



MH engineering Co.

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October 4, 2016

MH24126

Justification Letter
for
Busk
Murphy Avenue/ E. Dunne Avenue

This project has had a lengthy Tentative Map and Development Agreement application review phase. The Tentative Map application was submitted on October 22, 2014 and the Tentative Map was not approved until February 9, 2016. Much of the delay was not a result of developer in action.

Many layouts were submitted to the city for the Tentative Map approval. Time and time again planning required changes that were needed to comply with zoning codes. Architectural plans were massaged many times in order to obtain planning staff approval. When we thought we were ready for approval, the public works department required a major change that came at the 12th hour requiring us to go back to the drawing board and create a new layout and new architecture.

Another complication resulted from the city adopting a new ordinance for R-1 7000 square-foot lots and for small lot subdivisions.

When we finally got to the Planning Commission for subdivision approval there was a neighbor who complained about two-story homes next to his single-story home. The planning commission allowed us to get approval and move forward with the subdivision but with a change of plan for the adjoining lot to the neighbor to a single story home. This required us to go back to the architect to develop the single-story home and a new layout.

We developed a Phase 1 set of final maps and improvement plans that were used to record for ownership transfer from original owner, Mrs. Betty Busk.

Now there is a builder interested and some architectural plans will be revised before building permits can be pulled.

Since the time of the Planning Commission approval we have been working on final maps and improvement plans for the development which we expect to file with public works for review on October 14, 2016.

We need six months extension of time to commence construction.

DEVELOPMENT
SERVICES

OCT 07 2016

CITY OF MORGAN HILL