



Special-Regular Meeting Agenda
Planning Commission

Juan Miguel Munoz-Morris - Chairman
Mohammad Habib - Vice Chairman
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Laura Gonzalez-Escoto - Planning Commissioner
Malisha Kumar - Planning Commissioner
Liam Downey - Planning Commissioner

Tuesday, July 23, 2019 6:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

SPECIAL/REGULAR MEETING

A special meeting of the Planning Commission is called at 6:00 p.m. for the purpose of conducting a workshop.

6:00 p.m. Cannabis Workshop

7:00 p.m. Regular Meeting

SPECIAL MEETING

6:00 p.m.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

WORKSHOP

The Purpose of this workshop is to:

- Discuss potential land use standards for future cannabis uses, including what zones would be appropriate for different types of cannabis uses and what types of land use permits should be required; and
- Discuss whether buffer distance requirements for potential cannabis uses should exceed state required distances and if so, how much; and
- Discuss how many retail establishments would be appropriate for the City should City Council choose to allow the use in the future.

REGULAR MEETING

7:00 p.m.

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

MINUTES APPROVAL

1. APPROVE THE MAY 28, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE JUNE 11, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

3. 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDSCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDSCS IN ACCORDANCE WITH CHAPTER 18.156 OF THE CITY OF MORGAN HILL MUNICIPAL CODE.

Recommendation:

1. Adopt a Resolution awarding RDSCS residential building allotments to qualifying projects.

The Following are the 2018 RDSCS Competition Applications:

A. RDSCS2019-0002: Llagas - Sabini/Strolata:

July 23, 2019

Request for one residential Building Allotment. The proposal includes 4 custom lots at full build-out. The property, identified by Assessor Parcel Number 773-32-013, is located at the northeast end of Sabini Court (Strolata Properties, Owner).

B. RDCS2019-0003: Tennant - Osito Holdings:

Request for 11 residential building allotments. The proposal includes 11 residential attached units at full build-out. The property, identified by Assessor Parcel Number 817-04-059, is located along Tennant Avenue, west of Vineyard Boulevard (Osito Holdings, LLC, Owner).

C. RDCS2019-0004: Monterey - Dobkin:

Request for 115 residential building allotments. This is a multi-year request. The proposal includes 116 multi-family units at full build-out. The property, identified by Assessor Parcel Number 726-25-006, is located east side of Monterey Road opposite the southerly terminus of Old Monterey Road (Robert C. Dobkin Trustee & Et al., Owner).

D. RDCS2019-0005: Monterey - Lucky Shing:

Request for 62 residential building allotments. This is a multi-year request. The proposal includes 62 multi-family units at full build-out. The property, identified by Assessor Parcel Number 725-01-018, is located at the northeast corner of Monterey Road and Burnett Avenue (Luckyshing, LLC, Owner).

E. RDCS2019-0006: Half - Brookfield:

Request for 246 residential building allotments. The proposal includes 247 residential attached units at full build-out. The property, identified by Assessor Parcel Number 728-30-001, is located on the north side of Half Road between Condit Road and Mission View Drive (Llagas, LLC, Owner).

F. RDCS2019-0007: Spring - Giancola:

Request for 26 residential building allotments. This is a multi-year request. The proposal includes 26 residential attached units at full build-out. The property, identified by Assessor Parcel Number 767-11-030, is located on Spring Avenue between Lone Hill Drive and Barnell Avenue (Giancola Joseph Trustee & Et al., Owner).

G. RDCS2019-0008 Dakota - Dunne:

Request for three residential building allotments. The proposal includes 4 single-family units at full build-out. The property, identified by Assessor Parcel Number 726-09-024, is located on Dakota Drive between Lotus Way and Corsica Way (Dunne Michael F. Jr. and Jonna Trustee, Owner).

OTHER BUSINESS

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

DRAFT



Meeting Minutes Planning Commission

Liam Downey - *Chairman*
Juan Miguel Munoz-Morris - *Vice Chairman*
Mohammad Habib - *Planning Commissioner*
Joseph Mueller - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*
Laura Gonzalez-Escoto - *Planning Commissioner*
Malisha Kumar - *Planning Commissioner*

Tuesday, May 28, 2019 1:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Downey called the meeting to order at 1:02 p.m.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Liam Downey	Chairman	Present	
Juan Miguel Munoz-Morris	Vice Chairman	Absent	
Mohammad Habib	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Malisha Kumar	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

PLEDGE OF ALLEGIANCE

Commissioner Habib led the Pledge of Allegiance.

Minutes Acceptance: Minutes of May 28, 2019 1:00 PM (MINUTES APPROVAL)

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the Public Comment Period at 1:04 p.m. Hearing no requests to speak, the Public Hearing was closed.

ORDERS OF THE DAY

Chair Downey requested that Item 1: Watsonville - Blackrock be moved to the last item due to a conflict.

MINUTES APPROVAL

1. APPROVE THE APRIL 23, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Mohammad Habib, Planning Commissioner
AYES:	Downey, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar
ABSENT:	Munoz-Morris

PUBLIC HEARINGS

2. 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.156 OF THE CITY OF MORGAN HILL MUNICIPAL CODE

Recommendation:

1. Conduct a public hearing for each RDCS application;
2. Adjust scores as necessary; and
3. Continue the Public Hearing to June 11, 2019 for adoption of the Resolution of final scores.

