



CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5470 • www.ci.milpitas.ca.gov

14 August 2013

Peter Lezak
Integral Communities
675 Hartz Ave.
Danville, CA 94526

Re: Integral Centre Pointe Mixed Use Project

Dear Mr. Lezak:

Thank you for the opportunity to comment on your application for the Centre Pointe Mixed Use Project that was submitted to the City on July 15, 2013 for the Tentative Map, Conditional Use Permit and Site Development Permit. The project includes a proposal for development of 604 dwelling units in wrap and townhome buildings along with 42,200 square feet of commercial and other on-site and off-site improvements.

City staff completed its initial review of the application to determine the presence of all information required to move forward in the process. This evaluation showed the information submitted in support of your application is not sufficient for complete analysis of the application. Therefore, city staff has determined that your application is incomplete in accordance with the Permit Streamlining Act. The issues identified below need to be addressed in your next submittal.

Overall Comments

- The project layout does not conform to the Transit Area Specific Plan street network. See Figures 3-1, 3-2 and 4-11. There should be a street between Market Street and Newbury Street along Centre Pointe Drive. Newbury Street and Centre Pointe create a "four-legged" intersection. City staff cannot support the project's current street network layout.
- Building entries need to face a street.
- Solid waste collection off Newbury Street is inconsistent with TASP requirements (See page 5-62) because it is in view from a public street.
- Need to develop off-site plans for trail and pedestrian bridge over creek.
- The amount of required commercial is deficient. Based on the TASP, 116,708 square feet is required for the properties Integral Communities controls or is in contract.

Outstanding information and issues

The project is deemed incomplete because the following issues are unclear:

Tentative Map Submittal

Sheet TM-1:

1. What is the gross density?
2. The existing zoning also includes MXD3 (along Montague Expressway)
3. Eliminate "proposed zoning" since there is specific plan amendment proposed.
4. Telephone services are provided by AT&T

Sheet TM-5

1. Show TASP required setbacks in cross-section details for comparison.
2. Is the Newbury cross section consistent with the approved Newbury cross section?
3. Decorative concrete is required for the parking lanes for Newbury Street and other proposed local streets. Refer to Figures 5-1 and 5-9.

Sheet TM-8

1. Show cross section of trail (can refer to off-site plans).
2. Paseos need to be aligned so that there are corridors to the trail.
3. What is the square footage of the Montague bridge footprint?

Sheet TM-12

1. Section G is inconsistent with Figure 5-23(G) of the TASP.
2. Section F is inconsistent with Section 6 on Sheet TM-5.

Site Development Permit

Mixed Use Building

Architecture

The project's plans were reviewed by a third party architect. Comments forthcoming.

Parking

Location of Parking

Sheet A0 identifies Areas 1-4. Identify these on a map for reference.

Landscaping

Sheet L-01

Follow the street tree palette in the TASP. London Plane trees for the streets and Crape Myrtles to accent.

Climate Action Plan Compliance

In accordance with the City's adopted Climate Action Plan, the project shall demonstrate pre-wiring for photovoltaic panels.

Green technology

The Planning Commission typically asks what types of green technology is being implemented on projects, such as solar or electric car charging, or LED lighting. Indicate whether anything is proposed for this project.

Private Open Space

Provide the amount of square footage for private open space and identify these areas.

Townhomes

Parking

Guest parking should be located on-site.

Architecture

Plans are being reviewed by a third party and comments are forthcoming.

Sheet A5.3

1. Composite shingle shall be tri-laminate.

Sheet A5.5

1. This style is missing a materials list.

Sheet A6.4

1. This style is missing a materials list.

Sheet A7.6

1. Composite shingles shall be tri-laminate.

Sheet A8.3

1. Composite shingles shall be tri-laminate.

Landscape

1. Provide details of paseos and plaza areas.
2. Provide details of multi-use trail and project interface.
3. Provide details of trash enclosure
4. Provide details of decorative stamped concrete for crosswalks
5. Provide details of decorative stamped concrete for parking along Newbury Street.
6. Provide details of any retaining or freestanding walls.
7. Provide details of any streetscape elements that are not TASP required (bike racks, benches, lighting fixtures).

Sheet L-01

Newbury Street trees should be London Plane.

