



SENT VIA EMAIL

October 21, 2016

Irma Torrez
City Clerk
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

DEVELOPMENT
SERVICES

NOV 21 2016

CITY OF MORGAN HILL

Re: Appeal of RDCS Points (Presidio Evergreen) RDCS 2016-0017 & 0018

Dear Irma,

I would like to formally appeal Planning Commission's denial of our request for Superior Plan points. We feel the Planning Commission did not take into account our past efforts performed since the beginning the entitlement process in 2013. We have spent several years working collectively with staff and the Planning Commission to create the design that is approved today. We feel given all the feedback that was taken into consideration for the planning effort, at minimum one point is justifiable. Below is a summary of our design process leading to the approval of our community.

Staff Delay to work through Design: Shortly after our 2014 RDCS application submittal, at the request of staff, we withdrew our RDCS application. Staff requested the delay so that we could collectively (applicant and staff) design the site because of visibility of the community being adjacent to the sports complex and the high volume of visitors. To be sure that our plan was strong and to gain the support of staff, we spent a good portion of the next year leading up to the 2015 RDCS competition working collectively with staff, our architect and land planner designing the community that is currently approved today. The major goals of this planning effort were to:

Goal #1: Create a cohesive walkable village:

- We achieved this through the creation of a pedestrian paseo linking the sports complex to the future retail center. As opposed to forcing pedestrians to use the sidewalk along heavily trafficked Condit Ave., we embraced both of our neighbors and planned a pedestrian paseo which bisects our community.

5927 Balfour Court, Suite 208
Carlsbad, CA 92008
(619) 876-6132 cell | op@manainv.com

Goal#2: Help to Resolve the Sports Complex Parking Issue:

- The sports complex is currently under-parked and experiences congestion. We are helping to resolve this issue by dedicating additional land along San Pedro Avenue and our project has agreed to pay for and build the improvements to provide 165 public parking spaces to help relieve the congested parking for the sports complex.

Goal#3: Buffer the residential from the Sports Complex:

- The solution was a public/private park that will be built and maintained by the future residential HOA. The goal is to enhance the visitor's experience to the sports complex with an amenity-rich facility. A large portion of land (approximately 1 acre) is planned as a park which benefits not only the residences, but also the general public. This area will include mini soccer fields, dog park, community gardens and children's play area.

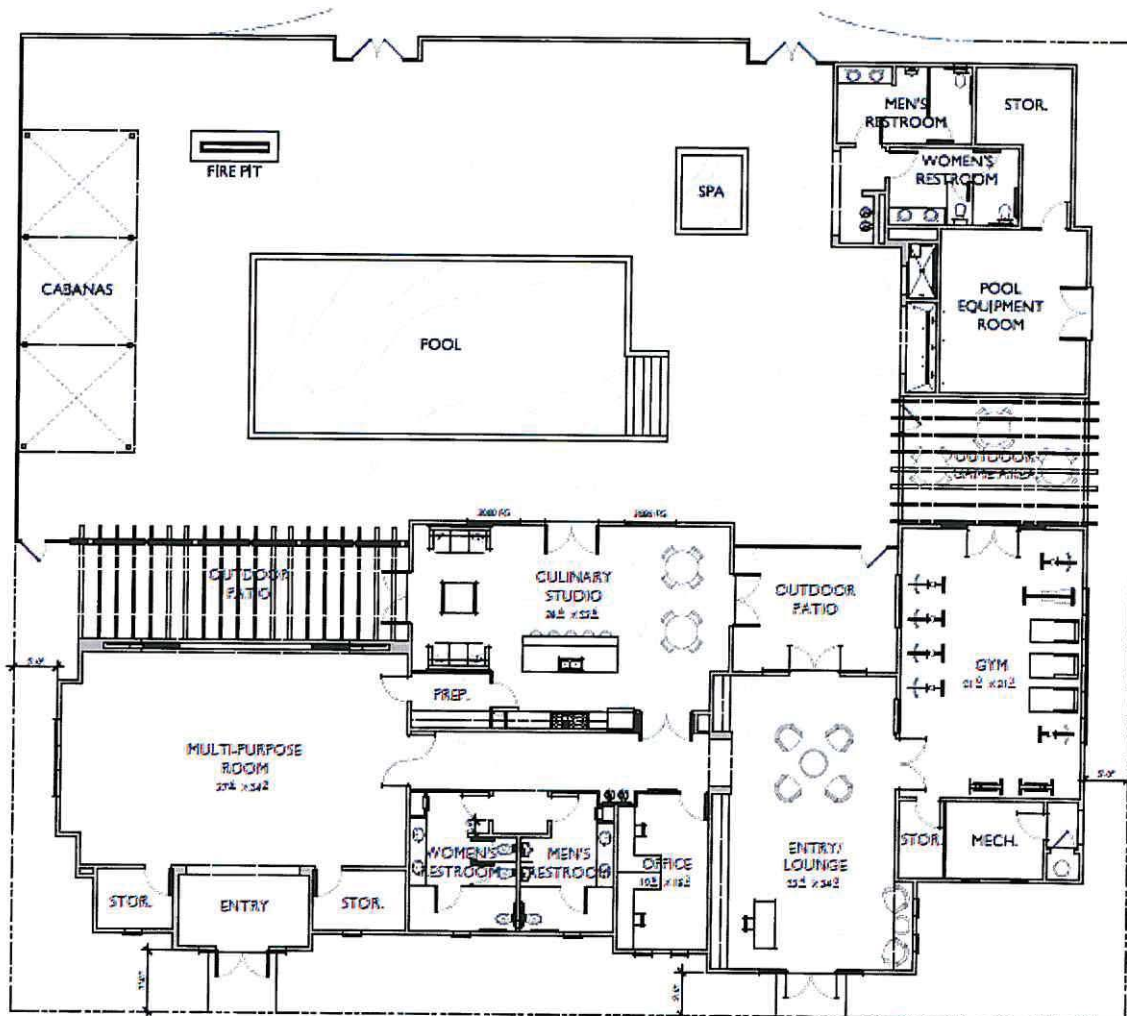
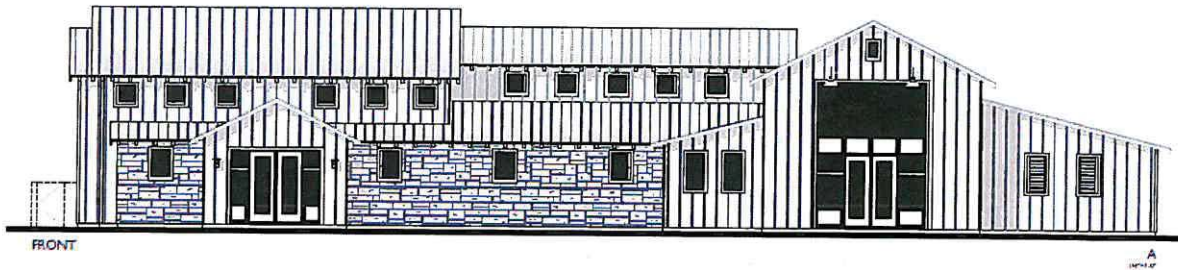
Goal#4: Create a Future "Main Street" theme for the village:

- Staff wanted a cohesive transition from retail to residential along the northern boundary. The solution was a designated "Main Street" with both retail and residential fronting the drive to create a vibrant hub. To achieve this we have planned a larger than average drive to help give a sense of place, and all of the units' front doors along the northern boundary will face the street.

In addition to meeting all of the above city requested goals, our plan also includes the following attributes that we feel helps define a "Superior Plan":

- **Luxury clubhouse:** Our clubhouse and recreation center has been designed to accommodate both the rental and for sale residents. The result was a 5,000sf structure offering the following uses:
 - Fitness/Yoga Room/Gym
 - Culinary studio
 - Outdoor Fireplace
 - Oversized Pool and Spa
 - Co-share office room
 - Lounge
 - Culinary studio

COMMUNITY RECREATION AND CLUBHOUSE



5927 Balfour Court, Suite 208
 Carlsbad, CA 92008
 (619) 876-6132 cell | op@manainv.com

- **Outdoor Living:** The architecture was specifically designed to maximize outdoor private living areas, particularly on the for sale homes. This was completed by providing enhanced side yards, folding door systems and using zero lot line homes. Note the green denotes private outdoor living areas.





Furthermore, during the approval of our Tentative Map, the Planning Commission reviewed our project and had a few requests they felt improved our plan. Those improvements were amended as they requested. Below is a list of each item:

1. **Murphy Streetscape:** The Planning Commission asked that we carry the oak tree theme along Murphy from our park to San Pedro. We altered our landscape plan to plant additional oak trees in the enhanced setback along Murphy Ave. so that the oak tree theme was maintained.
2. **Stagger Setbacks:** Planning Commission requested that we work to stagger the setbacks of the homes along Murphy Ave. through grouping of units and adding an addition plan type. This request was completed. As approved our community will offer two plans with 6 facades along Murphy Ave for only 14 total detached home.
3. **Two Way Drive Along Northern Boundary:** Planning Commission requested that the drive along northern boundary become two way entrance/exit onto Murphy Ave. This was amended as requested.
4. **Broken Rooflines:** Planning Commissioners requested that we break up the rooflines where possible. This was amended as requested.

Given our project achieved an approved Tentative Tract Map, Development Agreement and PD we have had extensive feedback from commissioners and staff. We are puzzled how we could take years of feedback on design which is implemented and then receive 0 points for our efforts from Planning Commission. Whereas staff awarded us the maximum of 2 points for superior plan in their review. Clearly staff and Planning Commission have different opinions of the quality of our project.

Given our patience and cooperative efforts to create a cohesive superior plan - we request that City Council consider amending the Planning Commission decision, and award both the multi-family and for-sale RDCS applications points for "superior project".

Sincerely,

A handwritten signature in blue ink, appearing to read "Orville Power", is written over a horizontal line.

Orville Power
Presidio Evergreen, LLC