

November 4, 2016

Gina Paolini
City of Morgan Hill
Community Development Department
17575 Peak Avenue
Morgan Hill, CA 95037

RE: RDCS2016-0014 Laurel-DeRose (Madison Gate)

Dear Gina;

I would like to request the maximum two points for Superior Project from the Planning Commission. With the exception of the two available points within Livable Communities, our Madison Gate project has consistently maximized the opportunities that garner points for monetary or on/off site commitments within the RDCS criteria. The two Superior Project points we are requesting represent the only opportunity for us to gain additional points.

We have been working collaboratively with the planning staff on this challenging infill project, which has resulted in a Superior Project that respects the existing single family homes to the north and the commercial businesses to the east and west. And furthermore, upon project completion, TRI Pointe Homes will create a narrower and safer Laurel Road, which benefits adjacent businesses, their patrons and our future home owners.

I am pleased to report that we have recently received approval of our Design Site Review Package, which represents the final discretionary approval, and our improvement plans and final map are currently under review. Our master plan submittal, including our plot plans and applications for building permits, is scheduled for January 3, 2017.

Additionally, TRI Pointe Homes closed escrow on September 28, 2016 and respectfully request as many allocations as possible. The 2014 competition resulted in 5 allocations and the 2015 competition resulted in 15 allocations, totaling only 20 allocation of our 65 unit project. We are requesting the remaining 45 building allocations to complete the project.

We hope the Planning Commission will consider our request for the maximum two points for Superior Project as well as our request for the remaining 45 building allocations based upon the accomplishments we have made to date.

Thank you for your time and consideration.

Sincerely,



Tiffany Grubbs
Assistant Project Manager