Principal Planner Gina Paolini presented the Staff Report.

RESULT:	CONTINUED [UNANIMOUS]
AYES:	Downey, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar
ABSENT:	Munoz-Morris

The Following are the 2018 RDCS Competition Applications:

A. RDCS2019-0001: WATSONVILLE - BLACKROCK:

Request for 12 residential building allotments. This is a multi-year request. The proposal includes 13 custom lots at full build-out. The property, identified by Assessor Parcel Number 779-02-023, is located at Watsonville Road and Santa Teresa Boulevard (Blackrock LLC A Calif LLC, Owner).

The order of this item was moved to the last item for discussion.

Planning Commissioner Tanda opened the Public Hearing at 5:09 p.m. The following individuals addressed the Commission:

- Vince burgos was called to speak
- Rocke Garcia was called to speak
- Bruce Schelgel was called to speak
- Vince Burgos was called to speak

Hearing no further requests to speak, the Public Hearing was closed.

Commissioner Tanda re-opened Public Hearing at 5:55 p.m.

- Rocke Garcia was called to speak
- Bruce Schelgel was called to speak

Hearing no further requests to speak, the Public Hearing was closed.

The Planning Commission discussed Section 3. Affordable Housing - Criteria 3B: Development of Affordable Units.

The Planning Commission did not award any additional points to this category.

B. RDCS2019-0002: LLAGAS - SABINI/STROLATA:

Request for one residential building allotment. The proposal includes 4 custom lots at full build-out. The property, identified by Assessor Parcel Number 773-32-013, is located at the northeast end of Sabini Court (Strolata Properties, Owner).

Chair Downey opened the Public Hearing. Hearing no requests to speak, the Public Hearing was closed.

There were no proposed changes to the sore for this item.

C. RDCS2019-0003: TENNANT - OSITO HOLDINGS:

Request for 11 residential building allotments. The proposal includes 11 residential attached units at full build-out. The property, identified by Assessor Parcel Number 817-04-059, is located along Tennant Avenue, west of Vineyard Boulevard (Osito Holdings, LLC, Owner).

Chair Downey opened the Public Hearing at 1:21 p.m. Hearing no request to speak, the Pubic Hearing was closed.

Chair Downey re-opened the Public Hearing at 1:34 p.m. The following individual addressed the Commission:

- Catherine Hugoo

Hearing no further requests to speak, the Public Hearing was closed.

There were no proposed changes to the sore for this item.

D. RDCS2019-0004: MONTEREY - DOBKIN:

Request for 115 residential building allotments. This is a multi-year request. The proposal includes 116 multi-family units at full build-out. The property, identified by Assessor Parcel Number 726-25-006, is located east side of Monterey Road opposite the southerly terminus of Old Monterey Road (Robert C. Dobkin Trustee & Et al., Owner).

Chair Downey opened the Public Hearing at 1:43 p.m. The following individual addressed the Commission:

- Jason Bernstein

Hearing no further requests to speak, the Public Hearing was closed.

The Planning Commission recommended awarding points in the following Sections:

4 points in Section 4. Housing Diversity- Criteria 4D. Small Units, and

2 additional points in Section 7. Transportation- Criteria 7G: Electric Vehicle Charging Stations.

Chair Downey re-opened the Public Hearing at 2:17 p.m. The following individual addressed the Commission:

- Jason Bernstein

Hearing no further requests to speak, the Public Hearing was closed.

The Planning Commission recommended awarding points in the following Sections:

No points awarded in Section 8. Municipal infrastructure - Criteria 8E- Broadband connectivity

Chair Downey re-opened the Public Hearing at 2:31 p.m. The following individual addressed the Commission:

- Jason Bernstein

Hearing no further requests to speak, the Public Hearing was closed.

The Planning Commission awarded points in the following Sections:

2 points awarded in Section 9. Project Quality- Criteria 9A: Exterior Building Design

Chair Downey re-opened the Public Hearing at 2:55 p.m. The following individuals addressed the Commission:

- Jason Bernstein
- Dick Oliver

Hearing no further requests to speak, the Public Hearing was closed.

The meeting recessed at 3:06 p.m.

The meeting reconvened at 3:26 p.m.

E. RDCS2019-0005: MONTEREY - LUKY SHING:

Request for 62 residential building allotments. This is a multi-year request. The proposal includes 62 multi-family units at full build-out. The property, identified by Assessor Parcel Number 725-01-018, is located at the northeast corner of Monterey Road and Burnett Avenue (Luckyshing, LLC, Owner).

Chair Downey opened the Public Hearing at 3:29 p.m. The following individual addressed the Commission:

- Dick Oliver

Hearing no further requests to speak, the Public Hearing was closed.

The Planning Commission recommended awarding points in the following Sections:

No additional points awarded in Section 1. Schools- Criteria 1b: Proximity to Schools with Capacity,
2 points in Section 8. Municipal Infrastructure- Criteria 8.5a Broadband Connectivity,
1 point in Section 8. Municipal Infrastructure- Criteria 8.5b and Broadband Connectivity,
1 point in Section 8. Municipal Infrastructure- Criteria 8.5c Broadband Connectivity,
1 point in Section 9. Project Quality- Criteria 9.1a Exterior Building Design,
1 point in Section 9. Project Quality- Criteria 9.1b Exterior Building Design, and
1 point in Section 9. Project Quality- Criteria 9.1c Exterior Building Design.

