



October 21, 2015

City of Morgan Hill
Attn: Gina Paolini
17555 Peak Avenue
Morgan Hill CA 95037- 4128

Re: Staff Scoring Recommendation

1. Section: Schools 3A: Applicant is currently in confidential negotiations with the School District for the Development of a School on the adjacent parcel which is within $\frac{3}{4}$ of a miles from the project. School District can affirm this is accurate. Award 1 Point.
2. Section: Schools 3B. Applicant is currently in confidential negotiations with the School District for the Development of a School on the adjacent parcel which is within $\frac{3}{4}$ of a miles from the project. School District can affirm this is accurate. Award 1 Point.
3. Section: Open Space 2: Project is located within 115% of the response standard for a second fire station. Award 0.5 Point.
4. Section: Lot Layout & Orientation 1A: The San Sebastian project has received all of its discretionary Design Review and PD approvals. Our project complies to the entitlements that were received. The new criteria essentially would require a complete and total redesign. Past precedent in particular the way the R1-4500 projects were handled in the past essentially grandfathered those projects through and allowed them to be awarded points in Lot Layout and Circulation Efficiency in last years competition. The way the R1-4500 projects were handled should be applied to projects such as ours that have already received entitlements and approvals, particularly those with DA's. We comply with the approvals that we have secured. This new criteria unfairly punishes projects that have received entitlements and completed extensive design work. Project conforms to PD and Design Review. Award 1 Point.
5. Section: Lot Layout & Orientation 1B: The San Sebastian project has received all of its discretionary Design Review and PD approvals. Our project complies to the entitlements that were received. The new criteria essentially would require a complete and total redesign. Past precedent in particular the way the R1-4500 projects were handled in the past essentially grandfathered those projects through and allowed them to be awarded points in Lot Layout and Circulation Efficiency in last years competition. The way the R1-4500 projects were handled should be applied to projects such as ours that have already received entitlements and approvals, particularly those with DA's. We comply with the approvals that we have secured. This new criteria unfairly punishes projects that

have received entitlements and completed extensive design work. Project conforms to PD and Design Review. Award 1 Point.

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7. Section: Lot Layout & Orientation 3B: The San Sebastian project has received all of its discretionary Design Review and PD approvals. Our project complies to the entitlements that were received. The new criteria essentially would require a complete and total redesign. Past precedent in particular the way the R1-4500 projects were handled in the past essentially grandfathered those projects through and allowed them to be awarded points in Lot Layout and Circulation Efficiency in last years competition. The way the R1-4500 projects were handled should be applied to projects such as ours that have already received entitlements and approvals, particularly those with DA's. We comply with the approvals that we have secured. This new criteria unfairly punishes projects that have received entitlements and completed extensive design work. Project conforms to PD and Design Review. Award 1 Point.
8. Section: Circulation Efficiency 1A. Project has committed to the full realignment and extension of Peet Road, an Arterial street per the City of Morgan Hill's General Plan. Project conforms to the criteria. Award 2 Points.
9. Section: Liveable Communities 2. Criteria does not state that the project can only receive two points if it commits to a Bus Shelter and a Reinforced Street Section. The project committed to two improvements, Bus Shelter and Bus Pull out area under the premise it would receive two points. Applicant agreed to two improvements outlined in the criteria in anticipation of receiving two points. Award 2 Points.

Thank you,



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