

October 21, 2015

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

**RE: MC-14-16: Laurel TRI POINTE DeRose**

Dear Planning Commissioners:

In response to the project scoring provided by City Staff on October 16<sup>th</sup>, TRI Pointe Homes requests that the Planning Commission consider the Applicant's comments described below during the scheduled October 27, 2014 Planning Commission meeting. Where appropriate, Narrative excerpts are provided below for reference.

**Request 1. 2015-RDCS Narrative Circulation Efficiently Criteria B.2.c., Detached Sidewalks**

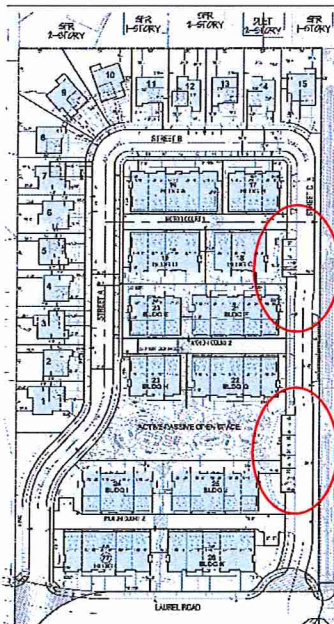


Figure 1 - 2014 RDCS Side Development Plan

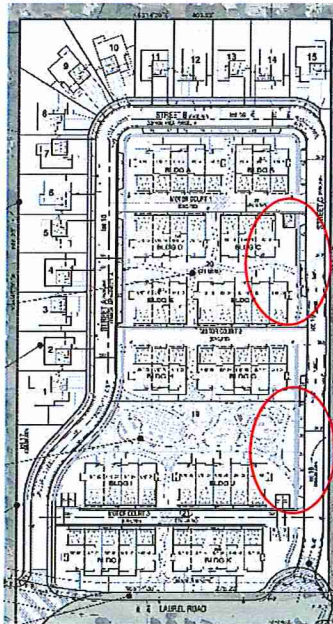


Figure 2 - 2015 RDCS Site Development Plan

Note that the maximum point value for this criterion is two (2) points. Pursuant to last year's successful RDCS competition, in which this project was awarded five allocations, an application for Tentative Map and Precise Development Plan were submitted. Initial staff comments suggested that the perpendicular parking be replaced with parallel parking, which was a change reflected in this year's RDCS exhibits. (See Figure 1 for 2014 RDCS Site Development Plan, See Figure 2 for 2015 RDCS Site Development Plan). In making this change, the amount of curb-

adjacent sidewalk increased. Unfortunately, this changed negatively affected this year's RDCS scoring by one point. When considering the total length of sidewalk

adjacent to curb or planting strips (2,500 +/- linear feet), only 650 +/- linear feet is not adjacent to a 5-foot planting strip; in other words, sidewalks adjacent to a 5-foot planting strip represent three-quarters of the available length within the project. Consequently, we respectfully request that the point valuation reflect three-quarters of the available points in this criterion, for a total of 1.5 points. (See attached exhibit for sidewalk length calculation)

Applicant Answers		Staff Comments	
b.	Detached sidewalks are provided contiguous with the primary loop street.	2	The project provides detached sidewalks for a portion of the project. However, in several locations the sidewalk is curb adjacent. Therefore, the project is only entitled to a point since it does not fully meet the criteria for this category.
c.			1

Thank you for your attention the abovementioned request.

Sincerely,



Alec Tappin  
TRI Pointe Homes