F. RDCS2019-0006: HALF - BROOKFIELD:

Request for 246 residential building allotments. The proposal includes 247 residential attached units at full build-out. The property, identified by Assessor Parcel Number 728-30-001, is located on the north side of Half Road between Condit Road and Mission View Drive (Llagas, LLC, Owner).

Chair Downey opened the Public hearing at 3:54 p.m. The following individuals addressed the Commission:

- Ross Doyle
- Dick Oliver

Hearing no further requests to speak, the Public Hearing was closed.

The Planning Commission awarded points in the following Sections:

No point awarded in Section 5. Parks and Open Space - Criteria 5-I: Proximity to Parks at this time. The Planning Commission requested additional research to be conducted before a point adjustment can be considered for this Section.

Chair Downey opened the Public Hearing at 4:28 p.m. The following individuals addressed the Commission:

- Ross Doyle
- Dick Oliver

Hearing no further requests to speak, the Public Hearing was closed.

The Planning Commission awarded points in the following Sections:

1 point in awarded in Section 5.J- Open Space and Outdoor Amenities,
 No point awarded in Section 9.A - Exterior Design,
 No point awarded in Section 9-A.d - Facade Articulation and Finishes, and
 No point awarded in Section 9-A.e 360-Degree Architecture.

G. RDCS2019-0007: SPRING - GIANCOLA:

Request for 26 residential building allotments. This is a multi-year request. The proposal includes 26 residential attached units at full build-out. The property, identified by Assessor Parcel Number 767-11-030, is located on Spring Avenue between Lone Hill Drive and Barnell Avenue (Giancola Joseph Trustee & Et al., Owner).

Staff made an adjustment to the original score due to an oversight and awarded 1 additional point in Section 5.10b - Open Space Design and Outdoor Amenities.

There where no speakers for this item.

H. RDCS2019-0008 DAKOTA - DUNNE:

Request for three residential building allotments. The proposal includes 4 single-family units at full build-out. The property, identified by Assessor Parcel Number 726-09-024, is located on Dakota Drive between Lotus Way and Corsica Way (Dunne Michael F. Jr. and Jonna Trustee, Owner).

Chair Downey opened the Public Hearing period at 4:43 p.m. The following individuals addressed the Commission:

- Vince Burgos

Hearing no further requests to speak, the Public Hearing was closed.

The Planning Commission recommended awarding points to the following Sections:

2 points in Section 85a Broadband Connectivity,
 1 point in Section 8.5b and Broadband Connectivity, and
 1 point in Section 8.5c Broadband Connectivity.

OTHER BUSINESS

None.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Our next Planning Commission meeting will be on June 11, 2019 at 7:00 p.m.

ADJOURNMENT

There being no further business, Planning Commissioner Tanda adjourned the meeting at 6:02 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

DRAFT



Meeting Minutes Planning Commission

Liam Downey - *Chairman*
Juan Miguel Munoz-Morris - *Vice Chairman*
Mohammad Habib - *Planning Commissioner*
Joseph Mueller - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*
Laura Gonzalez-Escoto - *Planning Commissioner*
Malisha Kumar - *Planning Commissioner*

Tuesday, June 11, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Downey called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Liam Downey	Chairman	Present	
Juan Miguel Munoz-Morris	Vice Chairman	Present	
Mohammad Habib	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Malisha Kumar	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

PLEDGE OF ALLEGIANCE

Planning Commissioner Kumar lead the Pledge of Allegiance.

Minutes Acceptance: Minutes of Jun 11, 2019 7:00 PM (MINUTES APPROVAL)

ASSISTANT CITY ATTORNEY'S REPORT

Assistant City Attorney, Cynthia Hasson, gave a report on a California Legislative bill, SB330 - Housing Crisis Act of 2019.

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the Public Comment Period. The following individuals addressed the Commission:

- Joe Baranowski
- Terry Williams
- Rick Kent

Hearing no further requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

PUBLIC HEARINGS

1. 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDSCS IN ACCORDANCE WITH CHAPTER 18.156 OF THE CITY OF MORGAN HILL MUNICIPAL CODE

Recommendation:

1. Open the public hearing;
2. Adjust scores as necessary;
3. Adopt resolution of final RDSCS scores; and
4. Close the public hearing.

Gina Paolini Principal Planner presented the staff report.

Chair Downey opened the Public Hearing at 7:24 p.m. The following individual addressed the Commission:

- Dick Oliver

Hearing no further requests to speak, the Public Hearing was closed.

The Planning Commission awarded 4 points to the RDSCS2019-0006 Half-Brookfield project in Section 9 Project Quality - Criteria 9h: Individual Residences - Attached Projects.

Chair Downey re-opened the Public Hearing at 8:07 p.m. The following individual addressed the Commission.

- David Halvorsen

Chair Downey recused himself during the public testimony for the Watsonville-Blackrock item due to a conflict.

- Rocky Garcia
- Vince Burgos

Hearing no further requests to speak, the Public Hearing was closed.

