

Jenna Luna

From: Gina Paolini
Sent: Tuesday, January 10, 2017 3:23 PM
To: Jenna Luna
Subject: FW: Planning Commission 1-10-17 RDCS FY 2018/19 Hearing
Attachments: Letter to Planning Comm - 1-10-17.pdf

please supplement

Gina Paolini

Interim Principal Planner

CITY OF MORGAN HILL

17575 Peak Avenue

Morgan Hill, CA 95037

(P)408-778-6480 (D)408-310-4676

Gina.Paolini@morganhill.ca.gov

From: Rick Nelson [<mailto:RNELSON@tollbrothersinc.com>]
Sent: Tuesday, January 10, 2017 3:21 PM
To: Gina Paolini
Subject: Planning Commission 1-10-17 RDCS FY 2018/19 Hearing

Gina:

I will not be able to make tonight's PC hearing. Would you please provide the attached letter to the Commissioners for their consideration.

Thanks

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

January 10, 2017

Dear Planning Commission Chair Tanda and fellow Commissioners:

Thank you for the opportunity to comment on the proposed residential building allotments for Fiscal Year 2018/19.

First, to correct staff's Open Market summary (G.5) for Borello. Toll Brothers has contractual rights to purchase all of the San Sebastian property and is not subject to future negotiations as noted in staff's report.

Secondly, given the Borello project was the second highest scoring project (180.5 final project score), Toll is perplexed why it didn't receive more allocations. Many projects that had lower scores received either all of their requested allocations or a greater percentage of allocations relative to the Borello project.

As an example, open market projects Dunne-Mana, Monterey-Dynasty and Murphy-Presido Evergreen received all of their requested allocations, notwithstanding their respective project scores are lower than the Borello project. Similarly, there are several small, micro and large multi-family projects that scored lower than Borello and either received all of their requested allocations or a greater percentage of allocations than Borello.

As the Commission knows, to achieve a high score it comes a significant cost. Awarding all the requested or greater percentage of allocations to lower scoring projects, it rewards those projects that are paying less for their allocations.

We appreciate the challenge of allocating a limited number building allotments for many projects, however the basis for doing so should be more driven by a project score rather than some other basis. Otherwise, the RDCS scoring system doesn't seem to be implemented as designed.

Finally, for a large project such as Borello with 244 lots, an allocation of only 15 permits makes the long term project implementation and success very difficult.

Thank you for your time and consideration.

Regards,



Richard M. Nelson
Division President