Other Departments

The project was discussed with other departments (Engineering, Building and Safety and Fire), however, there was not sufficient information submitted for the formal review of the project for those departments. The following describe what is necessary to be submitted for a complete analysis by staff.

Fire Department

NOTES TO APPLICANT – Changes required

1. FIRE DEPARTMENT APPARATUS ACCESS AND TURNING NEEDS

- a. Based on the architectural drawings (dated 7-09-13) for the townhomes, the Drives B, C, D & E will not meet the fire apparatus access requirements of 26 feet clear. The architectural drawings show upper story projections larger than the specified building set-back on the sections on sheet TM-5. In addition, the roof overhangs (trellis canopies) shall also be taken into consideration for required fire department clearance.

- b. Building structure and/or projections shall not encroach into the fire access road. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144) in height. Milpitas Municipal Code V-300-2.160

Roadway may be 24 feet in width, provided there is an adjacent sidewalk to the roadway and there is no vehicle parking permitted. Note, structure/building and or projections encroachment (of any kind) is not permitted into the required width.

- c. Fire apparatus access shall meet the Milpitas Fire Department turning radii guidelines and shall provide continuous apparatus travel. Turning radii for fire apparatus access roads shall be a minimum net clearance of 48 feet 6 inches for the outside radius and 28 feet 0 inches for the inside radius. The layout for the outside and the inside radius shall be from the same reference point. California Fire Code (CFC) Section 503.2

SHEET TM-16. For the intersection of private roads to main collector roads (Centre Poine, Market St., Bond St., etc.) fire apparatus turning movements and requirements shall be modeled from the fire apparatus designated travel lane and not from the center of the street or beyond into the opposing travel lane. Please provide updated drawings and show compliance with the requirements.

2. SHEET TM-5

- a. Section for Center Pointe, neighborhood A is miss-labeled. It should be section # 3.
- b. Section 10, 12 and 13, are not correct for the representation of the buildings. Review the architectural plans and update the building outlines. Also, the required 26 feet fire access road shall be measured to the most remote building projection (inclusive of the gutter or trim material).

3. SHEET TM-7, CENTRE POINTE DR
Anticipate deleting some of the street parking stalls, as there will be fire hydrants required.

4. SHEET TM-8
Check all the reference sections for Drives B, C, D and E as they are not correct. Also, see notes on sheet TM-5 as buildings and or projections may not overlap the fire access road.

5. SHEET TM-13, FIRE SERVICE FOR NEIGHBORHOOD A BUILDING
With the expansion of the building, the proposed fire service location is not acceptable. Relocate the fire water line to Great Mall Parkway, just to the south of the driveway.

6. SHEETS TM-13 to TM-15
Develop the water system design, in reference to fire services. Show the anticipated location of the fire service lines to each building and the anticipated location for the hydrants (public and private) so that a preliminary evaluation can be done.

7. TOWNHOME ARCHITECTURAL
Coordinate with the civil the architectural layouts of the buildings so that projections are clearly reflected on the civil. It is critical, to prevent construction conflicts, that buildings

and/or projections do not encroach into the fire access lanes.

8. NEIGHBORHOOD A BUILDING (MIXED USED) ARCHITECTURAL

- a. All perimeter stairs (residential and retail) shall run up to the roof.
- b. All perimeter stairs (residential and retail) shall be provided with Fire Department Cache Rooms. See Sheet A1.0, note # 11.
- c. Fire Department Command Center. Due to the complexity and size of this building, there shall be a Fire Dept. Command Center located off Great Mall Parkway, next to the leasing office with exterior access. Such room shall conform to the California Fire Code Section 508. California Fire Code Section 102.9
- d. SHEET A2.0
Incorporate the fire sprinkler riser/pump room(s) into the design, as it will be of significant size(s).

Engineering Division
Comments forthcoming.

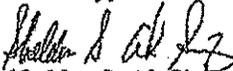
Utilities Division
Comments forthcoming.

Next Steps

We encourage a meeting to thoroughly discuss the comments. Upon your re-submittal, submit six sets of plans, two sets of any required study and electronic copies of plans and studies with responses to the comments stated herein and attached.

If you have any questions regarding this matter, please contact me at 408.586.3278. Thank you.

Sincerely,


Sheldon S. Ah Sing
Senior Planner

Attachments:
Building Department Comments