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November 30, 2015

City of Morgan Hill, Office of the City Clerk
Ms. Irma Torrez, City Clerk (irma.torrez@morganhill.ca.gov)
Ms. Michelle Wilson, Deputy City Clerk (michelle.wilson@morganhill.ca.gov)
17575 Peak Avenue
Morgan Hill, CA 95037

Re: Appeal of RDCS Application No. MC-15-12: Jarvis -- MWest

Dear Ms. Torrez and Ms. Wilson:

This letter is submitted on behalf of MWest PropCo XXIII, LLC ("MWest"), and serves as the Notice of Appeal of Morgan Hill Planning Commission Resolution No. 15-66, adopted November 10, 2015, which Resolution approved a Residential Development Control System ("RDCS") Part 1 score of 9.5 points and Part 2 score of 139.5 points for Application No. MC-15-12, Jarvis – MWest ("the proposed MWest project").

This Notice of Appeal requests City Council review of the RDCS scoring for Application No. MC-15-12, Jarvis – MWest, in accordance with Morgan Hill Municipal Code Section 18.78.130. Specifically, MWest requests that the City Council modify the RDCS scoring approved by Planning Commission Resolution No. 15-66 for the proposed MWest project. Under separate cover, MWest will submit additional materials in support of this Notice of Appeal, including a detailed letter outlining grounds for the appeal and the specific criteria for which MWest asks that the scoring be adjusted. In brief, this appeal is submitted on the basis that the merits of Application No. MC-15-12 warrant a significantly higher RDCS score.

We appreciate your attention to this matter. Please contact me at (415) 743-6942 or paula.kirlin@hklaw.com if any additional information is required.

Sincerely yours,

HOLLAND & KNIGHT LLP



Paula C. Kirlin

cc: Andrew Crabtree, Community Development Director (andrew.crabtree@morganhill.ca.gov)