



Agenda Item C  
Agenda Date: 10/25/2016  
Supplemental #1

October 24/2016

City of Morgan Hill  
17575 Peak Avenue  
Morgan Hill, CA 95037

RE: RDCS 2016-0010 MONTEREY – DYNASTY

To: Gina Paolini / Planning Commission

After carefully reviewed the staff's comments/scoring and consulted our team members, applicant prepares a full response for few items that for your review and discuss as attached.

Applicant will print several hard copies of the response for 10/25/2016 Planning Commission meeting and will present should Planning Commissioners and/or City Staff have any questions regarding the project details.

Please consider awarding necessary points so that this project can receive 2 allotments in order to complete the whole project.

Sincerely,



Project Manager

Richard Liaw

## RDCS 2016-0010 MONTEREY – DYNASTY (Request for 2 Units)

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### School: (page 9) - Lost 2 points

2. **Two points** will be awarded to projects that are within half-mile radius of an elementary, middle or high school that has capacity to house the number of students that the development would yield as calculated using the student yield factor from the District's most recent Developer Fee Justification Report. The District will annually provide the student yield rate and schools that have available capacity prior to May 1.

Note: For multi-year projects, the project shall retain the points received during the first phase of the project. The points shall not be decreased or increased due to available capacity.

Applicant's Answers		Staff Comments		
	Comment	Pts	Comment	Pts
2	Paradise Valley Elementary School is within 1/2 mile radius of the project	2	The project is within 1/2 mile of Paradise Valley Elementary School however as of May 1, 2016 the school was already at capacity.	0
Sub total	Maximum points: 2	2	Maximum points: 2	0

### APPLICANT COMMENT:

Applicant has been awarded 1 full point for 2008 RDCS competition. This is a Multi-Year Project and applicant should be qualified to be awarded the full item of 2 points.

b.	The project is within 3/4 of a mile of Paradise Elementary school that serves 4 through 6 grades. Vinyard and LaCrosse are collector streets .	1	The project is within 3/4 miles of Paradise Valley Elementary School. Students are only required to cross Vineyard and La Crosse which are designated on the General Plan as collector streets.	1
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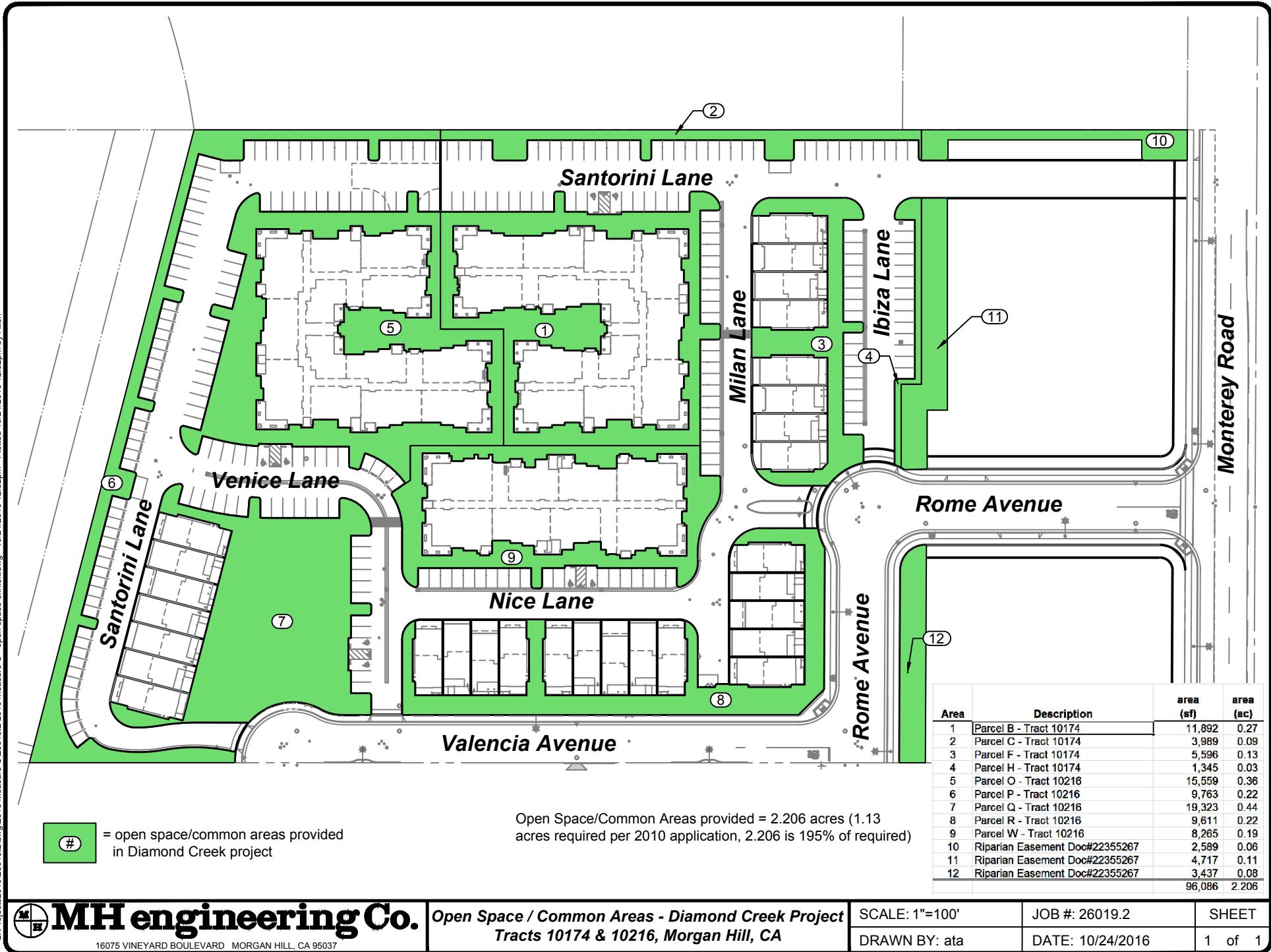
**Park & Space (page 29) - Lost 4 points**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
8.	Exceeds by over 50% Open space is 4.448 acres.	4	The plans do not show dedicated open space areas of 4.448 acres. Staff believes that the applicant arrived at this calculation by including driveway and parking areas which do not function as a park space or provide recreational opportunities.	0
Sub total	Maximum points: 4	4	Maximum points: 4	0

