

SOUTH MAIN SENIOR LIFESTYLES  
1504-1620 SOUTH MAIN STREET  
MILPITAS, CALIFORNIA  
PHASE ONE – SUBMITTAL NARRATIVE-SITE DEVELOPMENT  
10-13-14

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A. Location

The Property upon which the proposed Project will be developed is located at 1504-1620 South Main Street, Milpitas, California (APN's 086-22-027, 028, 046, 047 and 048) on the east side at its intersection of Cedar Street. The Property's gross land area is approximately 5.942 acres. The Property will be subdivided into two parcels to accommodate the two-phase development of the Property. The Phase 1 and Phase 2 Parcels will consist of approximately 3.02 and 2.92 gross acres, respectively. The Property is located within the "SP R-4-TOD-S" Multi Family Very High Density with a Transit Oriented Development Overlay in the Milpitas Midtown Specific Plan Area. "SP R-4-TOD-S" zoning allows for development of 60 dwelling units/acre on the site (356 units) plus a maximum density bonus of 35% based on the number of affordable units the developments on the site would provide. The proposed Project will use only 389 of the total 480 units allowed with the maximum density bonus.

B. Proposed Project

The proposed Project is a 389-unit senior rental retirement community that will provide a continuum of care and services to its residents ranging from active independent living to congregate care and assisted living services. The Project will be developed in two phases, both restricted to occupancy by seniors at least 62 years of age. Of the total 389 units, 48 units will be restricted to occupancy by very low income households at rents that are below market rental rates. The Phase 1 Development will consist of 199 units of senior housing providing congregate care and assisted living services to its residents. The Phase 2 Development will consist of 190 units of active independent senior housing. **This current submittal is for the Phase 1 Development only. Certain improvements that are within the boundaries of the Phase 2 Development will completed in Phase One. Those improvements include the work that is to be on South Main Street.**

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C. Phase One Development

(a) Overview.

The Phase 1 Development will provide 10 units at below-market rental rates for occupancy by very low income (50% AMI) senior households and 189 units at market rental rates. In addition to accommodation in a unit, the monthly fee paid by all Phase 1 residents includes utilities and congregate care services (meals, housekeeping, scheduled transportation, 24-hour staffing, emergency response service, concierge services and a broad array of programs, events, classes and other activities). All 199 units in Phase 1 will be designed to be accessible to the disabled and licensed for assisted living, enabling congregate care residents to age in place and receive assisted living services (e.g., assistance with medication management, walking, dressing, grooming, bathing, toileting) as required without moving to another unit or to an assisted living facility. No Alzheimer/dementia care or skilled nursing services will be provided.

(b). Parking The subterranean parking garage will have approximately 144 parking spaces and will be accessed from Costas Street. The amount of parking provided has been determined by historical data of projects of similar occupancy mix. The initial resident occupancy is anticipated to be 129 congregate care units and 70 assisted living units. As residents age in place this ratio is expected to reach 50% - 50%. The parking requirement for the proposed Phase 1 senior project is less than family housing owing to the age and non-ambulatory status of many residents. The parking provided in the garage is based on 0.7 parking space per congregate unit (129 DU at initial resident occupancy) or 91 parking spaces, plus staff parking of 40 spaces equating to 131 spaces. The balance of 13 spaces in the subterranean garage is allocated for visitor parking. No parking is provided for assisted living residents who are no longer capable of driving. There are approximately 46 spaces of additional visitor surface street parking along Costas Street, Cedar Way and South Main Street.

(c) Setbacks

Due to the site constraints of the PG & E Gas Main Easement (50') on the North side of Phase 1 and the requirement of a 20' Emergency Vehicle Access (EVA) on the South side of Phase 1, SMSL is requesting a Concession from the front and side setbacks (XI-10-12.06.E.5) to allow 10 feet instead of 12 pursuant to State Density Bonus Law and Milpitas Municipal Code Section XI-10-54.15.F.1.