

CALIFORNIA CIRCLE

PRE-APPLICATION SUBMITTAL

June 27, 2014

Introduction

iStar Financial is pleased to present the City of Milpitas with this development proposal for a new multi-family residential community located on California Circle, just south of Dixon Landing Road, and adjacent to similarly approved projects along California Circle.

iStar Financial has owned and leased the property as a light-industrial/office flex space for many years, and has had an excellent history operating in Milpitas. iStar recognizes that changing needs of potential tenants may limit the utility and marketability of both the building and location. This is particularly notable when combined with the recent and anticipated land use changes along California Circle. The proposed project attempts to work with the City's current and future land use needs.

This application is intended to serve as a detailed introduction to this land use concept and site plan. While this package does not yet meet the standard of a complete submittal, many engineering details have been included. The applicant respectfully asks for Staff to commence a thorough review of what has been provided herein, with a particular emphasis on the design details provided to date.

This introduction and abbreviated project narrative is a starting point, with the applicant's goal of providing a more detailed description and additional information in subsequent submittals.

Site Overview

This project is set upon a parcel of approximately 9.5 (+/-) acre along California Circle, just south of Dixon Landing Road, and near the 880 Freeway Exit for Dixon Landing Road.

The existing building is somewhat unique, with a combination of light manufacturing and office space, consisting of approximately 120,500 square feet in a one-story building, and surrounded by surface parking. Landscaping is featured along the frontage of California Circle. The property was constructed as part of a business park in 1987, and has been leased to several technology firms over the years, most recently the solar firm Solyndra. The property is now vacant. The site features limited grade changes, with the exception of the southwest corner as it rises to meet the bridge over Penetencia Creek.

Immediately north of the site is an industrial building which has been converted to a large religious facility known as BAPS Shri Swaminarayan Mandir. To the west, across California Circle, are similar light-industrial buildings, some of which are occupied and others vacant. Continuing south along California Circle (opposite side of street), there are several additional office and light-industrial manufacturing buildings, and an additional religious facility. Single-family homes are located directly east of the site, across Penetencia Creek. The recently-approved Waterstone Project is located a few hundred feet north of the subject property, also on California Circle.

The eastern boundary of the site abuts Penetencia Creek, which currently features a recreational walking/biking trail set atop a levy. A maintenance easement has been placed upon the easternmost 80 feet of the property along the levy by the Santa Clara Valley Water District. The easement precludes development, resulting in a net 8 (approximate) developable acres.

CALIFORNIA CIRCLE

iStar Financial
One Sansome Street
30th Floor
San Francisco, CA 94104

INTRODUCTORY DEVELOPMENT NARRATIVE

MILPITAS, CA

KTGY # 2014-0262

06.27.2014

KTGY Group, Inc.
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Processing and Review

The proposal includes several entitlement mechanisms, including

- General Plan Amendment – The current General Plan designation is Industrial Park (INP). The proposed designation is will be Residential – Multifamily High. *(Additional General Plan analysis is not part of this introduction, and will follow in the subsequent submittal.)*
- Zoning Change – The current zoning is PUD-31/MP (Industrial Park) with Site and Architectural Overlay. The proposed designation will provide density at a level consistent with the City’s existing R3 zoning. Given that the proposed plan may have some unique design components, there is a high likelihood that the applicant will seek a Planned Unit Development zoning designation for the site. *Additional details will follow in the subsequent full submittal.*
- Major Tentative Map – A tentative map will be part of the greater entitlement package, and a tentative map exhibit will be submitted with the future full submittal.
- Site Development Permit
- CEQA Analysis (forthcoming)
- Future Studies and Reports to include:
 - » Traffic Analysis
 - » Green House Gas Analysis
 - » Phase I Report
 - » Soils Report
 - » Biological Resources Report
 - » Tree Inventory
 - » Hazardous Materials Risk Assessment
 - » Fiscal Impact Analysis
 - » Landscape Plan

Proposed Project

iStar proposes to demolish the vacant structure and repurpose the land to a vibrant residential community consisting of 149 attached housing units. The housing units are summarized below in Table 1. There are no commercial uses proposed for the site.

Table 1 - Unit Summary¹

Unit Type	Unit Count (%)	Approximate Square Feet	Total Square Feet
Plan 1 – 3BR, 3.5BA	61 (41%)	1,687 SF	102,907 SF
Plan 2 – 3BR, 3.5BA	43 (28%)	1,689 SF	72,627 SF
Plan 3 – 4BR, 3.5BA	15 (10%)	2,016 SF	30,240 SF
Plan 4 – 2BR, 2.5BA (tandem parking)	30 (20%)	1,250 SF	37,500 SF
Development Total	149 (100%)		243,274 SF

1. Unit summary is based on plan set dated June 27, 2014. Given the constraints of the development site, the final unit count, type and square feet will be established with final design drawings.

The site plan and the unit mix have been shaped by the surrounding community and anticipated compatibility of land uses. When compared to single family homes, these units will be priced at a more attainable level, and will offer of housing options for a diverse group of residents – including young families with children, single persons, unmarried couples, and empty nesters, among others. Future residents with school-aged children will be attracted to the excellent schools serving this area.

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Architectural Style and Massing

KTGY is the project architect, and provides tremendous experience and design expertise for this type of attached home product.

In preliminary meetings with City Staff, it became clear that Staff would like the project to engage California Circle. Therefore, the length of California Circle will feature buildings that front upon the street. The frontage will be further enhanced by appropriate landscaping.

The density and massing of the buildings provides a simple transition between single family homes to the east and north, and higher intensity uses to the west and south. Building height will be approximately 35 feet in height and will consist of 3 stories.

KTGY has presented several character sheets within this submittal, providing a sense of the range of architectural character and style. These exhibits intend to present a fairly traditional palate of colors and materials.

Staff has also advised of the importance of side elevations. KTGY believes the side-facing architecture of this product is well suited to additional enhancement. They look forward to future discussions regarding this condition.

Preliminary floor plans have also been provided for review.

Parking

The proposed development will exceed the required parking, providing up to 387 vehicle parking spaces. This includes the covered spaces for each unit, plus 74 uncovered guest parking spaces. All parking is located on-site, and no street spaces have been included within these totals.

The City of Milpitas requires additional designations for some parking spaces, particularly accessible spaces and bicycle parking. These details will be presented in subsequent versions of the plan. Table 2 summarizes the required and provided parking.

Table 2 - Parking Summary

Unit Type	Number of Units	Spaces/Unit	Total Spaces
Plan 1 – 3BR, 3.5BA	61	2/unit	122
Plan 2 – 3BR, 3.5BA	43	2/unit	86
Plan 3 – 4BR, 3.5BA	15	3/unit	45
Plan 4 – 2BR, 2.5BA (tandem)	30	2/unit	60
Total	149	1.36	313
Guest (Required)		20% of unit spaces	63
Total Parking Required			376
Additional Guest Parking			11
Total Parking Provided			387

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Open Space and Site Amenities

The City of Milpitas has established an open space requirement of 5 acres per 1,000 residents, with 60% dedicated to public open space and 40% as private open space. The open space calculation for the site (assuming 149 units and 3.67 persons per dwelling unit) is 2.73 acres, with 1.64 and 1.09 acres required for public and private respectively.

There is ample space upon the site designated as open space (3.2 total acres), and the unique site condition of a water district easement already allocated and amenitized as a walking/bike path (approx. 1 acre). The most notable new recreational space is a .25-acre park located in a highly visible location along California Circle.

iStar understands the importance of park space to the City. They and design team look forward to future discussions with staff about the further details parks and open space in the plan.

Engineering

Traffic

A traffic study is being prepared by Hexagon Transportation Consultants. In order to prepare that study, the City's Traffic Engineer has approved the scope of the traffic study, and the level-of-service calculations. These will be wrapped in to the traffic study which will be provided in a subsequent submittal.

The plan as currently submitted features the following:

- Vehicular access to and from California Circle at Fairview Way;
- Secondary access for emergency vehicles provided at western side of the project area, along California Circle;
- Future internal access stubbed with assumption of future development to property at north. (BAPS parcel)

Solid Waste Management

The attached exhibit shows solid waste facilities located on-site in one location, at the north east corner of the property. Additional details will be presented in a subsequent submittal. The guiding concept is to direct garbage trucks to the central compactor only, which will serve as the pick-up

location. Circulation geometry for garbage trucks is shown in the attached exhibit. The community HOA will coordinate trash pick-up from individual homes and delivery to the central compactor.

Utilities

The civil engineer for this project is Carlson, Barbee & Gibson (CBG). CBG has drafted several exhibits that have been included within this application packet.

Utilities for the project currently lie within the California Circle right-of-way and are readily accessible, including water, waste-water, and storm water. As an infill property the site has been served by utilities for many years. CBG believes at this time that adequate capacity exists within all major utility systems for this project.

Storm Water Control

CBG is preparing a detailed Storm Water Control Plan, which will be provided with a subsequent submittal in the near future.

Runoff Conditions

The current use and site plan for this project presents a substantial amount of impervious surface area, including the 120,500 square foot building, and surrounding surface parking. The proposed site plan will feature a greater amount of landscaping and updated runoff control measures. It is believed that this will improve current runoff conditions. Details will be provided in subsequent analysis.

Grading & Floodway Analysis

A preliminary grading plan has been provided with this submittal. The project is designated by FEMA as Zone AH, with a flood elevation of 15'. iStar understands the project will be conditioned to obtain a LOMR to build in this location.

CBG has designed this project so that the majority of the site and all buildings will be above the FEMA-designated flood level. Finished floors of the structures will be at or above 16'. It is likely that portions of the site will be raised in order to achieve this objective.

Schaaf and Wheeler is currently preparing a Flood Impact Study to show the project's area-wide impacts, if any. This study will be provided in a subsequent submittal in the near future.

