

From: [Michelle Wilson](#)
To: [Angie Garcia](#)
Subject: FW: Supplemental Exhibit for MWest Appeal of PC Decision on RDCS Score
Date: Tuesday, December 15, 2015 2:53:36 PM
Attachments: [MWest Jarvis Exhibit Showing Front and Rear Setback Variation.pdf](#)

supplement

[Michelle Wilson, CMC | City Clerk's Office | Deputy City Clerk/Council Services & Records Coordinator](#)
[City of Morgan Hill | 17575 Peak Avenue | Morgan Hill, CA 95037](#)
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From: Kerry Williams [<mailto:k-keenan@pacbell.net>]
Sent: Tuesday, December 15, 2015 2:27 PM
To: Gina Paolini; Andrew Crabtree; Michelle Wilson
Subject: Supplemental Exhibit for MWest Appeal of PC Decision on RDCS Score

December 15, 2015

Honorable Mayor Steve Tate and Members of the Morgan Hill City Council –

The attached exhibit was inadvertently omitted from MWest's letter dated December 4, 2015 appealing the Planning Commission's Resolution No. 15-66 for the MWest-Jarvis Application No. MC-15-12. Specifically, this information pertains to Section 18.78.290 Lot Layout and Orientation criteria 3a and 3b, which require that the project meet all minimum zone district setback requirements, and additionally, for multi-family projects, that the project provide a minimum 4 foot front and rear setback variation between buildings.

In our December 4, 2015 appeal letter to the City Council, we stated that the project meets the requirements under both criteria. In subsequent conversations with Staff, we were told that they were unable to verify that the project meets the setback requirements. Please note that the minimum zone required setbacks are labeled on various sheets throughout the submittal, including the following: A-1.1, SD-01A, SD-01B, SD-01C, C1.1, C1.2, L-2.0 and L-2.1. We also state in our Narrative and Addendum that the project provides a 20 foot setback from Jarvis, a 40 foot setback on Monterey, and there is a 40 foot landscape setback and additional 40 - 50 foot building setback along the Sutter Connector. Additionally, for verification purposes, the attached Exhibit (taken from our submittal package based on the project's CAD files) demonstrates compliance with the 4 foot front and rear setback variation criteria. There is one building (out of 20 on the site) along Jarvis that was inaccurately plotted and needs to be slightly adjusted by about 2 feet, which we commit to doing.

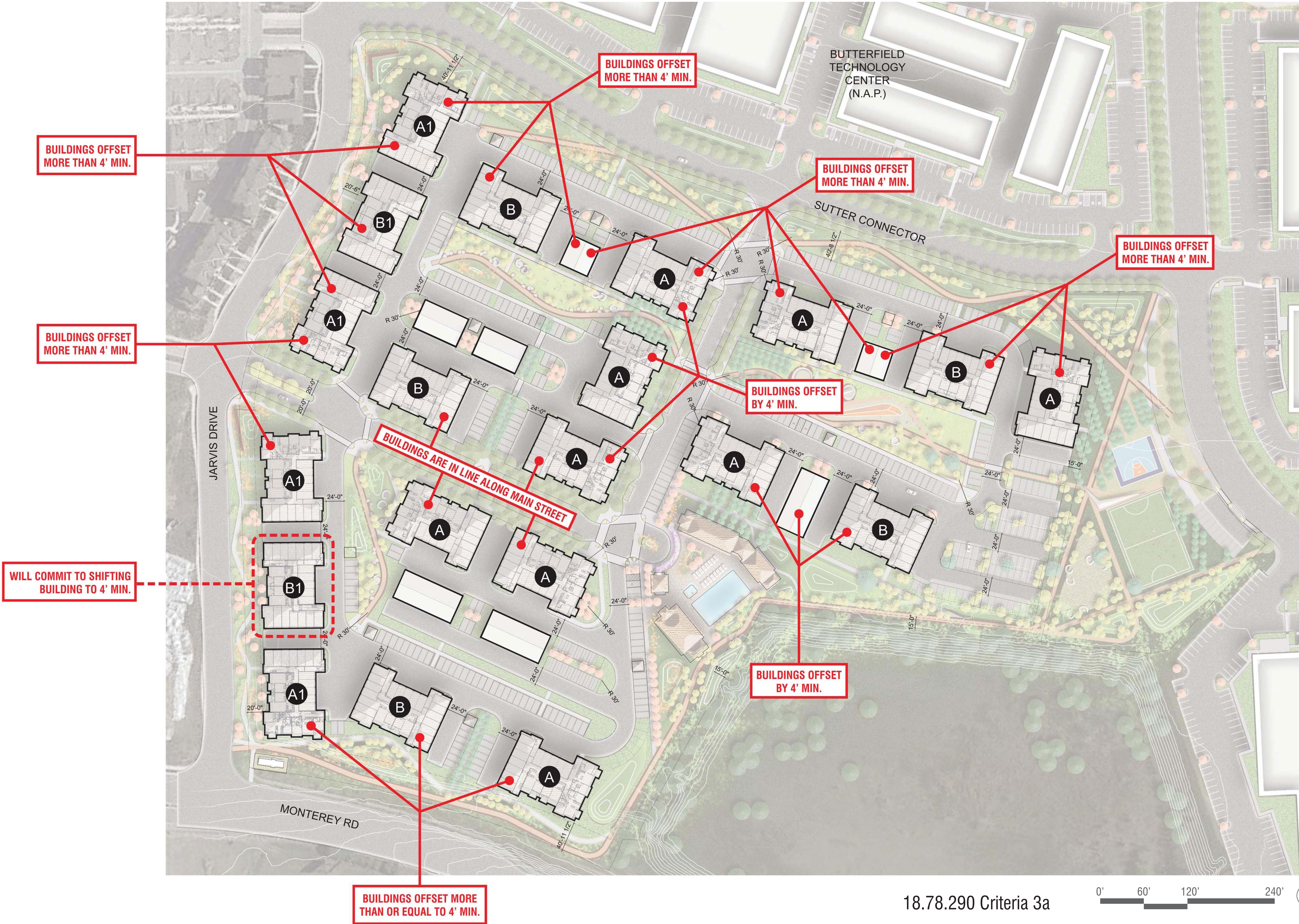
We believe this information is not “new information” but simply clarifying information to assist Staff with verification of project compliance with the criteria.

