

Item # 2 and 3
AGENDA DATE: 8/23/16
SUPPLEMENTAL QUESTIONS

From: [Tiffany Brown](#)
To: [Jenna Luna](#)
Subject: FW: Comments recieved for tonights PC meeting
Date: Tuesday, August 23, 2016 2:46:55 PM

From: TiffanyBrown
Sent: Tuesday, August 23, 2016 2:10 PM
To: Joe Mueller (Verizon); Liam Downey; Rene Spring (mail.com); Wayne Tanda (Charter); Wayne Tanda (Cloud); Michael Orosco; John McKay (Yahoo); Pat Toombs; Pat Toombs 2
Cc: Terry Linder; Leslie Little
Subject: Comments recieved for tonights PC meeting

Good Afternoon Commissioners,
Below is a list of questions received and the answers to those questions are highlighted in blue.

1. Agenda 2
 - 1.1 DA Resolution, Section 3(p19): I believe this should be Exhibit A not Exhibit A-C.
[Exhibit A is focused on the timeline and B and C cover more of the details of the project. Sowe included all.](#)
 - 1.2 What are the amenities along the southern boundary of this project and the project tothe east?
[Starting from Condit and moving east to Murphy along San Pedro road. 10,000 square footprogrammable park with multi-use half soccer fields next to a open space and sitting area with tot lot, 17 community garden plots and underground water storage detention basin \(see attachment\) and on the apartment side, you will have some open space near the .2 acre dog park near a smaller open space area for bio retention.](#)
 - 1.3 Who will own and operate the programmable park on Lot B?
[The owner/operator of the apartment complex will be in charge of the programmable park.](#)
 - 1.4 Are there any restrictions on the programming of this space?
[The owner/operator of the apartments will allow uses that are accustomed operations in parks. If our code requires a temporary use permit for such events, the owner/operator will apply to the City for the proper permits prior to an event.](#)
 - 1.5 How will the list of private and private/public facilities be documented?
[This will be a condition of approval on the Site and Architectural Permit which will include allpark and common open spaces areas.](#)
 - 1.6 What is a minor change in the amenities?
[A minor change in amenities would only include an amenity that is listed to be worth the same amount of points and hold the same value as the originally proposed amenity as listed in the RDCS Narrative. No net loss in points.](#)
 - 1.7 Where are the BMR units?
[The BMR units will be dispersed throughout the interior buildings of the project. We will be working with Rebecca Garcia, our Housing Manager during the Site and Architectural Permit process.](#)
 - 1.8 Why does the drawings show a lap pool when the DA indicates a swimming pool?

The proposed pool, is a large pool, approximately 1,500 square feet as shown on the plans, that is long enough to accommodate lap pool use.

1.9 DA Section 1.2.7 Project Definition: 168 units in project but phasing diagram shows 182. Why? The DA should reflect the complete project.

This DA is for the current RDCS application (168 units). The foot print and phasing of the project remains the same regardless the unit count in this case. However, if the project competes and is awarded any additional units in this year's competition, than this DA will be back before the Commission with an amendment.

2. Agenda 3

2.1 Tentative Map Resolution Edit: Chair Title.

Thank you.

2.2 Tentative Map Resolution, Exhibit A, Condition 5 Public Works: Does this condition need to be changed due to the dropping of the building requirement.

Yes, we can amend or remove the condition if desired and requested during the motion by the Commission.

2.3 Tentative Map: Why is lot B still required?

Common park and open space areas are separated from the condominium and single family home lots. The apartments do not require subdivision except for separating Lot "B" from separating from Lot "C". Lot "C" is a shared lot with the Condominium side of the project for the underground water storage. Lot "B" will be maintained by the apartment side of the project and Lot "C" will be a shared cost between both entities.

Thank you,

Tiffany Brown
Associate Planner



CITY OF MORGAN HILL
17575 Peak Ave
Morgan Hill, CA 95037
Tel: 408-310-4655