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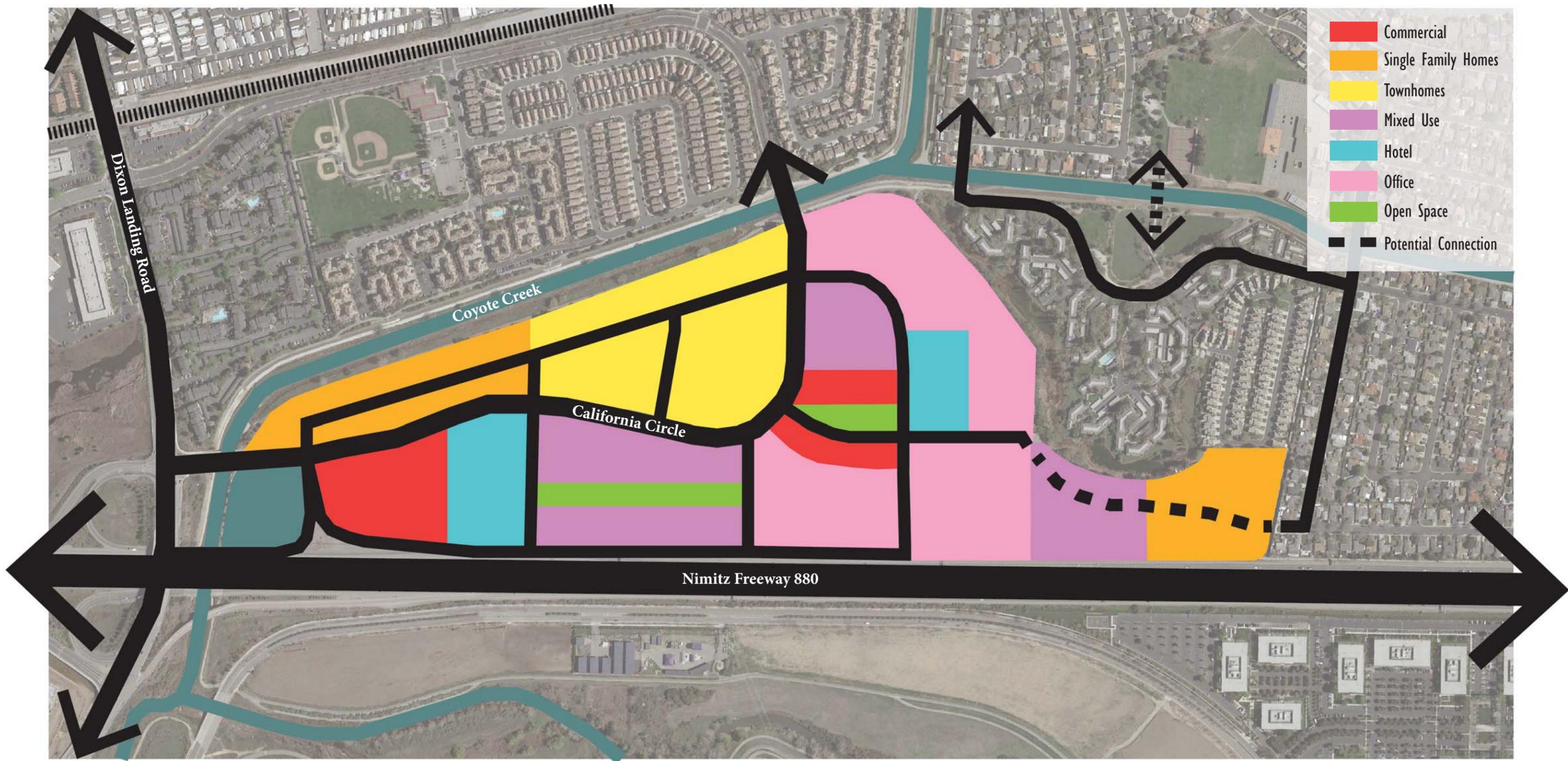
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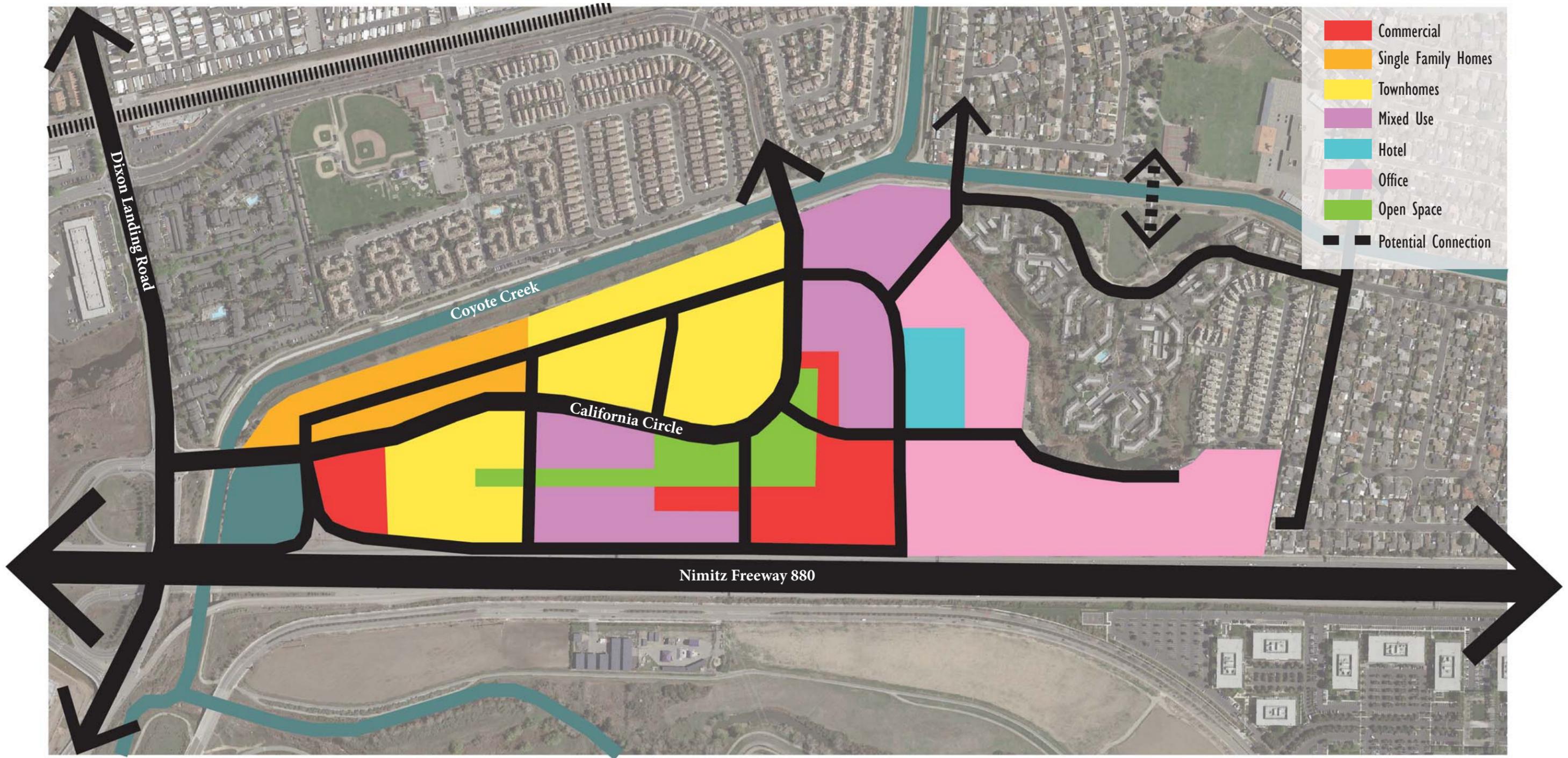
CONCEPT LAND USE: OPTION I

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CONCEPT LAND USE: OPTION 2

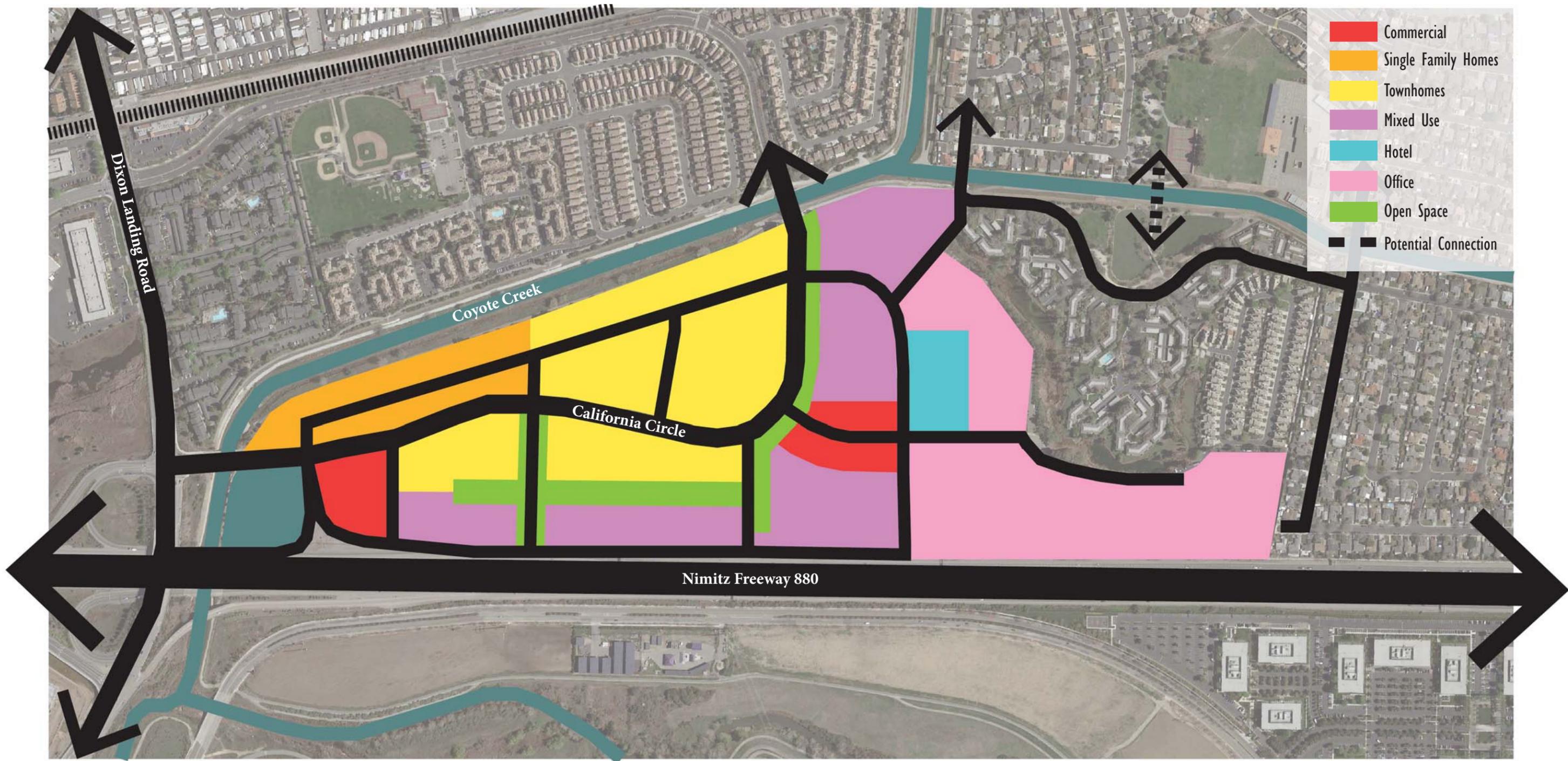
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CONCEPT LAND USE: OPTION 3

