

Michael Sullivan
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August 30, 2011

Sheldon S. Ah Sing
Senior Planner
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035-5411

RE: Citation Tentative Map/Site Development Amendment (Tentative Map Amendment No. TM11-0001 / Site Development Permit Amendment No. SA11-0005)

Dear Mr. Ah Sing:

We are writing in response to the incomplete letter we received on July 29, 2011 in connection with the above-referenced project. This letter provides specific responses to the comments we received related to the "Citation Townhomes" tentative map.

With this submittal, we are requesting an amendment that would allow two 5-story buildings within the 'wrap' styled apartment/condominium component of the project (currently approved at 4-story). We are also requesting a density transfer agreement to accommodate the additional units associated with the 5th story, described in more detail with the application.

If approved, the project would comprise 732 homes: 638 apartment/condominium units and 94 "townhome style" condominiums. This is an increase of 93 units above the current tentative map entitlements approved for this site. As a result, the density would increase from 40 dwelling units per acre to approximately 45.75 dwelling units per acre.

We believe that you will find this submittal complete and concise based on the feedback and direction we received from City Staff. We appreciate all of the time you have invested reviewing this project, and we are excited for the opportunity to bring this project forward to the Planning Commission and City Council in the very near future.

Please do not hesitate to contact us should you have any questions or concerns.

Sincerely,

Michael Sullivan

MAS/jkj

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