Chair Downey took his seat at the dais.

MOTION:

Adopt a resolution recommending the City Council approve the final RDCS Scores as amended.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Laura Gonzalez-Escoto, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Vice Chairman
AYES:	Downey, Munoz-Morris, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar

The Following are the 2018 RDCS Competition Applications:

A. RDCS2019-0001: Watsonville - Blackrock:

Request for 12 residential building allotments. This is a multi-year request. The proposal includes 13 custom lots at full build-out. The property, identified by Assessor Parcel Number 779-02-023, is located at Watsonville Road and Santa Teresa Boulevard (Blackrock LLC A Calif LLC, Owner).

B. RDCS2019-0002: Llagas - Sabini/Strolata:

Request for one residential building allotment. The proposal includes 4 custom lots at full build-out. The property, identified by Assessor Parcel Number 773-32-013, is located at the northeast end of Sabini Court (Strolata Properties, Owner).

C. RDCS2019-0003: Tennant - Osito Holdings:

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G. RDCS2019-0007: Spring - Giancola:

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H. RDCS2019-0008 Dakota - Dunne:

Request for three residential building allotments. The proposal includes 4 single-family units at full build-out. The property, identified by Assessor Parcel Number 726-09-024, is located on Dakota Drive between Lotus Way and Corsica Way (Dunne Michael F. Jr. and Jonna Trustee, Owner).

2. SD2018-0002, DA2018-0001, EA2018-0004: OLD MONTEREY - KELLY VO - SUBDIVISION MAP, DEVELOPMENT AGREEMENT, AND ENVIRONMENTAL ASSESSMENT FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 764-24-061 LOCATED AT 18755 OLD MONTEREY ROAD AT THE SOUTHWEST CORNER OF OLD MONTEREY ROAD AND MUSTARD AVE.

Recommendation:

1. Open/Close public hearing;
2. Adopt resolution approving a Tentative Subdivision Map; and,
3. Adopt resolution recommending the City Council approve a Development Agreement.

Commissioner Habib recused himself from this item due to a conflict.

Associate Planner, Joey Dinh, presented the Staff Report at 8:56 p.m.

Chair Downey opened the public hearing at 9:05 p.m. The following individual addressed the Commission:

- Vince Burgos

Hearing no further requests to speak, the Public Hearing was closed.

MOTION:

Adopt a resolution approving a Tentative Subdivision Map.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Vice Chairman
AYES:	Downey, Munoz-Morris, Mueller, Tanda, Gonzalez-Escoto, Kumar
RECUSED:	Habib

MOTION:

Adopt a resolution recommending the City Council approve the Development Agreement.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Vice Chairman
AYES:	Downey, Munoz-Morris, Mueller, Tanda, Gonzalez-Escoto, Kumar
RECUSED:	Habib

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director, Jennifer Carman, gave a report on the following:

- An FAQ for the Trammal Crow project can be found on our website,
- Last week City Staff was required to attend a harassment training. The Planning Commission will be required to complete the training as well, and
- The next Planning Commission meeting will be held on July 25, 2018 at 7:00 p.m.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 9:16 p.m.

Minutes Acceptance: Minutes of Jun 11, 2019 7:00 PM (MINUTES APPROVAL)

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk

Minutes Acceptance: Minutes of Jun 11, 2019 7:00 PM (MINUTES APPROVAL)



PLANNING COMMISSION STAFF REPORT

MEETING DATE: July 23, 2019

PREPARED BY: Gina Paolini, Interim Principal Planner
 APPROVED BY: Jennifer Carman, Community Development Director

2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDSCS IN ACCORDANCE WITH CHAPTER 18.156 OF THE CITY OF MORGAN HILL MUNICIPAL CODE.

RECOMMENDATION(S)

1. Adopt a Resolution awarding RDSCS residential building allotments to qualifying projects.

BACKGROUND

A comprehensive update of the City of Morgan Hill's Residential Development Control System (RDSCS) was approved by voters on November 8, 2016 and became effective on March 1, 2017. The RDSCS Ordinance is codified in Chapter 18.156 of Title 18 (Zoning) of the Morgan Hill Municipal Code.

The Planning Commission approved Resolution No. 19-08 at the June 11, 2019 meeting, approving the final scores for the 2018 RDSCS competition (Attachment 2).

A. Available Residential Development Control System Building Allotments

On September 5, 2018 the City Council, pursuant to Section 18.156.110 of the Residential Development Control System (RDSCS), set the total number of available Fiscal Year 2020/21 allotments for the 2018 RDSCS Competition at 125.

Resolution No. 18-070 (Attachment 3), approved by the City Council on September 5, 2018, established the distribution for the building allotments for Fiscal Year 2020/21 as follows:

Fiscal Year 2020/21

COMPETITION CATEGORY	ALLOTMENTS
On-going Projects (Measure C)	25
On-going Projects (Measure S)	15
Unassigned	85
Total	125

For this RDCS competition, the Planning Commission may award allotments based on scoring of projects using the criteria established in the RDCS Competition Manual and as deemed necessary to respond to changes in the housing market, such as changes in the build-out rate for existing projects, lack of applications in competition categories, and increased demand for particular housing types. The Planning Commission may award a project fewer than the total number of allotments requested by the applicant. Allotments may be awarded to the next highest scoring projects if doing so would help create a more balanced and equitable distribution of allotments and help to achieve the goals of the General Plan.