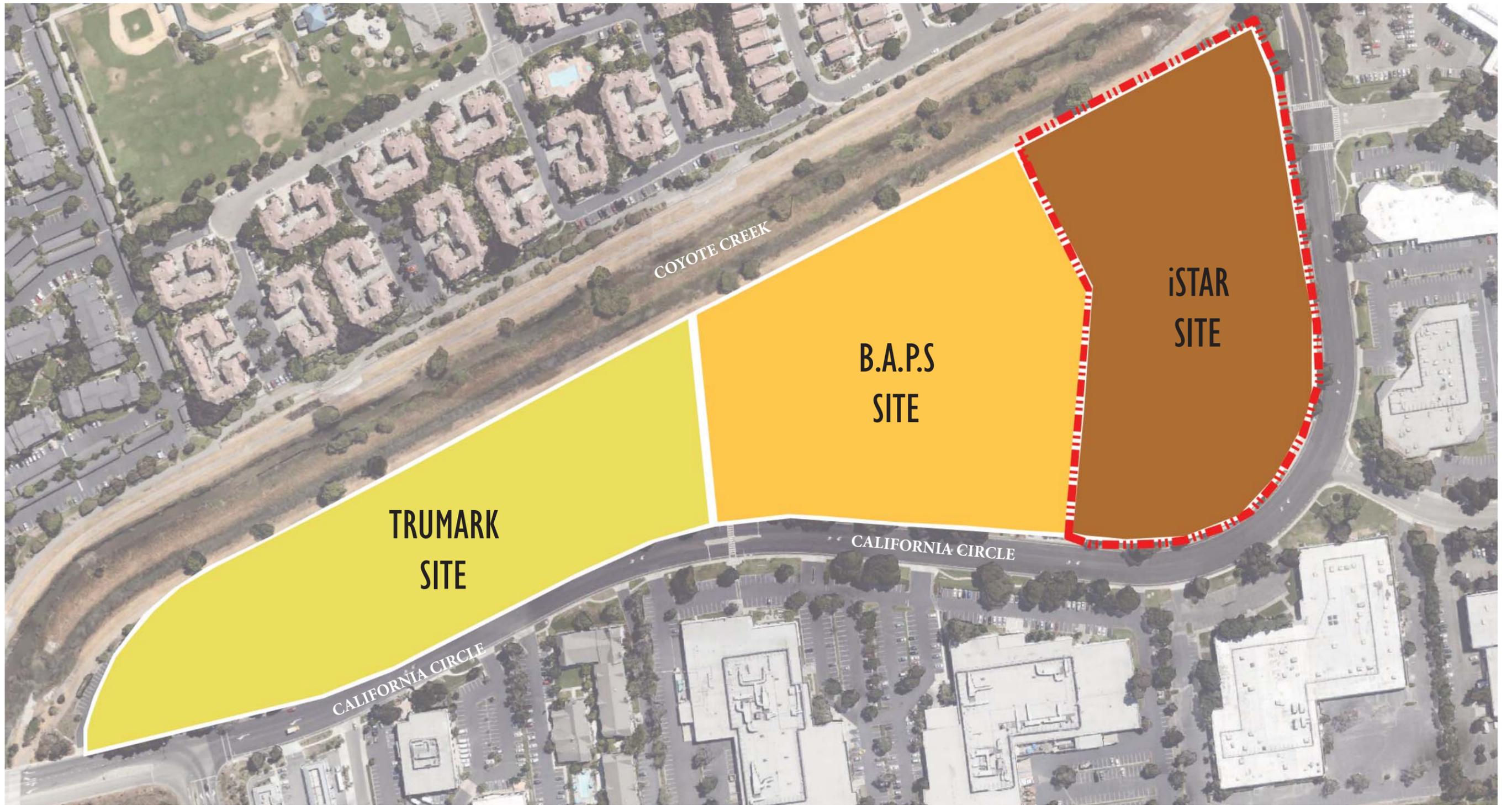
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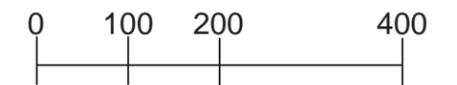
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SITE PARCELS

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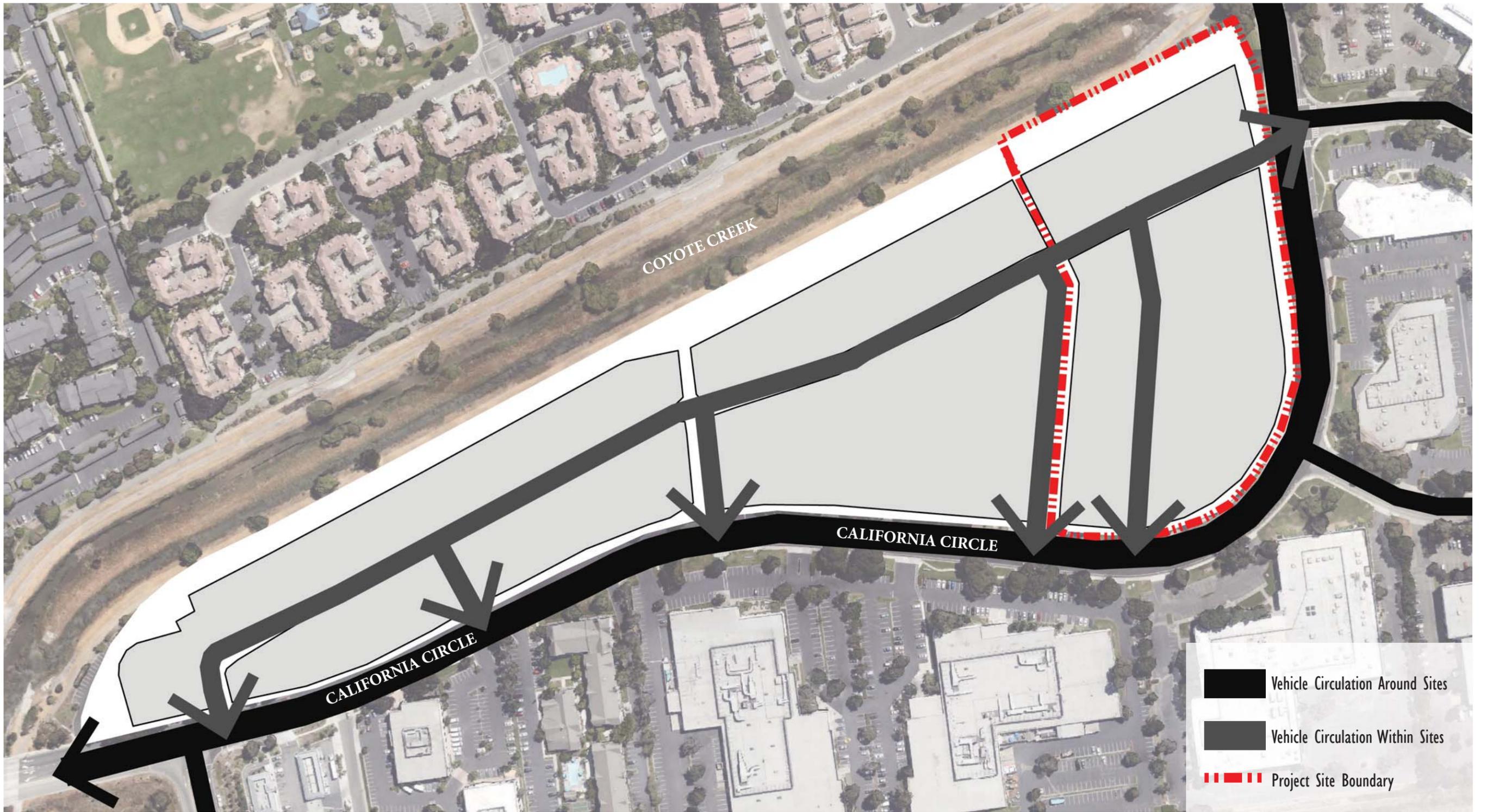
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NEIGHBORHOOD: CONCEPT

