

Agenda Item I
Agenda Date: 10/25/2016
Supplemental #1

From: [Jenna Luna](#)
To: [Christie Thomas](#)
Subject: FW: RDCS Clarification - 0016 Jarvis MWest
Date: Tuesday, October 25, 2016 11:36:52 AM
Attachments: [4521_001.pdf](#)

From: Gina Paolini
Sent: Tuesday, October 25, 2016 10:41 AM
To: Jenna Luna
Subject: FW: RDCS Clarification - 0016 Jarvis MWest

Supplement

Gina Paolini

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From: Paul Anderson [<mailto:panderson@tca-arch.com>]
Sent: Thursday, October 20, 2016 5:23 PM
To: Gina Paolini
Cc: Kerry Williams (k-keenanan@pacbell.net); Ross Doyle (RDoyle@rja-gps.com)
Subject: RDCS Clarification - 0016 Jarvis MWest

RDCS Clarification - 0016 Jarvis MWest

Hi Gina,

I wanted to ask for a clarification on a point we were not awarded. Under Lot Layout and Orientation, item 3E, we were allotted 1 point instead of 2 because, from the description provided, parking was visible from street at the corner of Jarvis and Main Street. This was a comment made during the Prelim, so we relocated a few parking stalls to a different part of the site to make sure parking was behind the building, not directly visible from the R.O.W. Please see Sheets A2 and R3 (attached) from our submittal that were referenced in our narrative.

Although the awarding of an additional point, will not change our overall score, we would request the additional point still be added to the category. Please let me know your thoughts after review the attached sheets from the RDCS submittal. I appreciate your time and effort on a process that I know is time consuming and challenging.

See you on Tuesday!

R. PAUL ANDERSON, AIA

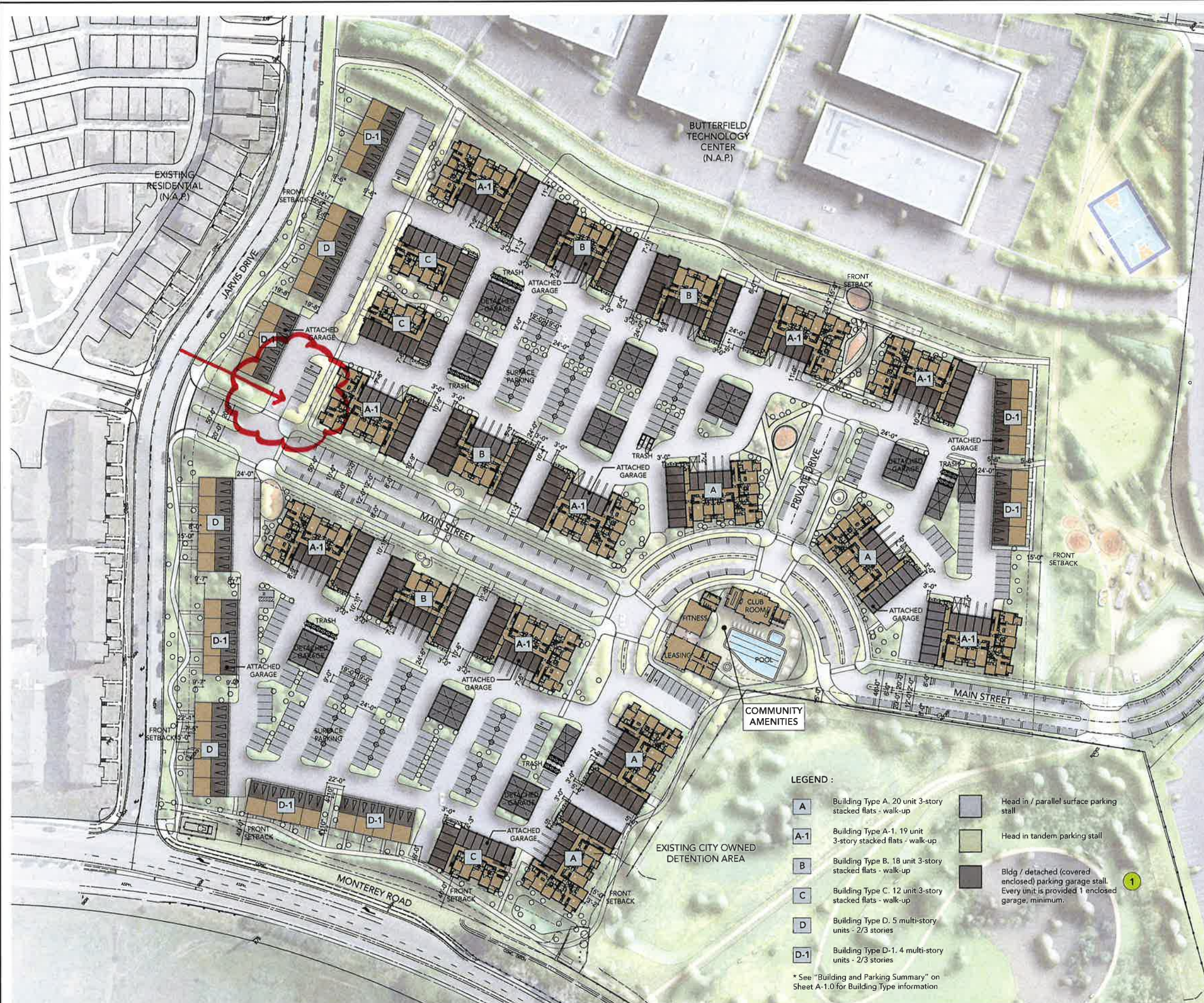
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TCA ARCHITECTS