Prior to awarding the requested allotments, the Planning Commission should consider the RDCS Competition Manual requirements and General Plan goals.

1. RDCS Competition Manual

The RDCS Competition Manual contains the criteria and standards that the City of Morgan Hill uses to award residential allotments to projects. These criteria and standards are consistent with the RDCS ballot measure approved by the voters in 2016, the RDCS Ordinance in Division III of Title 18 of the Morgan Hill Municipal Code, and with the growth management goals and policies in the General Plan.

Section 18.156.080.B (Minimum Score) of the RDCS Ordinance states that a project may receive allotments only if it receives a score of at least 80 percent of the total maximum score in the RDCS competition criteria. The total maximum score is 200; therefore, a project must receive at least 160 points (80 percent of 200) to receive residential building allotments.

To receive allotments, a project must receive a minimum score in the Affordable Housing objective. The minimum score is 18 points for projects where individual units will be sold to buyers (for-sale projects) and 10 points for projects where individual units will be occupied by renters (rental projects).

For the 2018 RDCS competition, the City received eight applications. One project (RDCS2019-0001: Watsonville-Blackrock) received 155 points during the project evaluation and has not qualified for RDCS allotments. The applicant did not appeal the final score to the City Council.

2. Morgan Hill 2035 General Plan

When considering awards, the Planning Commission may consider whether a project meets the goals of the General Plan. Goals to consider include:

CNF-3 A growth management system that maintains a population cap, a metered pace of development, and high level of community amenities, and that is clear, fair, flexible, and streamlined.

CNF-8 A visually attractive urban environment.

CNF-9 Appropriate transitions between urban land uses and surrounding undeveloped areas.

CNF-10 A variety of housing types and densities available to all residents.

CNF-11 High quality, aesthetically pleasing, livable, sustainable, well-planned residential neighborhoods, well-connected to neighborhood services.

HE-1 Adequate new housing to meet the full range of future community housing needs, including affordability and accessibility.

TR-3 A coordinated, continuous network of streets and roads.

Because the RDCS Competition Manual was developed considering the specified goals and policies of the General Plan, it is likely that a high scoring project would meet most of the City's desired goals. For Goal HE-1, the Planning Commission would need to evaluate each project to determine whether the particular housing type proposed meets the desired community need.

B. Distribution of Residential Development Control System Building Allotments

For this competition year, 504 allotments have been requested with 125 allotments available. The City Council set-aside 25 allotments for on-going transitional Measure C projects, 15 allotments for on-going Measure S projects and 85 unassigned allotments. The Planning Commission has the flexibility to distribute the unassigned allotments to the various projects based on scoring, an increased demand for particular housing type, and whether the project achieves the goals of the General Plan.

1. On-going Allotments

The RDCS competition manual provides transitional provisions for Measure C projects that could be completed or continue as an on-going project through Measure S without competing with the newly established RDCS criteria. In addition, projects that have previously competed and are partially allotted can be considered on-going and may receive allotments from the on-going category. One project continues to be a Measure C transitional project (RDCS2016-0015 Cochrane-Borello) and one project can be considered a Measure S on-going project (RDCS2017-0012 E. Dunne-Young).

The City Council set-aside a combined 40 residential building allotments for on-going projects for FY 2020/21. It is recommended that the building allotments be awarded as follows:

- a. RDCS2016-0015 Cochrane-Borello- 25 residential building allotments
- b. RDCS2017-0012 E. Dunne-Young – 15 residential building allotments

All projects have completed their planning entitlements and are in compliance with their development schedules and are considered on-going.

2. **Unassigned Allotments**

The City Council set-aside 85 residential building allotments as unassigned for FY 2020/21. To facilitate competition and because of the uncertainty of the RDCS applications, the City Council decided not to establish categories for this competition.

Multi-Year Requests

Section 18.156.140 of the Morgan Hill Municipal Code and the RDCS Competition Manual have incorporated provisions that allow the Planning Commission to distribute allotments to a single project over multiple years. The Planning Commission may award multi-year allotments to a project only upon making the following findings as listed in Section 18.156.140.E that:

1. The multi-year allotments will support a steady rate of growth and help to avoid a sudden spike in construction of new housing;
2. The multi-year allotments will help the City to plan for adequate public services and infrastructure to accommodate new development;
3. The City will benefit from requiring the applicant to compete only once to receive allotments for all project phases; and
4. An adequate number of allotments will remain in future years to accommodate a range of housing types to meet Morgan Hill's housing needs.

Similar to last year, staff does not believe all the required findings can be made for multi-year awards and it is not recommended that multi-year requests be granted. Finding #4 is particularly difficult to make due to the uncertainty around housing law and whether an adequate number of allotments will be available in future years. Other factors, such as RHNA requirements and lack of affordability provided by the current RDCS projects also impact the ability to make these findings for multi-year allotments.

RHNA, Legislative Uncertainties and Future Competitions

During the 2017 RDCS competition, the Planning Commission was presented information regarding the City's "Strategy for Increasing the Supply of Affordable Housing" (May 18, 2018). In addition, there was discussion regarding the Regional Housing Need Allocation (RHNA) which is the number of new dwelling units that a city is "assigned" to produce in a Housing Element cycle.