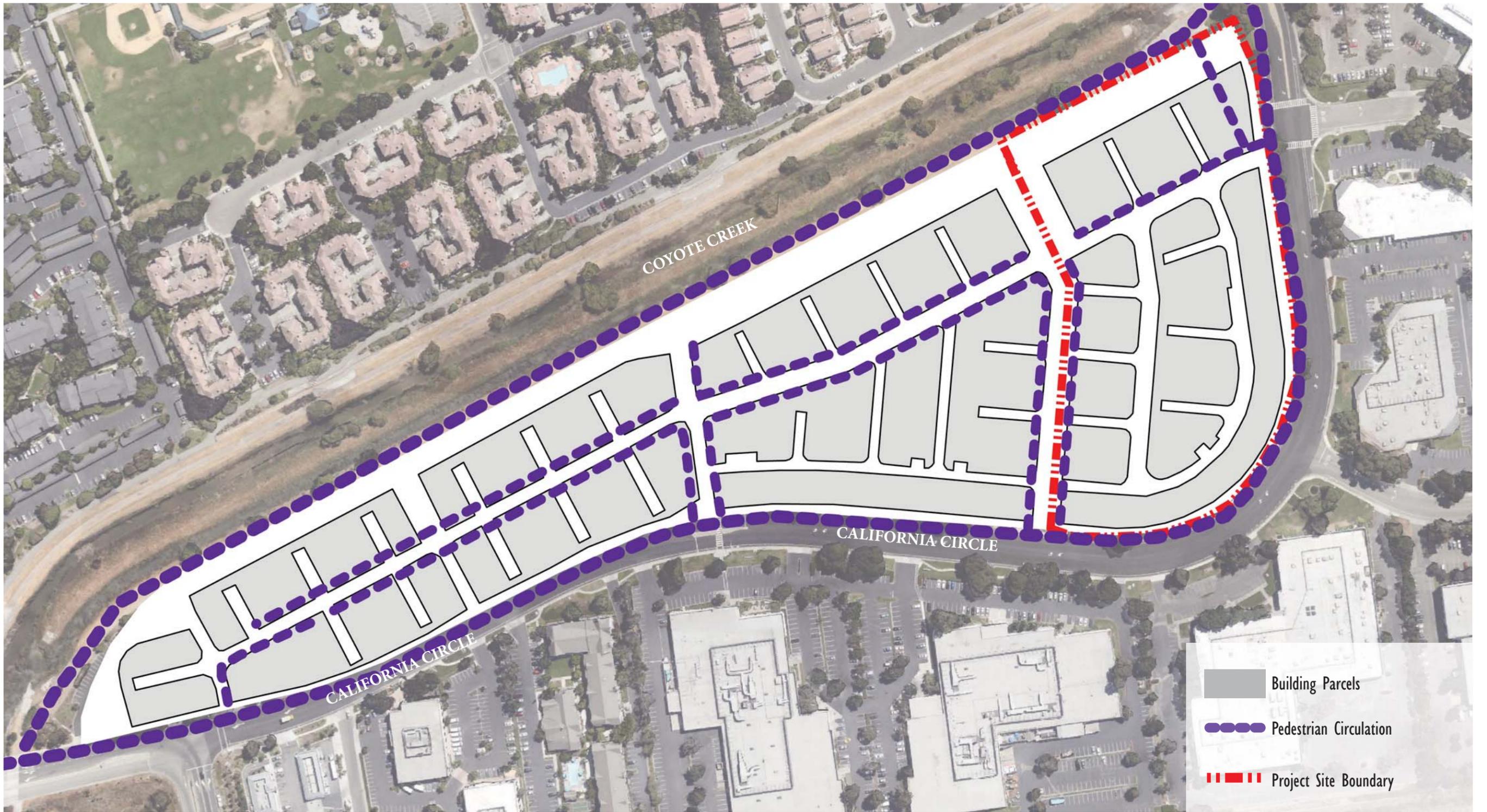


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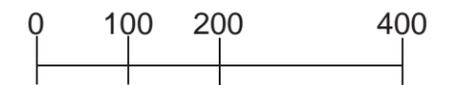
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NEIGHBORHOOD: CIRCULATION



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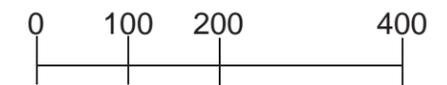
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NEIGHBORHOOD: OPEN SPACE



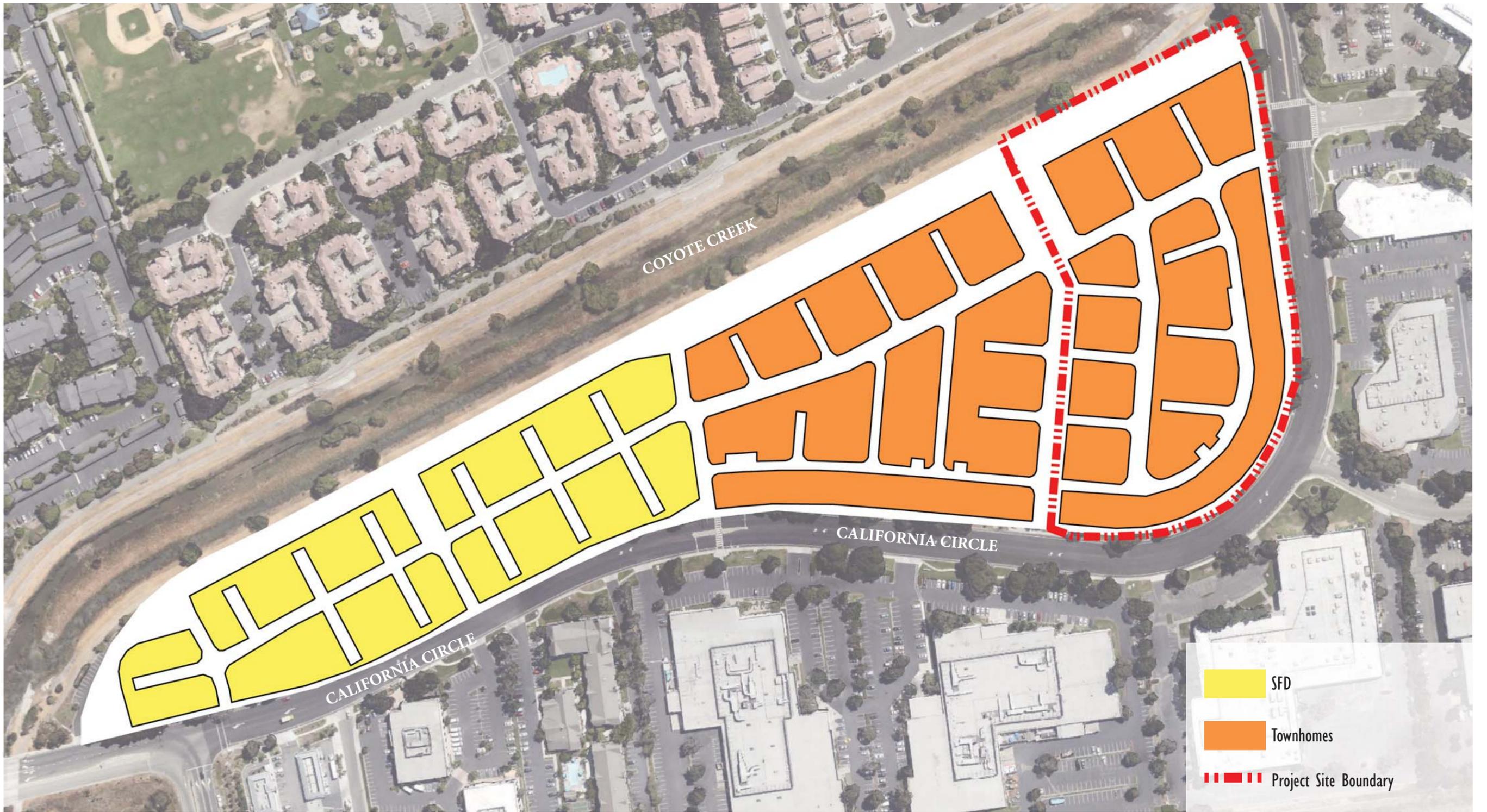
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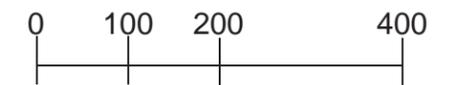
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NEIGHBORHOOD: LAND USE