**APPLICANT COMMENT:**

Applicant has been awarded 4 full point for 2010 RDCS competition. Open space/common areas provided by applicant is about 2.206 acres which is greater than 2010 RDCS application 1.13 acres requirement (50% more). [Open Space/Common Areas calculation map attached.](#)

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
8.	.0088/dwelling unit, .0088 x 129 = 1.13 acres. Applicant provides 4.55 acres.	4	Required park = .0088 x 129 = 1.13 acres. Proposed park = 4.55 acres Over 50% more.	4
Sub total	Maximum points: 4	4	Maximum points: 4	4



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**Circulation (page 55,56,58) - Lost 7 points**

c.	At this time there is an application for site approval of the retail site to the east between the site and Monterey Road. A public road with stub to this site will be constructed with its approval. This is planned to happen prior to allocation year.	2	The project does not meet the criteria for this category since the referenced street stub does not presently exist.	0
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**APPLICANT COMMENT:**

Applicant has committed and completed full width street public improvement on East and West sides of Monterey Road, an arterial, across project frontages, including curbs and gutters, landscaping, re-paving of street and markings according to City's standard. On 2010 RDGS, City has awarded project full 2 points on this item, and applicant should be awarded full 2 points as well.

e. Eliminates existing stub or substandard streets. Frontage improvements will not apply to this criterion unless the improvements occur along an arterial or the project completes full width street improvements along the project frontage. (up to two points)

e.	Applicant proposed full street improvements on East and West sides of Monterey Road across project frontage.	2	The project commits to install public improvements across the project frontage on the west side and the east side of Monterey Road.	2
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	No cul-de-sacs will be needed when street stub is connected	2	The project has created a long deadend street that exceeds 850 feet.	0
b.				

#### APPLICANT COMMENT:

Applicant's project site improvement design from North side of Santorini Lane loop to west side of project, then connect through south side of Valencia Avenue and does not create dead end street in the project. Also, on south side of Valencia Avenue and Rome Avenue, there are 2 future street extensions to neighborhood lot.

- a. Converts existing city lighting to energy efficient LED lights at a ratio of one street light conversion per dwelling unit. The cost of the light conversion shall be at least equal to or greater than \$ 750.00 per unit. **(one point)**
- b. In R-3 and Downtown Area projects, converts existing lighting to LED lights at a ratio of two light conversions per dwelling unit. **(two points)**

Applicant's Answers		Staff Comments		
3.	Comment	Pts	Comment	Pts
a.	Project agrees to convert 2 street lights for the proposed new 2 allotments	1	This criteria is applicable to R-1 7000 Projects. Therefore, this project is not eligible for the point in this category	0

#### APPLICANT COMMENT:

Applicant committed to convert 2 street lights for the proposed 2 allotments. Applicant is willing the pay for the cost of equal to or greater than \$750/unit. This rule should be applicable to smaller lot size of project.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
4.	Applicant will commit to \$1,100/unit for 2 units same as 2010 application.	2	The project commits to public improvements in the amount of \$1,100 per dwelling unit. Therefore, the project is entitled to one point in this category.	1

#### APPLICANT COMMENT:

Applicant has been awarded 2 full point for this item on 2010 RDCS which applicant committed \$2,200/units for 2 points. On 2016 RDCS, applicant has committed **“same as 2010 application” but with typo of \$1,100/unit for 2 units same as 2010 application.** Applicant is willing to commit for the \$2,200/unit for 2 points on the item.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
3.	Applicant will install street frontage improvements to Monterey Road on the east [CDF] and west [commercial] sides. Cost of R/W and improvements will exceed \$2200.00/ D.U	2	The proposed public improvements on the east and west sides of Monterey Road across the project frontage satisfies the criteria for this category.	2
Subtotal	Maximum points: 2	2	Maximum points: 2	2

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## Natural and Environmental (page 70) - Lost 1 points

Applicant's Answers		Staff Comments	
	Comment	Pts	Comment
1.	Conforms. Foundations are standard types per U.B.C.standards. Cuts are less than 2 ft. Detention pond will be less than 3 ft. deep. Fills are 4' max due to the elevation needed to floodproof from the 100 year storm.	1	Project does not conform to criteria, as fill exceeds three feet for flood protection.
Sub total	Maximum points: 1	1	Maximum points: 1

### APPLICANT COMMENT:

Applicant has been awarded 1 full point for this item on 2010 RDCS. Based on site improvement grading plan, there is only small portion of land, at historical creek ditch where project has over 3 feet fill in death. Project is in 100 year flood zone. Over all, there is only fill little more over 2 feet on whole project as elevation needed to flood proof. Construction Grading Section Plan attached.

Applicant's Answers		Staff Comments	
	Comment	Pts	Comment
1.	Conforms. Foundations are standard types per U.B.C.standards. Cuts are less than 2 ft. Detention pond will be less than 3 ft. deep. Fills are 4' max due to the elevation needed to floodproof from the 100 year storm.	1	The project is in the 100 year flood. Maximum grading 3ft (within the flood-zone area). Detention pond to be no more than 3ft cut.
a.			

