

October 21, 2015

Planning Commission
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037
c/o Ms. Gina Paolini

**RE: RDCS Competition 2015 -- MC-15-13: Cochrane-Standard Pacific (Lantana-Wisteria)
Applicant Response to Staff Comments and Scoring**

Dear Planning Commissioners,

As Applicant for the abovementioned project, we appreciate Staff's effort in scoring and awarding points in the balance of the RDCS categories we requested.

We respectfully request re-evaluation of two criterion, and consideration of "superior project" status as the Commission continues to assess the merits of the project. This letter includes explanations of how we believe the project has met the RDCS scoring criterion, or the intent of the criterion based upon the previous years' point awards.

18.72.210. Public Schools

3. Criteria: Up to six additional points may be awarded to a project where: At the time of application submittal, applicant commits as part of the first year of the first phase of the current application, a safe walking route exists or will be provided between the project site and existing or planned MHUSD schools, or charter school approved by MHUSD, Santa Clara County Board of Education or California Department of Education. A safe route is defined as continuous sidewalks and/or paved pedestrian pathways cross walks and traffic signals at designated street intersections between the project and a school site.

The distance to the school is measured as the lineal distance a student would walk from the average center point of housing in a project to the nearest entrance point of the nearest school grounds.

3.d. Criteria: The project is within 1.5 miles lineal walking distance of a high school. (two points)

Applicant's Answers		Staff Comments	
3.	Comment	Pts	Comment

d.	The project is within 1 1/2 miles of Live Oak High School. In the 2012 competition the Planning Commission had staff award these points to projects, determining that the pathway criteria did not need to apply to high school criteria. See attached Planning Commission meeting minutes.	2	The project is within 1 1/2 miles of Live Oak High School however there is not a safe continuous walking route from the project site to the school site. (B3: A safe route is defined as continuous sidewalks and/or paved pedestrian pathways cross walks and traffic signals at designated street intersections between the project and a school site.)	0
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Explanation: In the 2012 RDCS competition, the Planning Commission had staff award these points to projects located within 1.5 miles of a high school, determining that a safe walking path was not a prerequisite for high schools. Since then, the language within the criteria has not been changed. Note that the project was awarded these points in the 2013 & 2014 competitions (MC-13-10, 11 & MC-14-03, 04).

Applicant respectfully requests this point award (2 pts).

18.78.290. Lot Layout and Orientation

3.c. Criteria: The proposed project complies with the minimum lot standards for the zone district and provides at least a four foot variation in standard lot widths (excluding cul-de-sac lots) and each lot width represents at least 10 percent of the total lots. For purposes of making the above determination, there must be at least three different standard lot widths and at least a four foot difference in the width of each standard lot. **(one point)**

Applicant's Answers			Staff Comments	
3.	Comment	Pts	Comment	Pts
c.	Lot widths vary from 37' to 96' feet. Lot widths for R1-9000 lots vary from 70' - 96'; Lot widths for R1-7000 lots vary from 60'-78.5'; Lot widths for R1-4500 lots vary from 45'-57'.	1	The proposed project does not comply with the minimum lot standards for the <u>zone district</u> . The project varies below the base zone district standards and required the approval of a PD.	0

Explanation: Although some lots within the project do not meet minimum widths expressed in the standards, the balance of the lots do allow the project to meet the width variation criterion. The project provides at least three different acceptable standard lot widths and at least a four foot difference in the width of each standard lot: lot widths from 60' to 61' (44 lots); lot widths from 67' to 73' (24 lots); and lot widths from 78' to 96' (16 lots). Each standard lot width represents at least 10 percent of the total lots (33%, 18% & 12%).

Applicant respectfully requests award of this point (1 pt).

18.78.335. Livable Communities

Finally, we ask that the Planning Commission consider this project "superior" when awarding points for overall project excellence. With assistance from the Commission and Staff, the project has undergone a major transformation since the 2014 RDCS competition. Specifically:

- Per Commission recommendation, the Lantana/Wisteria neighborhood reflects a master-planned effort on the two subject parcels, and the two applications have been combined into one project. This translates to:
 - The opportunity to implement an open space paseo through the middle of the site, which provides an increased amount of contiguous usable open space, more evenly-distributed stormwater treatment opportunities, and results in a reduced amount of grading.
 - A more balanced approach to project phasing.
- The length of proposed fences/walls has been reduced along the project's Mission View Drive frontage. Several houses have front entries facing Mission View Drive.
- The number of pedestrian linkages from Mission View Drive to the project's interior has increased.
- The proposed circulation pattern has been modified, per Staff request. Eagle View Drive now extends to Mission View Drive. Both Eagle View Drive and Morningstar Drive provide for future connections that will ultimately provide access from Mission View Drive to Peet Road.
- The number of private drives has been reduced within the Lantana portion of the project.
- Mission View Drive and Cochrane Road are being designed as multi-modal arterials, with emphasis on pedestrian and bicycle circulation.
- The site plan has been revised to promote a walkable, cohesive community. The open space paseo within the project provides additional recreational opportunities, increases the amount of project open space, and promotes neighborhood cohesion and connectivity.

We appreciate your consideration of the abovementioned requests. Please let us know if we can provide further clarification.

Sincerely,



Tony Ponterio
Project Manager
CalAtlantic Homes (Formerly Standard Pacific Homes)