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ILLUSTRATIVE SITE PLAN

MILPITAS, CA

KTGY # 2014-0262

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Site Summary

Site Acreage Net Minus Easements	Units	Density
7.68 ac	149 du	19.4 du/ac

Parking Summary

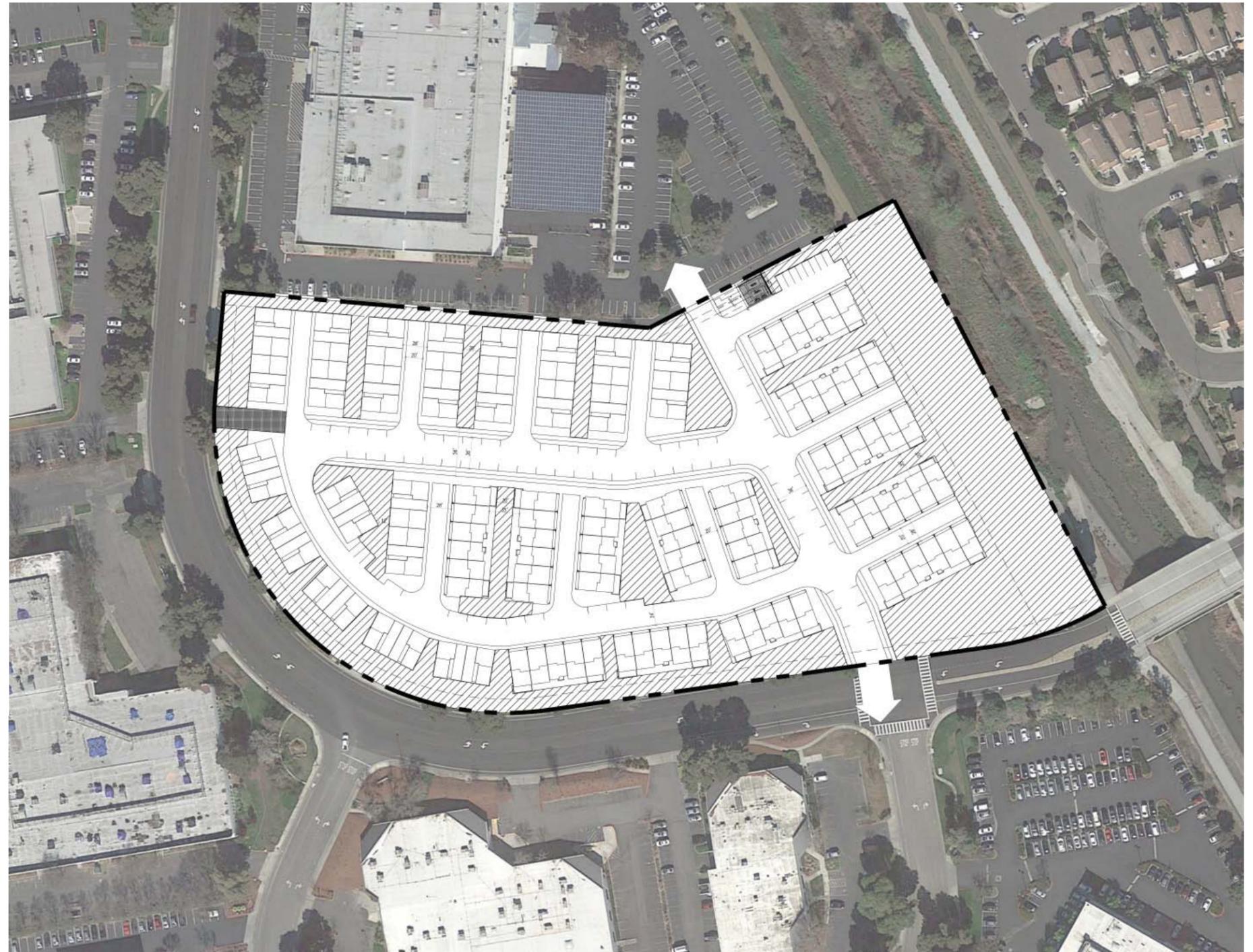
Parking Required	# of Spaces
Resident Spaces:	313 spaces
Guest Spaces:	63 spaces
Total spaces required:	376 spaces

Parking Provided	# of Spaces
Resident Spaces:	313 spaces
Guest Spaces:	74 spaces
Total spaces provided:	387 spaces

Landscape and Open Space Summary

Landscape and Open Space Required	Acres
Total acres required:	2.735 ac

Landscape and Open Space Provided	Acres
Open Space	3.20 ac
Open Space Park	0.25 ac
Open Space Parkway	0.97 ac
Total acres provided:	4.42 ac



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SITE SUMMARY

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Landscape and Recreational Open Space Area Required

± 2.735 acres gross

Landscape and Recreational Open Space Area Provided

Open Space: ± 3.20 acres

Open Space Park: ± 0.25 acres

Open Space Creek Parkway: ± 0.97 acres



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OPEN SPACE AREA

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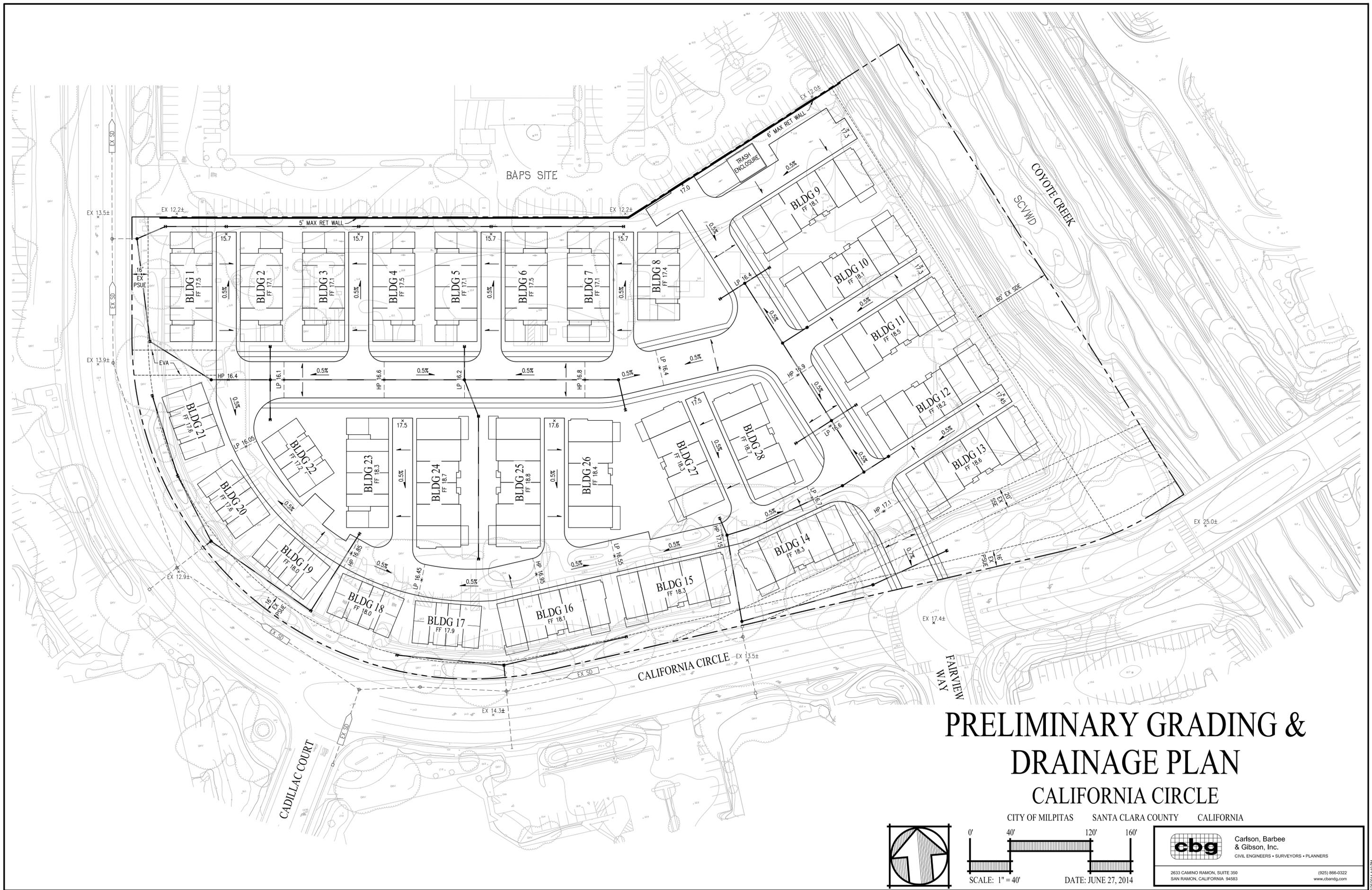
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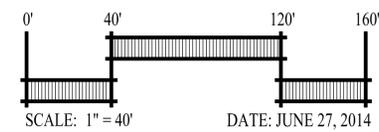
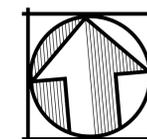