Thank you in advance for your consideration,

Kerry

Kerry M. Williams, Project Director

MWest PropCo XXIII, LLC



TCA ARCHITECTS
19782 MAC ARTHUR BLVD.
SUITE 300 IRVINE
CALIFORNIA 92612
949 862 0270



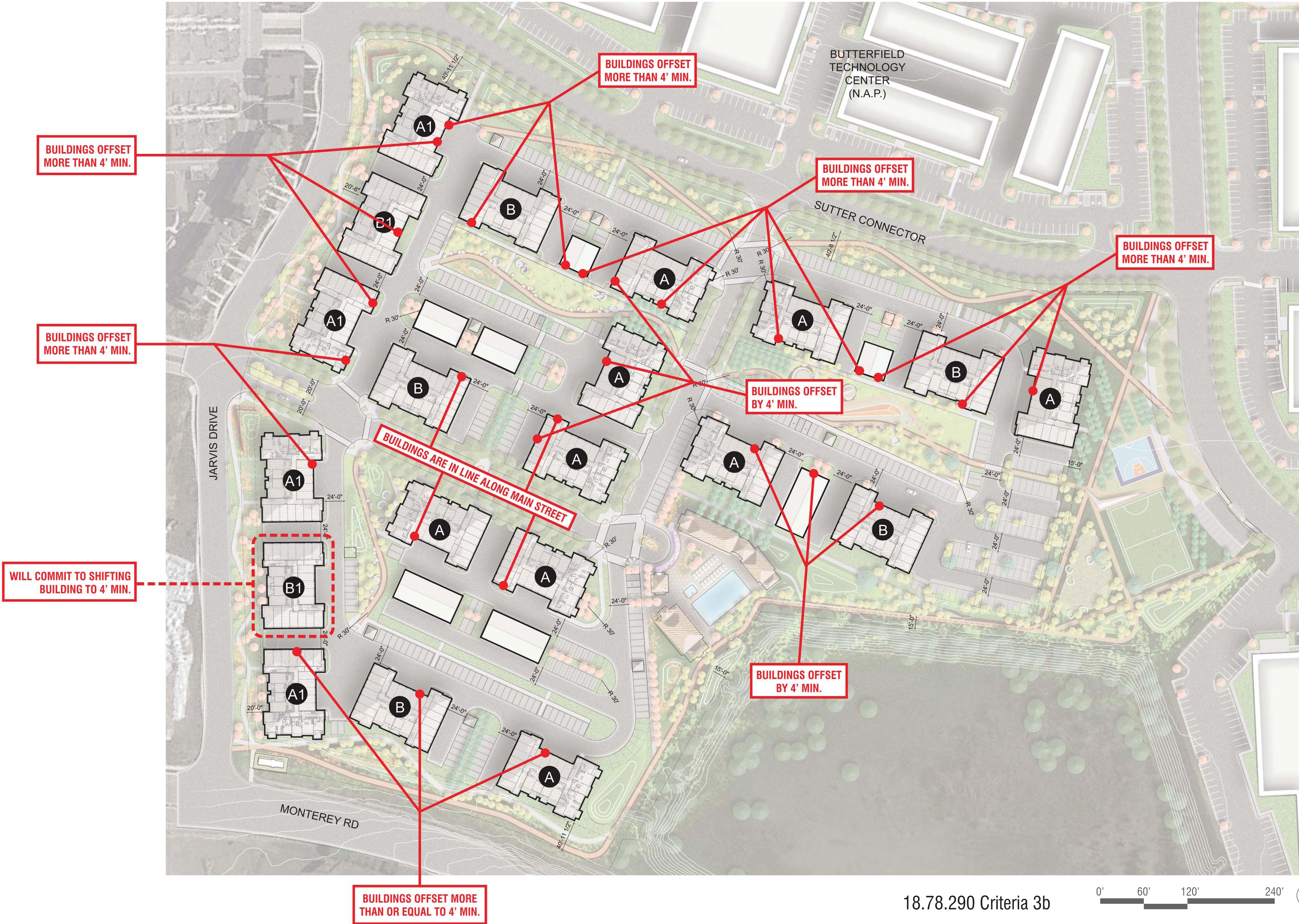
BUTTERFIELD VILLAGE
MORGAN HILL, CALIFORNIA



ARCHITECTURAL SITE PLAN	
DATE	REMARKS

PA / PM:	
DRAWN BY:	
JOB NO.:	

SHEET
A-1.1



18.78.290 Criteria 3b

0' 60' 120' 240'

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TCA ARCHITECTS

BUTTERFIELD VILLAGE

MORGAN HILL, CALIFORNIA

WEST

DATE	REMARKS

PA / PM:	
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