

November 2, 2018

Ms. Lillian Hua
Associate Planner
City of Milpitas
455 Calaveras Boulevard
Milpitas, CA 95035-5749

RECEIVED

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**CITY OF MILPITAS
PLANNING DIVISION**

Subject: 2001 Tarob Court, 40 Unit Stacked Flat Condominium Project

Dear Ms. Hua,

The True Life Companies (TTLIC) is pleased to submit and entitlement application for 2001 Tarob Court (APN:086-036-034) for a market rate, 40 unit stacked flat condominium development on approximately 1.22 acres of land within the R3-TOD zoning district of the Transit Area Specific Plan (TASP) with 15% of the units designated as affordable. This entitlement application addresses the submittal requirements for a Site Development Permit and a Parcel Map for condominium purposes. The intent of this submittal is to provide the City of Milpitas with a 100% conforming project that does not need any discretionary approvals beyond the parcel map for condominium purposes.

Site Development – Project Description, General Plan, Specific Plan and Zoning Consistency

The project site located at the western corner of Tarob Court and Lundy Avenue and is currently occupied by a single 16,463 SF office/industrial building. The site is located at the border between Milpitas and San Jose with existing office/industrial units to its north and west adjacencies and to the east is 1992 Tarob Court for which TTLIC successfully received townhome approvals at the end of 2017. No traffic, noise or biological surveys were completed for this proposal as it is proposed under the umbrella of the Transit Area Specific Plan Environmental Impact Report Addendum and the Tarob Court General Plan Amendment No. GP16-0005, Specific Plan Amendment ST166-0003 and Zoning Amendment ZA 16-0003 approved by Milpitas City Council in October 2017.

The General Plan designation for the property is High Density Residential 21-40 du/ac with an and R3-TOD zoning within the Transit Area Specific Plan. This project complies with the density by proposing 32.8 dwelling units per acre on 1.22 acres or 40 dwelling units. The project consists of 24, 3 bedroom – 2 bathroom units ranging from 1,520 SF to 1,600 SF and 16, 2 bedroom-2 bathroom units ranging from 1,250 SF to 1,270 SF. The building has an elevator making all of the units ADA accessible.

Affordability

Six (6) units will be designated as affordable units complying with City's preference to have the 15% affordable requirement met through the construction of the units rather than paying the fee.

Parking

The project is fully parked on-site with 78 parking stalls at 1.6 per unit, plus 20% guest, while 15% guest is required when parking is located in a garage such as this. No on-street parking is counted towards the project. One charging station is provided and one van accessible space is provided. Just less than 30% of the spaces are compact and 64 spaces are covered.

Grading and Drainage

It is important to note that the entire site will be raised up by approximately 4.5 feet from its existing grade in order to comply with the City of Milpitas Flood Ordinance as the site is located in the Penitencia Creek Watershed Flood Plain. An ADA accessible ramp has been added to the frontage of this project adjacent to the Tarob Court sidewalk allowing for ADA accessibility from the sidewalk to the project elevator lobby. Drainage is handled through landscaping and pervious paving in the main drive aisle with the fire engine/garbage truck turn around.

Common and Private Open Space

The property is encumbered by an approximately 40 foot wide public utility easement (PUE) which tapers down towards the corner of Tarob and Lundy adjacent to Lundy Avenue. The proposal uses this area to meet the majority of the required public open space in addition to an internal ground floor courtyard. An additional 1,375 SF second floor terrace is provided with outdoor furnishings but is not included in the open space calculation. The total required open space for the project is .30 acres where the project proposes a total of .44 acres of open space. The open space/PUE is proposed to be updated with shrubbery and a walking path but will not have any permanent structures or trees placed in it. Five (5) Jacaranda trees have been incorporated into the site landscaping.

A portion of the public open space is the interior courtyard will have a variety of seating areas, shrubbery and trees that will allow for a protected and inviting visiting area. This seating area is located at the center of the building and will be screened from the ground floor parking by a dense row of columnar bamboo flanking each side of the courtyard. This courtyard is directly connected to the open space/PUE facing Lundy Avenue via a designated walkway with special paving for easy pedestrian crossing through the parking garage drive aisle. TTLIC proposes to pay the public art in-lieu fee (amount TBD) as this property is highly constrained by the requirements of setbacks, fire access, parking and public open space.

The following table explains the project metrics:

Proposal	Code	Compliant
32.8 units/acre = 40 units on 1.22 ac	21-40 units/acre = 48 units on 1.22 ac	YES
<ul style="list-style-type: none">• 24, 3bd• 16, 2bd		
15% Affordable = 6 units	15% Affordable = 6 units	YES
78 parking spaces	77 spaces	YES
<ul style="list-style-type: none">• 64 covered	64 covered	YES
<ul style="list-style-type: none">• 20% guest = 13	15% guest = 10 guest	YES
<ul style="list-style-type: none">• 22 compact	30% compact = 23 allowed	YES
.44 acres common open space	.35 acres	YES

Proposal	Code	Compliant
359 SF/unit private open space	200SF/unit private open space	YES
Height = 49' (approx.)	75' Max	YES
Ramp & Elevator access	ADA accessible	YES
Public Art In-Lieu Fee	In-Lieu Permitted	YES

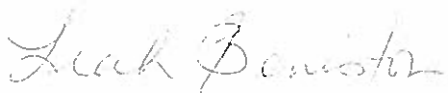
The property is located in San Jose's Berryessa School District and will not impact Milpitas Schools. The project will participate in the TASP Community Facilities District. As a part of the demolition of the property 34 trees will be removed and others may be negatively impacted by the raising of the grade for flood zone purposes. Tree replacement is required at a 3:1 ratio however the PUE is not allowed to be planted with trees therefore our available land area for planting is constrained. Forty nine (49) trees are proposed to be planted when the requirement is for 102. TTLC will work with the City to resolve this discrepancy.

An electronic Box link with the following attachments has been sent to your e-mail address at lhua@ci.milpitas.ca.gov:

1. City of Milpitas signed application form, dated October 31, 2018
2. Site Development Package, dated October 31, 2018
3. Preliminary Arborist Report by Hortscience, dated March 5, 2018
4. Preliminary Geotechnical Report by Cornerstone Earth Group, dated November 13, 2017
5. Phase I ESA and Soil Quality Evaluation by Cornerstone Earth Group, dated January 9, 2017
6. Signed Utility Modeling Acknowledgement
7. ALTA Survey 2018
8. Preliminary Title Report, dated November 2018 (forthcoming)
9. Preliminary Storm Water Management Plan, dated October 301, 2018 with C3 Data Sheet included.

TTLC is happy to be processing its fourth project in the City of Milpitas and looks forward to a successful collaboration and approval. Please call me at 925-380-1699 or e-mail me a lbeniston@thetruelifecompanies.com any time should you have a question or would like to discuss the proposal.

Respectfully,



Leah Beniston
Vice President of Entitlement
THE TRUE LIFE COMPANIES