For the current eight-year cycle (2015-2022), Morgan Hill's RHNA allocation is a total of 928 units, of which 66 percent of those units are required to be at Moderate Income levels or below. The City has produced the required Market rate, Moderate- and Low-

income units for the current cycle. However, the City has achieved only 29% of units required in the Extremely Low (ELI) and Very Low (VLI) income category.

As of the most recent 2018 annual reporting period, the City is required to produce 193 more affordable units to meet the goals for this RHNA cycle. These units are distributed in the combined category of ELI/VLI. The City has affordable units processing in this RHNA cycle, and the traditional BMR rental and ownership pledges through the RDCS program. If these units are constructed prior to December 31, 2022, they will be counted in this 2015-2022 cycle, reducing the total affordable units needed to 115 units (115 VLI). RHNA defines production in Market (+ 120% AMI), Moderate (81-120% AMI), Low (60-80% AMI) and Very Low/Extremely Low income (0-30-50% AMI), and the City's Housing Element includes naturally occurring units which address the needs of the "missing middle". Many entry level wage earners and those earning above 120% of the AMI, are not able to afford higher sale or rental prices without doubling up in housing.

Housing program and Planning staff recommend that the Planning Commission consider how future RDCS awards would impact the RHNA cycle, and how that may impact the ability to meet the RHNA requirements by 2022. In accordance with the 2017 Housing Accountability Act, the City has encouraged 100 percent affordable housing developers to move forward with their projects outside the RDCS competition cycle so the City can achieve the RHNA goal. In addition, the Downtown RDCS exemption is consistent with new laws governing transit-oriented housing development. As a result, the RDCS is regulating only market rate development. In the quest for new housing sites, and the regulation of allotments, the City must be mindful of producing the mix of units required by the Community. As a recommendation from the City's Housing Program, allotments granted within the RDCS program should focus on those projects that include smaller units that meet the needs of both the affordable housing program and the "missing middle" housing need.

In addition, the Housing Crisis Act of 2019 (SB 330) (Attachment 4), if signed into law, will require the City to streamline the housing approval process and cap the number of de novo public hearings for any single project. In addition, the City could not impose or enforce design standards that are not objective, or which render a project unable to meet maximum General Plan density.

The City and League of California Cities officially oppose SB 330 and have requested that it be amended. In particular, the City hopes that the State will recognize that the RDCS is responsible for achieving 1 of every 8 units within the City, as permanent deed restricted housing. The City has almost met the RHNA goal through the RDCS program and concentrated non-profit housing partner collaboration. With affordable unit approvals continuing outside the RDCS competition, the City will continue to develop quality affordable housing.

The Legislature is currently on summer recess and will reconvene on August 12, 2019. The last day for bills to be amended is September 6, 2019, and September 13 as the last day for them to be passed. The Governor must sign or veto bills by October 13, 2019. The City will not have a complete understanding of how SB 330 will impact the

RDCS program until the end of the current Legislative cycle. The City is hopeful that amendments will be proposed that would preserve some components of the RDCS program.

Proposed RDCS Allotment Distribution

To facilitate the development of the projects, staff is recommending full and partial allotments, based on the scoring, the demand for the particular housing type, and whether the project achieves the goals of the General Plan.

A. **Open/Market**

1. **RDCS2019-0004: MONTEREY - DOBKIN**

Final Score: 173

Request: 115

Build-out: 116

This is a 5-year building allotment request. The proposal includes 116 units at full build-out. As discussed in the Multi-Year Section of this report, it is not recommended that the multi-year request be awarded for this project. As proposed, the project includes:

- One, 4-unit building
- Four, 5-unit buildings
- One, 6-unit building
- Three, 7-unit buildings
- One, 8-unit building
- Three, 9-unit buildings
- Three, 10-unit buildings

The project is amongst the highest scoring projects and includes desirable housing types needed in the community. It is recommended that the project be **awarded 34 building allotments**. This award could be used to develop two, 10-unit buildings along Monterey Road at the entry of the project and two, 7-unit buildings within the interior of the site. Because of the various building types proposed within the development, this proposed award does allow other flexible options for developing the first phase. The project could also qualify as on-going in the future.

2. **RDCS2019-0005: MONTEREY – LUCKY SHING**

Final Score: 169

Request: 62

Build-out: 62

This is a 3-year building allotment request. The proposal includes 62 units at full build-out. As discussed in the Multi-Year Section of this report, it is not recommended that the multi-year request be awarded for this project. As

proposed, the project includes:

- Four, 2-unit buildings
- Fourteen, 3-unit buildings
- Three, 4-unit buildings

The project is amongst the highest scoring projects and includes desirable housing types needed in the community. It is recommended that the project be **awarded 24 building allotments**. This award could be used to develop eight, 3-unit buildings. The project could qualify as on-going in the future.

3. **RDCS2019-0006: HALF - BROOKFIELD**

Final Score: 163

Request: 246

Build-out: 247

The proposal includes 246 residential attached units at full build-out. This project is not amongst one of the highest scoring projects. As discussed through this competition, the property owners of this site have been actively marketing this residential property during the RDCS competition cycle and the potential buyers have not been able to benefit completely from the RDCS process, thus resulting in a lower scoring project.

