



November 11, 2016

Gina Paolini
Interim Principal Planner
CITY OF MORGAN HILL
17575 Peak Avenue
Morgan Hill, CA 95037
Email: Gina.Paolini@morganhill.ca.gov

Re: **The Health Trust/ Voices College-Bound Academy**

Dear Gina,

On behalf of Voices College-Bound Academy, we are requesting a Use Determination from the Planning Commission regarding a project proposed by Voices, to be located on property owned by The Health Trust on Juan Hernandez Drive (see attached zoning map). Voices would like to buy 3 of our 18 acres of land in order to develop an elementary charter school (see attached project description prepared by Voices). The specific location of the 3 acres would be determined during the planning process.

Zoning for the property is CS-PD. This service commercial district conditionally allows "all C-G general commercial district uses" and "any other use which the planning commission finds to be of a similar nature to the permitted uses and conditional uses specified in this chapter for the CS zoning district." Permitted uses under the CG general commercial zoning district include "day care centers and nursery schools." We believe that an elementary school is similar in nature to these permitted uses, and therefore this project should be allowed on our property with a conditional use permit.

Because this project would require significant expenditures for design, environmental and planning consultants, prior to submitting an application The Health Trust and Voices would greatly appreciate having the certainty of a determination from the Planning Commission consistent with the above interpretation of the City's zoning ordinance. Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Frederick J. Ferrer".

Frederick J. Ferrer, CEO

Enclosures

Cc: Elizabeth Sanborn Falcon, Benchmark Realty Advisors