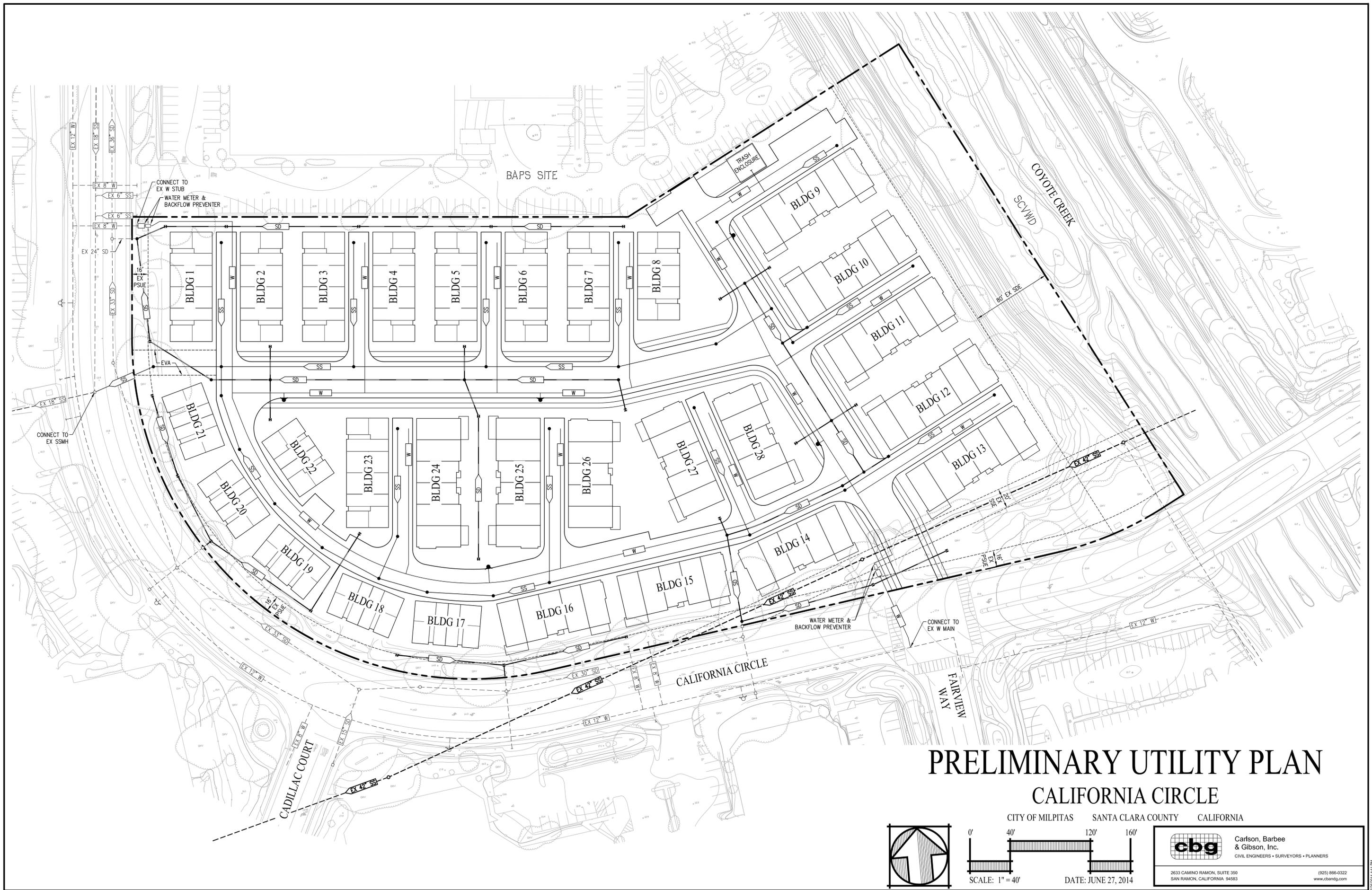
PRELIMINARY GRADING & DRAINAGE PLAN

CALIFORNIA CIRCLE

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



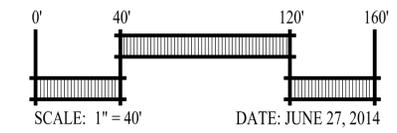
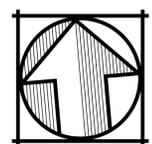
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PRELIMINARY UTILITY PLAN

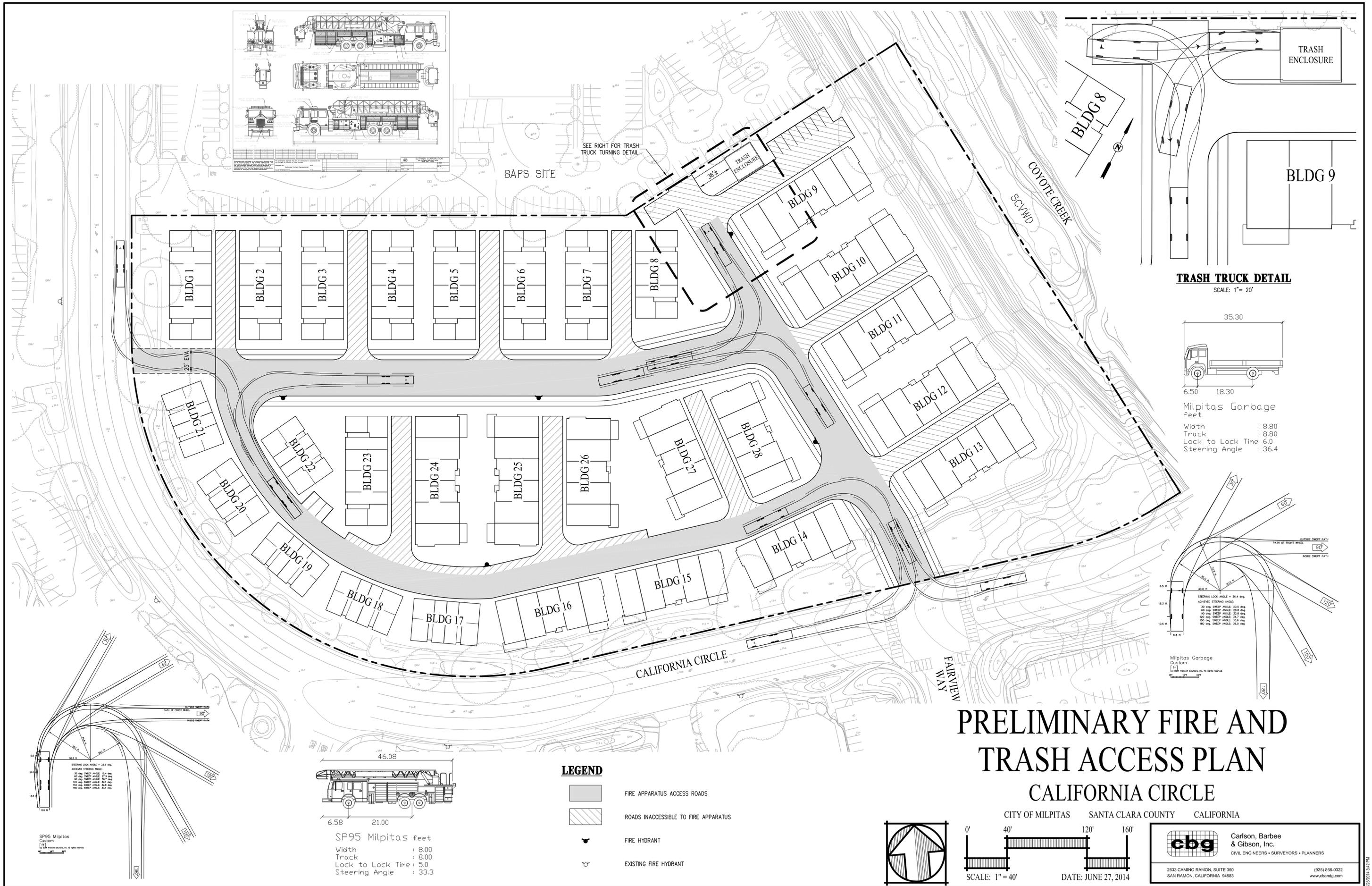
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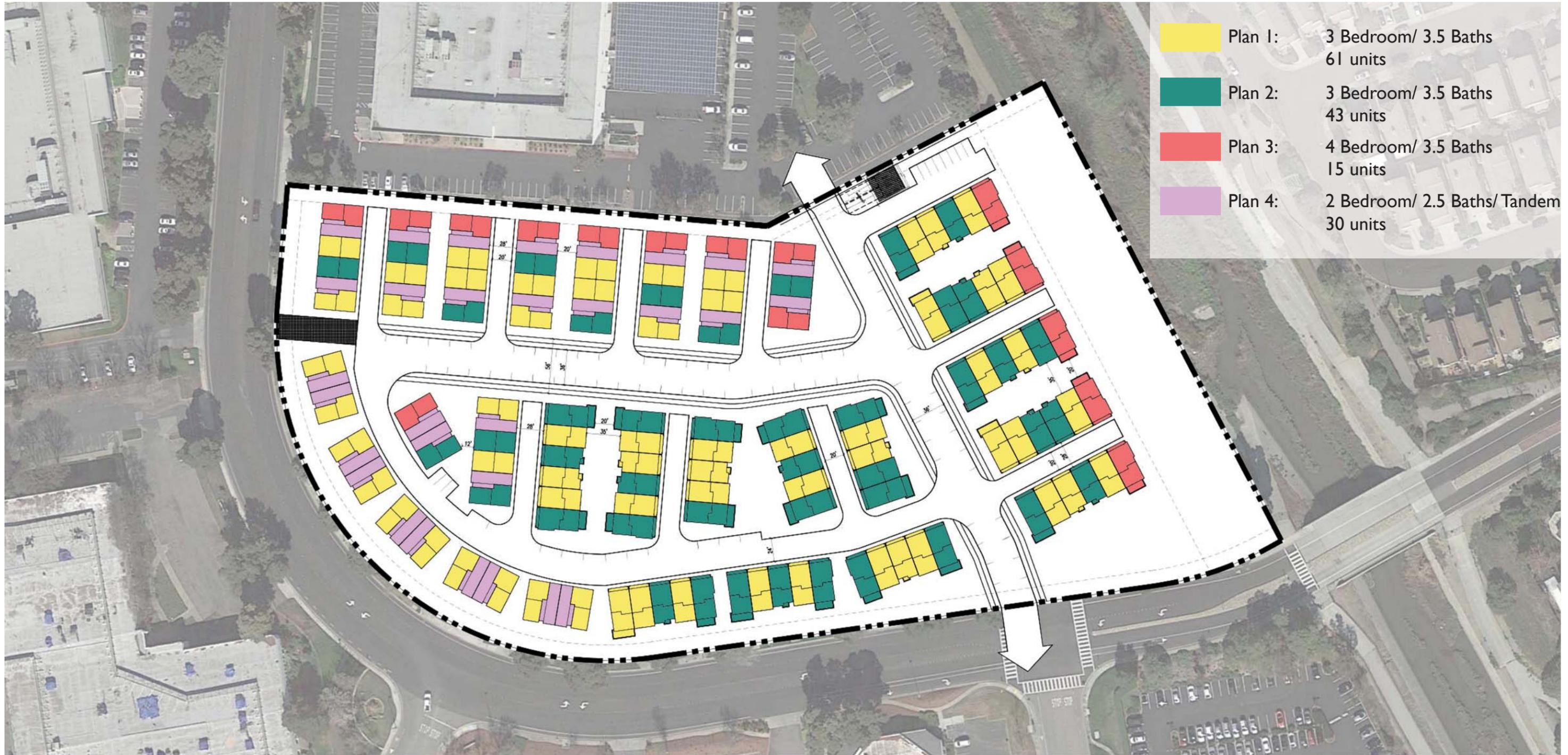
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RESIDENTIAL PLAN TYPE MIX