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LEGEND :

- A Building Type A. 20 unit 3-story stacked flats - walk-up
- A-1 Building Type A-1. 19 unit 3-story stacked flats - walk-up
- B Building Type B. 18 unit 3-story stacked flats - walk-up
- C Building Type C. 12 unit 3-story stacked flats - walk-up
- D Building Type D. 5 multi-story units - 2/3 stories
- D-1 Building Type D-1. 4 multi-story units - 2/3 stories
- Head in / parallel surface parking stall
- Head in tandem parking stall
- Bldg / detached (covered enclosed) parking garage stall. Every unit is provided 1 enclosed garage, minimum.

* See "Building and Parking Summary" on Sheet A-1.0 for Building Type information

RDCS NARRATIVE LEGEND POINTS TAKEN		
Note: See RDCS Project Narrative Questionnaire for full evaluation and full descriptions of each category item		
18.78.260 HOUSING NEEDS		
1	B.5	Seventy five percent of the units with an enclosed garage
18.78.290 LOT LAYOUT AND ORIENTATION		
1	Not used	
2	B.1.f	Sufficient transition in lot sizes or building sizes to allow compatibility
3	B.1.h	Harmonious use of exterior building materials
4	B.2.b	75 percent of building entries are visible from the public right-of-way
5	B.3.a	Minimum four foot front setback variation provided between adjoining buildings
6	B.3.b	Minimum four-foot rear setback variation provided between adjoining units
7	B.3.d	At least 50% of units have side-loading, detached, rear garages
8	B.3.e	Garages and parking spaces located at the rear or side of buildings
9	B.3.f	Building articulation or varying placement provides visual variety from the public right-of-way
10	Not used	
11	B.3.h	Garage door width will not exceed sixty-five percent of the width of the building façade (one point) or fifty-percent of the width of the building façade
12	B.5	Articulation above the second story must be minimum of three horizontal feet and 30% of the extent of the story
18.78.300 CIRCULATION EFFICIENCY		
1	B.1.e	20 foot clear view back-out distance between enclosed garage space and the adjacent public street and a minimum three foot distance from a drive aisle or alley way.
18.78.310 SAFETY AND SECURITY		
1	B.1.e	Pedestrian scaled lighting located along walkways and common areas
2	B.1.f	Illuminated address numbers for each unit
3	B.1.i	Bicycle lockers or enclosed garages will be provided at a ratio of 10% of the required parking for residential units (guest parking included) for at least fifty percent of all second story units
4	B.2	Incorporate CPTED principles
4a		a. Windows and entries placed for natural surveillance
4b		b. Open space, courtyards, circulation corridors and individual dwelling entries are visible from as many units as possible
4c		c. Management office centrally located in a visible location
18.78.330 NATURAL AND ENVIRONMENTAL FEATURES		
12	B.2.h	1 point for every 7 Build-It-Green (BIG) points greater than 70 points up to a maximum of 7 points
18.78.335 LIVABLE COMMUNITIES		
1	B.6	Provide architectural variation and differentiation
1a		a. Uses porches, balconies viewed from the public right-of-way on at least 25% of units
1b		b. Uses at least two different roof lines and two different pitches throughout the project
1c		c. Uses architecture and profiles and massing compatible with the existing surrounding neighborhoods
1d		d. Consistent level of architectural relief and detailing on all four building elevations
2	B.7	Maximum privacy within and outside the homes with offset of windows between units, alternating outdoor patio areas and entrances
3	B.8	All units have washer and dryers

TCA ARCHITECTS



BUTTERFIELD VILLAGE
MORGAN HILL, CALIFORNIA



ARCHITECTURAL SITE PLAN	REMARKS
DATE	
PA / PM:	
DRAWN BY:	
JOB NO:	
SHEET	
A-2.0	