An application was submitted for the pre-application process by Trumark Properties. Several suggestions were made to improve the score; however, for the Final RDCS submittal Brookfield Residential entered into contract with the owner and submitted a redesigned project. The property owner has authorized a new potential buyer (Richard Oliver) to act on their behalf as the Final RDCS process is completed. The Planning and Housing teams have met with Mr. Oliver to discuss both the Preliminary RDCS submittal and the Final RDCS to see how these plans work with how he envisions development of the site. Mr. Oliver is working to redesign the site plan and has met with an affordable housing developer (Treehouse Communities) to potentially incorporate a Treehouse InterGenerational neighborhood into the design. The plan presented to the Planning Commission is likely to change substantially, along with the score, which in this case was low.

In addition, the site has a General Plan Land Use designation of Residential Attached Low (6-16 du/ac) and is located within the Residential Attached Low (RAL) zone district. The proposed development is building at the lower density range of 9.2 dwelling units to the acre. The site is 30.51 gross acres and could yield a maximum of 488 units. Based on 26.92 net acres, the site could yield 431 units. This vacant residentially zoned property is a significant opportunity for the City to achieve a higher density development, with smaller units that meet the demand of the “missing middle”. To allow a development to be designed and built at the lowest end of a density range in this housing crisis would be contrary to housing laws in place today or being considered by the legislature. Because Mr.

Oliver is redesigning the project, the City has requested that the density of the site be maximized.

The project design and score can be improved to better align with the General Plan goals and the requirements of the RDCS Competition Manual. Therefore, an RDCS award is not recommended for this project.

4. **RDCS2019-0007: SPRING – GIANCOLA**

Final Score: 177

Request: 26

Build-out: 26

This is a 3-year building allotment request. The proposal includes 26 units at full build-out. As discussed in the Multi-Year Section of this report, it is not recommended that the multi-year request be awarded for this project. As proposed, the project includes:

- Five, 3-unit buildings
- Four, duets
- Three, single family units

The project is amongst the highest scoring projects and includes desirable housing types needed in the community. It is recommended that the project be **awarded 12 building allotments**. The project could qualify as on-going in the future to complete the project.

B. **Micro Project**

5. **RDCS2019-0002: LLAGAS/SABINI - STROLATA**

Final Score: 163

Request: 1

Build-out: 4

The proposal includes 4 custom lots at full build-out and is the final phase of the project (former Measure C). The project is not amongst the highest scores but is the final phase that would complete the project. It is recommended that the project be **awarded 1 building allotment** to complete the project.

6. **RDCS2019-0008: DAKOTA - DUNNE**

Final Score: 175

Request: 3

Build-out: 4

The proposal includes 4 single-family units at full build-out. The project is amongst the highest scoring projects and it is recommended that the project be **awarded 3 building allotments** to complete the project.

C. Small Project

7. **RDCS2019-0003: TENNANT – OSITO HOLDINGS**

Final Score: 185
Request: 11
Build-out: 11

The proposal includes 11 residential attached units at full build-out. The project is the highest scoring project and is a desirable housing type in the community. It is recommended that the project be **awarded 11 building allotments** to complete the project.

CONCLUSION

For Fiscal Year 2020/21, 125 building allotments are available. The recommended distribution would utilize 125 building allotments, 40 to on-going projects and 85 for this RDCS competition.

A spreadsheet has been prepared demonstrating the score of each project and the proposed building allotment distribution (Attachment 5).

In accordance with Section 18.112.030 (Filing and processing of appeals) an appeal to the City Council shall be filed ten calendar days following the date the decision is rendered. The deadline to file an RDCS scoring appeal is August 2, 2019. Any appeal filed would be heard at the September 4, 2019 City Council meeting.

California Environmental Quality Act (CEQA):

The RDCS scoring and award of allotments is not a project subject to CEQA as it is an administrative activity that will not result in direct or indirect physical changes in the environment.

LINKS/ATTACHMENTS:

1. PC Resolution - Award of Allotments
2. Planning Commission Resolution No. 19-08 (Final Scores)
3. City Council Resolution 18-070
4. SB 330 Housing Crisis Act of 2019 (Weblink)
5. 2018 RDCS Competition Proposed Allotments

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING THE BUILDING ALLOTMENT FOR THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCE) OPEN/MARKET COMPETITION FOR FISCAL YEAR 2020/2021

WHEREAS, the Planning Commission has received eight project applications requesting residential building allotments pursuant to Chapter 18.156 (Residential Development Control System) of the Morgan Hill Municipal Code; and

WHEREAS, each residential project has been evaluated according to a specific set of standards and criteria established in the RDCE Competition Manual; and

WHEREAS, RDCE2019-00011 Watsonville-Blackrock did not receive a qualifying RDCE score to be eligible to receive RDCE residential building allotments; and

WHEREAS, the City Council has determined that the Planning Commission may award RDCE residential building allotments based on scoring of projects using the criteria established within the RDCE Competition Manual and as deemed necessary to respond to changes in the housing market (such as changes in the build-out rate for existing projects, lack of applications in set-aside categories, and increased demand for particular housing types, etc.); and

