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October 20, 2015

Planning Commission
COMMUNITY DEVELOPMENT DEPARTMENT
17555 Peak Avenue
Morgan Hill, CA 95037

Re: 2015 Measure C Competition – MC-15-15 MH Butterfield-Valencia: INITIAL SCORING
Planning Commission Hearing of October 27, 2015. Request for reconsideration

Planning Commission Members:

Because the Valencia Project was incorrectly not awarded any on-going Project allocations in the 2014 M/C competition, it was necessary for the Project to submit an application in this year's M/C competition. Valencia already had a an approved PD zoning, Development Agreement and fully approved site and architectural plans, which creates some interesting scoring issues in this year's competition. We respectfully request reconsideration of the following scores:

1. Lot Layout and Orientation: Section 1.a. and 1.b.: Two points were lost because the project deviated from the "base zoning". It is our contention, because the RPD Zoning had already been completely adopted at the time of this application, that RPD Zoning became the "base zoning" for Valencia for the purpose of scoring. Since this fully approved project could not depart from the PD zoning it should therefore be awarded the two points in this Critirium.
2. Circulation Efficiency: Section 1.a.: In the 2013 M/C scoring, the Project scored only one point in this section because staff stated "the plans do not show a stub street to parcel 2." The plans were changed, and the stub street was included, Parcel 2 has been approved and allocated , and the Project should now be awarded the full two points in this Criterion.
3. Circulation Efficiency: Section 1.d. The scoring, we believe was a mistake. The Critirium specifically states that "Within a project, an entry aisle less than two hundred fifty feet from the entry is acceptable." One point should be awarded.
4. Livable Communities: Section 1. This is a Planning Commission award and we respectfully request a two point score in this Criterion. Valencia is a unique project that was designed to provide a large community area, conventional two car garages, with driveway parking and private back yards which are more in keeping with the existing character of Morgan Hill.

Very truly yours,

MH Butterfield Investors LLC



Richard B. Oliver, President