

**MILPITAS/DIXON LANDING HOTEL DEVELOPMENT VENTURE, L.P.**

**400 S. EL CAMINO REAL, SUITE 200  
SAN MATEO, CA 94402-1731**

**T: 650.347.8260  
F: 650.347.8261**

November 8, 2013

City Council  
c/o City Clerk  
City of Milpitas  
455 E. Calaveras Blvd.  
Milpitas, CA 95035

Re: Trumark Homes application for a General Plan Amendment (GP12-0003), Zoning Amendment (ZA12-0004), Site Development Permit (SD12-0002), Conditional Use Permit (UP12-0012), Planned Unit Development (PD12-0001), Major Vesting Tentative Map (TM12-0001) and Environmental Assessment (EA13 -0003)  
From Industrial Park to Residential and General Commercial  
(APNs: 22-37-011, 012, 019, 040, 045, 046, 047 and 049)

Dear Members of the City Council:

I write on behalf of Milpitas/Dixon Landing Hotel Development Venture, the owner of the property commonly known as the Residence Inn by Marriott located at 1501 California Circle, Milpitas (APN 022-37-047).

We object to the proposed General Plan Amendment, Zoning Amendment, Site Development Permit, Conditional Use Permit, Planned Unit Development, Major Vesting Tentative May and Environmental Assessment.

We purchased the land and built the Residence Inn by Marriott based in part on its location within the Dixon Landing Business Park. We believe that "Industrial Park" is the correct designation and use for the properties within the Dixon Landing Business Park. It would be inappropriate to convert some of the properties, particularly those at the entrance to the Dixon Landing Business Park, to residential use. That would mix residential use with industrial/commercial uses (which could create safety concerns for children living in the residences, among other things), and it would geographically isolate the remaining industrial/commercial properties, depressing their value.

We ask that the City deny the application.

Thank you very much.

Very truly yours.

For and on behalf of  
MILPITAS/DIXON LANDING HOTEL DEVELOPMENT VENTURE

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by 'x' and another large, stylized 'C' with a horizontal line and a small 'III' to its right.

Clement Chen, III  
President of MHDV, Inc., its general partner