	BACKFLOW PREVENTION SPECIALISTS INC 1131 ELKO DRIVE SUNNYVALE,CA 94089 (408)734-3569	Location: 480 N McCarthy Bl Description: MCCARTHY CENTER HOLDINGS LLC: Replace one (1) 3" Watts 009 RP serial# 10963 with one (1) 3" Wilkins 375AST RP backflow Construction Value: \$14,209
B-BP22-0139 BUILDING	11/20/25	Advance Design Consultant 998 Park Ave San Jose,CA 95126 (408)297-1881	Location: 497 S Hillview Dr Description: TDK HEADWAY: Building 1, Ph 4- Area 4, Tenant Improvement (3256 sf) of (e) office area, conference room to convert to two clean Construction Value: \$1,000,000
B-OT23-0010 OCCUPANCY(TE)	11/20/25	Advance Design Consultant 998 Park Ave San Jose,CA 95126 (408)297-1881	Location: 497 S Hillview Dr Description: TDK HEADWAY: Building 1, Ph 4- Area 4, Tenant Improvement (3256 sf) of (e) office area, conference room to convert to two clean Construction Value:
B-ME25-0250 MECHANICAL	11/19/25	Accel Air Systems 374 Reed St. Santa Clara,CA 95050 (650)834-1475	Location: 5 TECHNOLOGY DR Description: KLA: Install (n) CDA and N2 piping to owner provided purifiers, and extend use of N2 (2) and CDA (2) for future growth. Construction Value: \$13,000

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B-BP25-0659 BUILDING	11/14/25	Griffis Residential 6400 S Fiddlers Green Cl 1200 Greenwood Village,CO 80111 (720)883-3880	Location: 501 Murphy Ranch Rd Description: GRIFFIS SOUTH BAY APARTMENTS: Remodel units 458 and 347 to include replacing light fixtures like for like using existing j-boxes, Construction Value:
B-BP25-0366 BUILDING	11/21/25	Jie Du 261 Serena Way Santa Clara,CA 95051 (408)839-0359	Location: 549 N Abel St Description: DU FOUR-PLEX: Remove (E) cement layer of top entry deck for Unit # 3 & 4 and repair any plywood underneath. Apply (N) surface Construction Value: \$6,890
B-BP25-0639 BUILDING	11/21/25	BAY AREA ACTIVO INC 361 MERIDIAN AVE SAN JOSE,CA 95126 (408)797-7424	Location: 555 S PARK VICTORIA DR Description: 555 APARTMENTS: Add ramp with double door install electrical and insulation to existing shed. Construction Value: \$30,000
B-BP25-0271 BUILDING	11/26/25	Arc Tec Inc 1731 Technology Dr. Suite 750 San Jose,CA 95110 (408)513-4657	Location: 601 McCARTHY BL Description: KLA: Equipment installation in first floor server room consisting of installing new electrical panels, new floor mounted computer room Construction Value: \$187,140
B-EV25-0087 EV CHARGING	11/14/25	TD WEST ELECTRIC INC 2837A WHIPPLE ROAD UNION CITY,CA 94587 (510)648-6992	Location: 631 ELDERBERRY DR Description: WONG RESIDENCE: Run 1" conduit from sub panel to NEMA 14-50 in kitchen cabinet for 50A range outlet. Run 6/3 Romex from Construction Value:
B-BP25-0561 BUILDING	11/5/25	Chang Architecture 403 Main Street, #613 San Francisco,CA 94105 (650)269-4213	Location: 677 GIBRALTAR CT Description: FLEXTRONICS: Asbuilt Plans to close out open permits as requested by inspector Construction Value: \$5,000
B-BP24-0685 BUILDING	11/13/25	Ted Jacob Engineering Group 1763 Broadway Oakland,CA 94612 (510)774-3023	Location: 700 E CALAVERAS BL Description: KAISER PERMANENTE: Install (3) relief hoods to relieve ventilation air when AC units are in economizer mode. Construction Value: \$50,000
B-BP25-0560 BUILDING	11/5/25	Chang Architecture 403 Main Street, San Francisco,CA 94105 (650)269-4213	Location: 727 GIBRALTAR CT Description: FLEXTRONICS: Asbuilt Plans to close out open permits as requested by inspector Construction Value: \$5,000
