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## Memorandum

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**DATE:** December 6, 2013

**TO:** Tiffany Brown, Scott Ruhland

**FROM:** Bill Sadler

**RE:** 345 Los Coches - Site Development Permit Amendment: Summary of Changes

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Per the outlined requirements for the site development permit amendment, below is a summary of changes that are shown in the design package received on December, 4, 2013.

### Architectural Design:

1. In reviewing the initial set, done by others, and the conditions of approval, we took a fresh look at the exterior design. Please see attached conditions of approval for applicable mark-ups and changes.
2. Floor plans 1 through 3 have been maintained with the original exterior dimensions. Interior layouts have been updated to meet TriPointe's marketing which has changed window sizes and placements throughout.
3. A new plan 4 has been introduced for greater variety in street scene. This 3 story home is situated along Los Coches only. This home offers a first floor porch and a deck above for extensive outdoor living potential.
4. The three styles utilized throughout on plans 1, 2 and 4 are: Tuscan, English and Traditional. These styles were part of the original approval, but the detailing has been enhanced greatly. The plan 3 live/work maintains the more contemporary styling.
5. The plan 3 live/work, due to the impacts of the floodplain, has been revised to lower the work space to maintain access from the public sidewalk, approximately 3' below the living finish floor. This has created a 12' ceiling, approximately, in the work space. Transom glass has been added above the door and the canopy has been raised to work with the additional height.
6. The plan 3 live/work has also been reworked on the second floor to create a large deck to the rear. This maintains the front façade of the original approval and provides liveable outdoor space off the kitchen.
7. New color schemes have been prepared for approval. These schemes indicate the window frame colors that are being proposed:
  - a. White and Tan are assigned to schemes 1-9
  - b. Espresso will be used on the four live/work homes to match the bronze storefront of the work space.
  - c. And a special use of the upgrade Taupe color will be specified three times along Los Coches.

### Landscape Design:

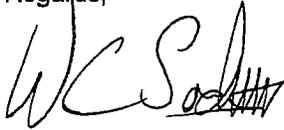
- Plaza space added at live/work unit 8. Includes seating, accent paving, decorative pots and market umbrellas.
- AT&T SAI boxes will remain in existing location with the possibility of paint to match surrounding landscape.
- Commercial signage relocated to space in front on live/work unit 8 to provide a sense of arrival and for better viewing purposes.

Civil Design:

- Raised grades of buildings to remove the site from the flood plain including adding small wall and steps to units along Los Coches
- Modified live/work units to split level design to accommodate ADA access from the public right of way to the work portions of the units while raising the live portion of the unit out of the flood plain
- Shifted the EVA access and modified public walk alignment on S Milpitas Blvd to accommodate existing telecommunication facilities which are to remain in place.

TRI Pointe Homes would like to thank the Milpitas Planning Department for their participation in this process, and for ultimately approving changes we believe are in the project's best interest.

Regards,

A handwritten signature in black ink, appearing to read 'WCS', with a stylized flourish at the end.

WILLIAM C. SADLER III  
Senior Project Manager