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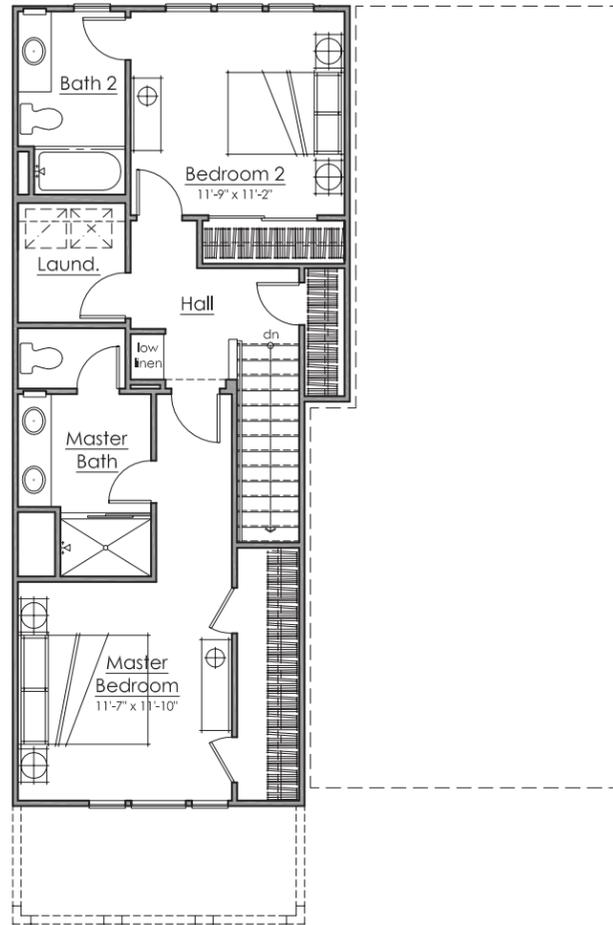
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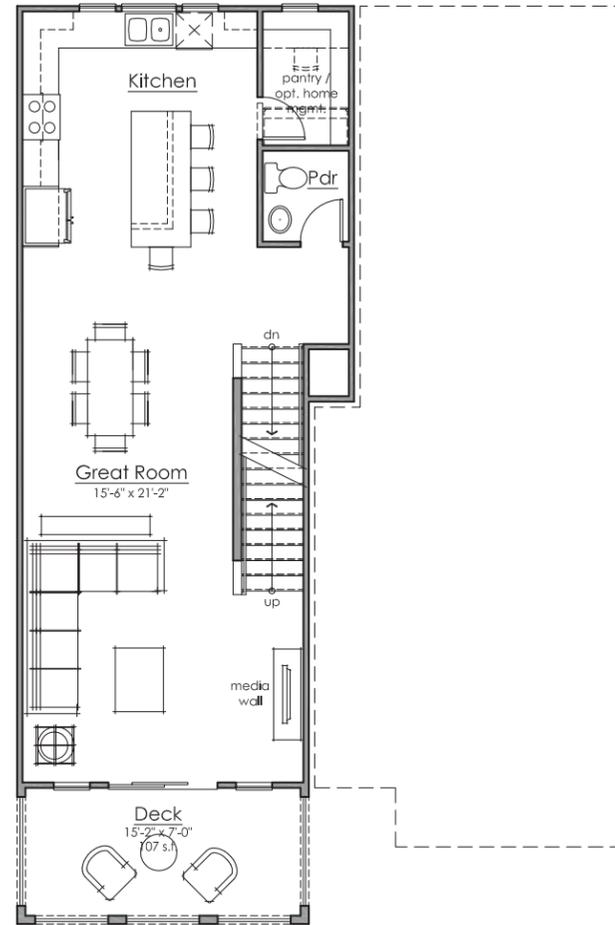
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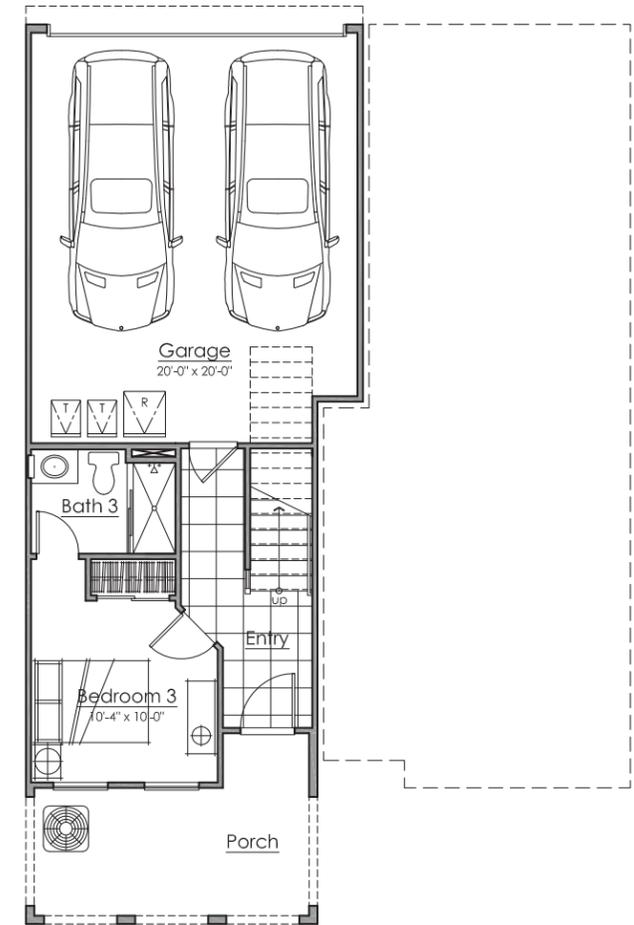




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BR / 3.5 BA

CALIFORNIA CIRCLE

PLAN I

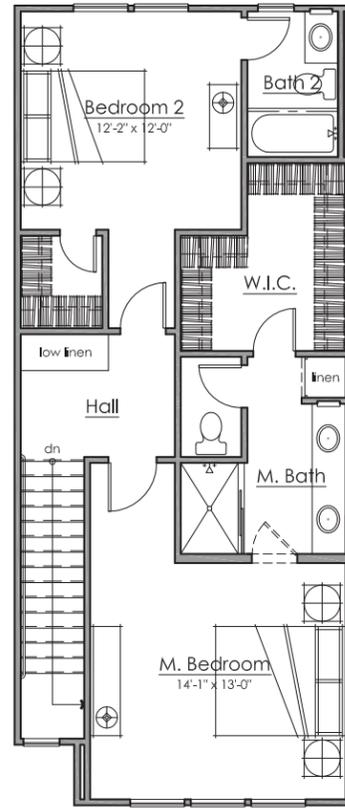
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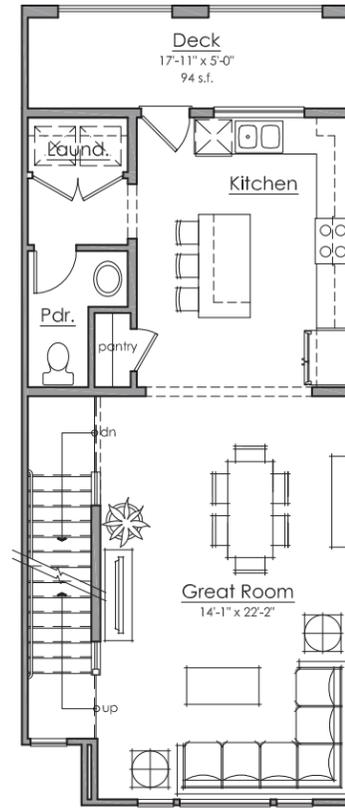
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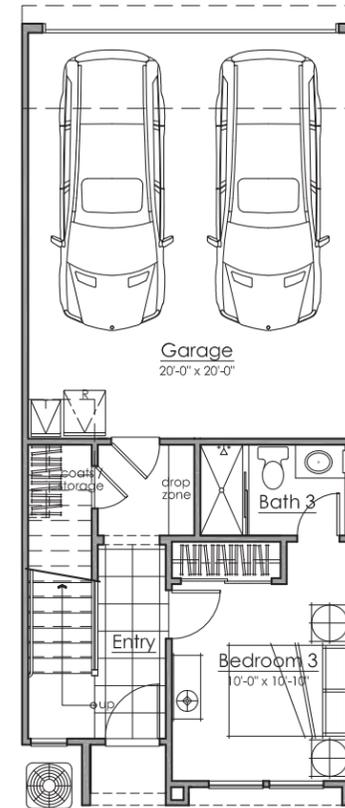