B-OC24-0041 OCCUPANCY	11/18/25	SGS NORTH AMERICA INC 775 MONTAGUE EX Milpitas,CA 95035 (949)943-0216	Location: 775 MONTAGUE EX Description: SGS NORTH AMERICA INC: New Testing & certification laboratory for automotive & connectivity industries. Construction Value:
B-PL25-0182 PLUMBING	11/18/25	BACKFLOW PREVENTION SPECIALISTS INC 1131 ELKO DRIVE SUNNYVALE,CA 94089 (408)734-3569	Location: 80 RAILROAD AV Description: PRESTON MICHAEL D TRUSTE: Replace one (1) 1.5" Febco 825Y RP serial# A171033 with one (1) 1.5" lead free RP backflow Construction Value: \$4,907

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B-BP25-0295 BUILDING	11/13/25	VMI architecture, Inc. 637 5th Avenue san rafael,CA 94901 (415)451-2500	Location: 81 Ranch Dr Description: TACO BELL: Tenant improvement (1130sf) to include new recessed LED lights & and new decor in dining area, new LED light in Construction Value: \$175,000
B-OC25-0136 OCCUPANCY	11/5/25	WE'RE DOS TEA & CO. DBA TEA TOP 82 Ranch Dr Milpitas,CA 95035 (408)941-9330	Location: 82 RANCH DR Description: WE'RE DOS TEA & CO. DBA TEA TOP: New ownershio of existing Boba Tea, Smoothie and coffee business. Construction Value:
B-RR25-0206 RE-ROOF	11/12/25	ENVIRONMENTAL ROOFING & WATERPROOFING 1157 DELL AVE CAMPBELL,CA 95008 (408)871-1540	Location: 840 N McCarthy Bl Description: MCCARTHY CENTER HOLDINGS LLC: 3PLY cold process no tear off required, Installing 3ply cold process class a roof system Construction Value: \$274,200
B-BP25-0492 BUILDING	11/7/25	STUDIO G ARCHITECTS, INC 299 BASSETT ST . SAN JOSE,CA 95110 (408)283-0100	Location: 880 N McCarthy Bl 250 Description: STATS CHIP PAC: Tenant Improvement(1609 SQFT) to add 3 private office, expand board room and break room. Construction Value: \$142,068
B-PL25-0147 PLUMBING	11/25/25	BACKFLOW PREVENTION SPECIALISTS INC 1131 ELKO DRIVE SUNNYVALE,CA 94089 (408)734-3569	Location: 888 TASMAN DR Description: WH SILICON VALLEY VI LP: Replace 2" Febco 825Y RP, serial B5482 with (1) 2" leadfree RP blackflow prevention assembly on Construction Value: \$5,569
B-BP25-0643 BUILDING	11/3/25	STUDIO G ARCHITECTS INC 299 BASSETT ST STE 250 SAN JOSE,CA 95110 (509)999-0731	Location: 888 TASMAN DR 200 Description: EMPOWER SEMICONDUCTOR: Tenant improvement (648sf) to expand existing office with demo of adjacent storage rooms. Construction Value: \$88,539
B-RR25-0208 RE-ROOF	11/20/25	ENVIRONMENTAL ROOFING & WATERPROOFING 1157 DELL AVE CAMPBELL,CA 95008 (408)871-1540	Location: 890 N McCarthy Bl Description: MCCARTHY CENTER HOLDINGS LLC: 3PLY cold process no tear off required, Installing 3ply cold process class a roof system Construction Value: \$182,600
B-BP25-0544 BUILDING	11/3/25	STUDIO G ARCHITECTS, INC 299 BASSETT ST . SAN JOSE,CA 95110 (408)283-0100	Location: 890 N McCarthy Bl 200 Description: SPEC SPACE: Tenant improvement (2568 sqft). Demolition of existing non bearing walls and associated MEP work. No occupancy Construction Value: \$64,298
B-BP23-0667 BUILDING	11/6/25	Balch Petroleum 930 Ames Ave Milpitas,CA 95035 (408)514-6474	Location: 930 Ames Av Description: BALCH PETROLEUM CONTRACTORS AND BUILDERS INC.: Replace existing on road and off road diesel fuel lines from UST to Construction Value: \$5,000
Total Number of Permits Finalized:		56	Total Construction Value: \$9,006,084