



CITY OF MERITTS

123 EAST CALAVERAS BOULEVARD, MERITTS, CALIFORNIA 95941-3479 www.cityofmeritts.org

11 December 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 and resubmitted on November 20 for the Tentative Map, Conditional Use Permit and Site Development Permit. The project includes a proposal for development of 388 dwelling units in wrap and townhome buildings along with 35,900 square feet of commercial and other on-site and off-site improvements. The resubmittal resulted in substantial changes to the project based on previous comments.

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

- Building entries need to face a street. The following should be revised:
  - o Buildings 17, 18 and 23 to be parallel to the creek (extending Drive F to Alley G)
  - o Buildings 5 and 10 to be parallel with Newbury 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.
- Pedestrian bridge location to be moved to align with Drive E.
- Drive E to become Pedestrian/Emergency Vehicle Access.
- Cul-de-sac at end of Drive E to be eliminated and area partially converted to open space.
- Provide tree survey of trees for the project (include circumference of tree and indicate whether tree is to be removed)
- The area between Buildings 20 and 19 should be increased.

- Parking for commercial can use on-street parking for required parking (deviation from standard). This may eliminate the need for subterranean parking.
- Streets and Drives require sidewalks.
- Berms along Centre Pointe are to be eliminated.

**Outstanding information and issues**

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

*Tentative Map Submittal*

Sheet TM-5

1. Provide TASP required cross section for Section 2. Sidewalk is to be 15.5 feet for retail frontage.

Sheet TM-6:

1. Cross section needed for Great Mall Parkway and Neighborhood A.
2. Appears cross section is inconsistent with drawing on sheet (cross section 7)

Sheet TM-7:

1. Street A cross section should match TASP cross section Figure 5-9.

Sheet TM-10

1. Provide TASP required cross section for Section A, B and I.

Sheet TM-11

1. Section C, G. Show condition where stairs connect to the street.
2. Provide TASP required cross section for Section J (Newbury Street)

Sheet TM-12

1. Provide TASP required cross section for Section D, E, H and J.

**Site Development Permit**

*Mixed Use Building*

*Architecture*

1. Provide color elevations of the other three sides of the building.
2. For the elevation sheets, provide + or - dimension for wall plane recesses or changes. The TASP requires a minimum of 6-18 inches.

*Townhomes*

*Parking*

Guest parking should be located on-site. Not all of the parking is on site and therefore a deviation from the standard requires public benefit.

*Landscape*

1. Consult with Water District on the use of Redwoods adjacent to the creek. It is our understanding that these are not suitable.
2. Provide details of trash enclosure
3. Provide details of any retaining or freestanding walls.
4. Provide details of any streetscape elements that are not TASP required (bike racks, benches, lighting fixtures).

**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. SHEETS TM-16 and TM-17, FIRE APPARATUS ACCESS
  - a. NEIGHBORHOOD B. Provide fire apparatus access from street A to alley B, A and C. And in reverse order.
  - b. NEIGHBORHOOD B. Provide fire apparatus access from street A to alley F, B and E. And in reverse order.
  - c. ALL FIRE APPARATUS ACCESS DETAILS (20' scale)  
The fire truck does not travel in the middle of the road. Model all turning conditions for the starting point of turning for the truck to be within the respective travel lane. And to end within the respective travel lane.
  - d. 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

NEIGHBORHOOD C, BLDG 16 (ALL APPLICABLE SHEETS  
Complete the design for the frontage of building 16. If you take a look at sheet TM-4, the sidewalk just stops at it gets to building 16.

*Engineering Division*  
Comments forthcoming.

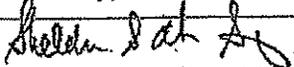
*Utilities Division*  
Comments forthcoming.

**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, AICP  
Senior Planner