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BR / 3.5 BA

CALIFORNIA CIRCLE

PLAN 2

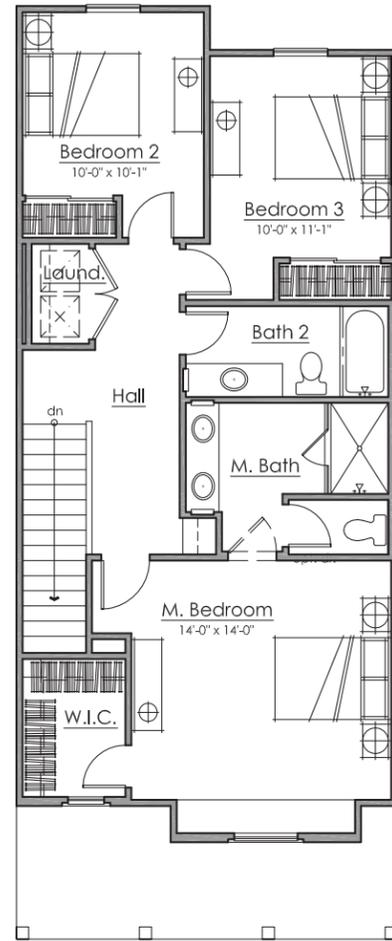
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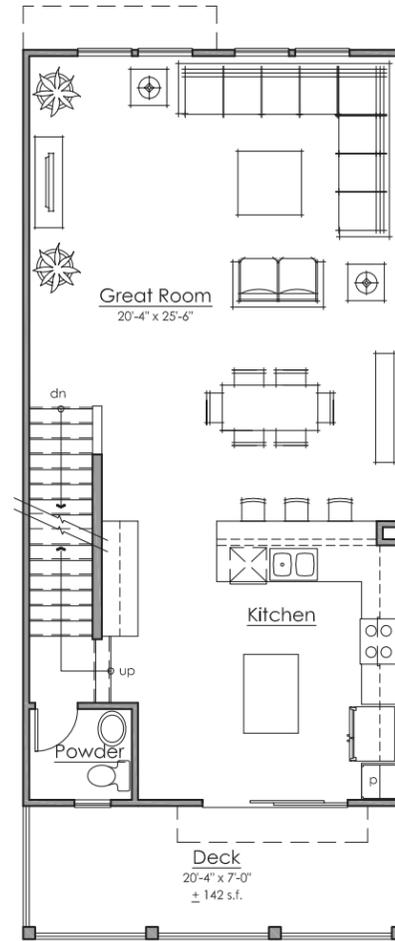
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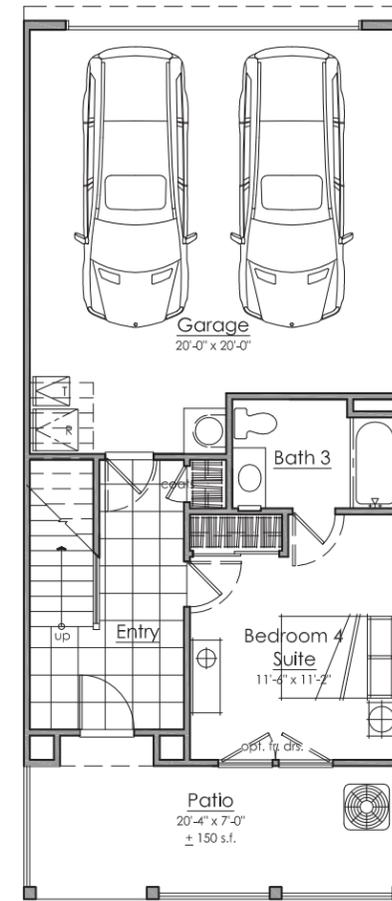




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

4 BR / 3.5 BA

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PLAN 3

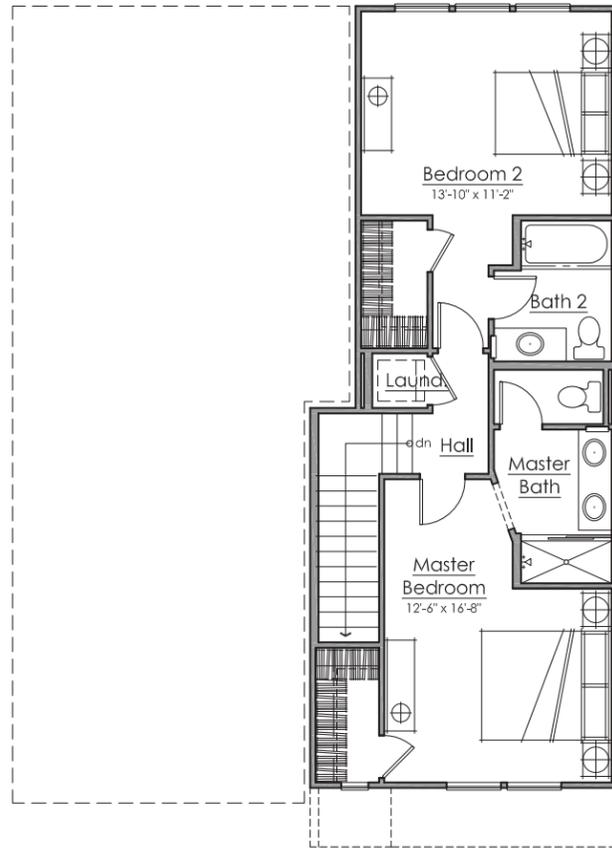
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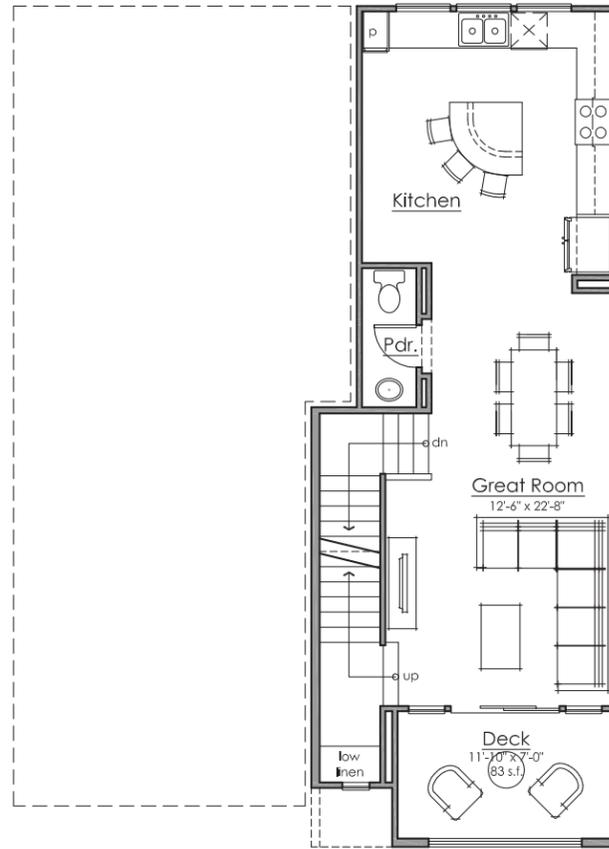
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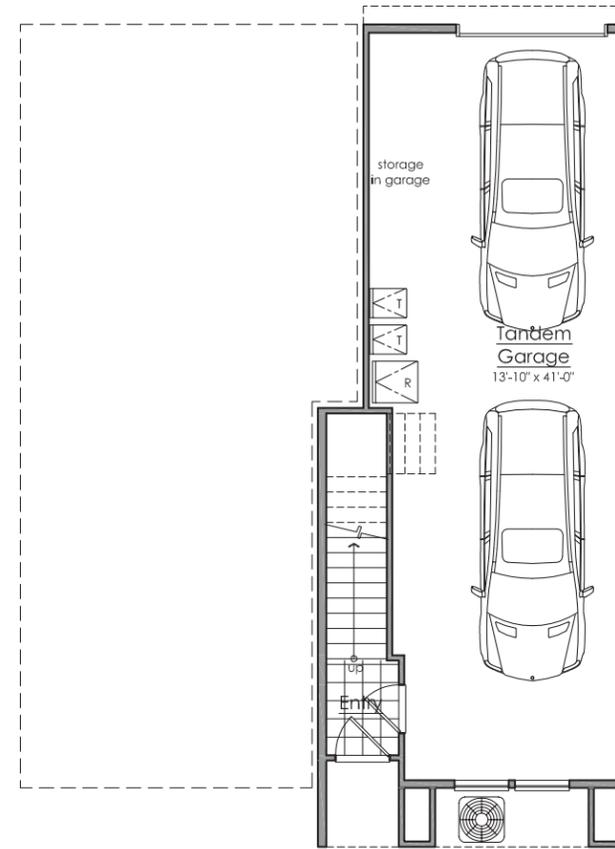
THIRD FLOOR



SECOND FLOOR

Note: Private decks shall be 7'-0" clear with an area of 80 s.f. min.

2 BR / 2.5 BA



FIRST FLOOR

CALIFORNIA CIRCLE

PLAN 4

iStar Financial
 One Sansome Street
 30th Floor
 San Francisco, CA 94104

MILPITAS, CA
 KTG # 2014-0262

06.27.2014

KTGY Group, Inc.
Architecture+Planning
 580 Second St.,
 Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com





CALIFORNIA CIRCLE

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TOWNHOME IMAGERY

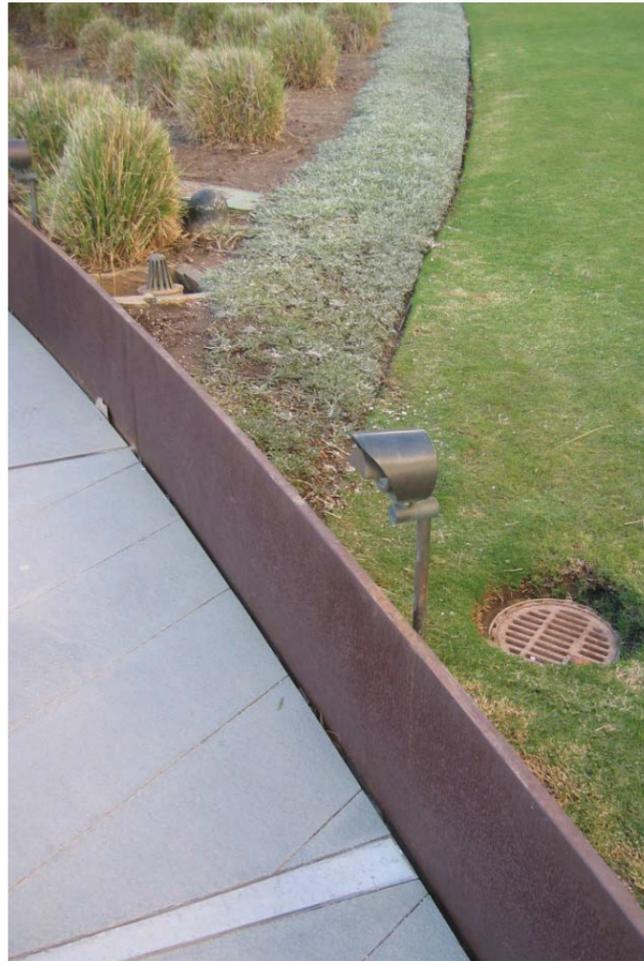
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PUBLIC REALM

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