WHEREAS, the Planning Commission has determined that although RDCE2019-0016 Half-Brookfield has received a qualifying score to receive RDCE residential allotments, it is one of the lowest scoring projects within the RDCE competition and the project design and score can be improved to better align with the General Plan goals and requirements of the RDCE Competition Manual; and,

WHEREAS, testimony received at a duly-noticed public hearings, along with exhibits and drawings and other materials have been considered in the review process; and

WHEREAS, on July 23, 2019, the Planning Commission did duly adopt a Resolution approving the distribution for Residential Development Control System building allotments for Fiscal Year 2020/2021; and

NOW, THEREFORE, BE IT RESOLVED BY THE MORGAN HILL PLANNING COMMISSION OF THE CITY OF MORGAN HILL THAT:

SECTION 1: Pursuant to City Council Resolution No. 18-070, the Planning Commission may adjust the distribution of allotments, which have been adjusted as follows:

Fiscal Year 2020/2021

Competition Category	Allotment
Micro	4
Small	11
Multi-Family Rental	0
Open/Market	70
Senior Housing	0
Monterey Corridor	0
Custom Lots	0
On-Going	40
Unassigned	85
Total	125

SECTION 2: Pursuant to the Residential Development Control System, the award and distribution of residential building allotments for the 2018 RDCS Competition shall be as follows:

Fiscal Year 2020/2021

Project	Allotment Award
On-Going	
RDCS2016-0015 Cochrane-Borello	25
RDCS2017-0012 E. Dunne-Young	15
Open/Market Competitors	
RDCS2019-0004 Monterey-Dobkin	34
RDCS2019-0005 Monterey-Lucky Shing	24
RDCS2019-0007 Spring-Giancola	12
RDCS2019-0002 Llagas/Sabini-Strolata	1
RDCS2019-0008 Dakota-Dunne	3
RDCS2019-0003 Tennant-Osito Holdings	11
Total	125

PASSED AND ADOPTED THIS 23rd DAY OF JULY 2019, AT A REGULAR MEETING OF THE MORGAN HILL PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

City of Morgan Hill
Resolution No.
Page 3 of 3

ABSENT: **COMMISSIONERS:**

ATTEST:

APPROVED:

JENA LUNA, Deputy City Clerk

JUAN MIGUEL MUNOZ-MORRIS, Chair

Attachment: PC Resolution - Award of Allotments (2407 : RDCS Award of Allotments)

RESOLUTION NO. 19-08**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF MORGAN HILL APPROVING FINAL
PROJECT SCORES FOR THE 2018 RESIDENTIAL
DEVELOPMENT CONTROL SYSTEM (RDCS)
COMPETITION.**

WHEREAS, the City of Morgan Hill has received applications requesting residential building allotments pursuant to Chapter 18.156 of the Morgan Hill Municipal Code; and

WHEREAS, Section 18.156.080.A of the Morgan Hill Municipal Code provides for the City to conduct a competition for allotments for development of residential units, except when the City Council cancels the competition; and

WHEREAS, the City Council determined on September 5, 2018 that a 2018 Residential Development Control System competition for residential development allotments would be held; and

WHEREAS, Section 18.156.120.E of the Morgan Hill Municipal Code further prescribes that the Community Development Director or Director's designee shall recommend point assignments to projects using criteria established by the City Council; and

WHEREAS, Section 18.156.120.F of the Morgan Hill Municipal Code further prescribes that the Planning Commission shall hold public hearing to consider the scoring recommendations and to make final determination of project scoring; and

WHEREAS, such requests were considered by the Planning Commission at its regular meetings of May 28, 2019 and June 11, 2019, at which time the Planning Commission recommended final scores for each application; and,

WHEREAS, testimony received at duly-noticed public hearings, along with exhibits and drawings and other materials have been considered in the review process;

NOW, THEREFORE, BE IT RESOLVED BY THE MORGAN HILL PLANNING COMMISSION OF THE CITY OF MORGAN HILL THAT:

SECTION 1: The final scores for each Residential Development Control System Project Application is hereby approved as contained in the attached Exhibits A.

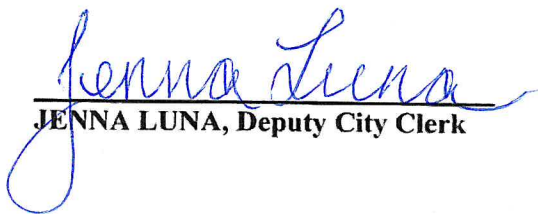
SECTION 2: The distribution of residential building allotments shall be determined by the Planning Commission following City Council action with respect to any appeals of the Planning Commission's evaluation and any final modification of the project scores as contained in Exhibits A.

City of Morgan Hill
Resolution No. 19-08
Page 2 of 2

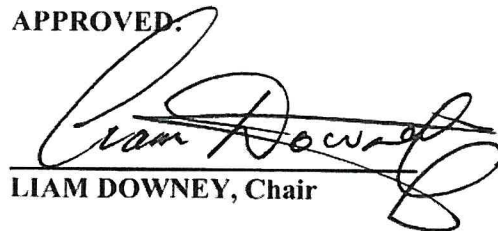
**PASSED AND ADOPTED THIS 11th DAY OF JUNE 2019, AT A REGULAR MEETING
OF THE MORGAN HILL PLANNING COMMISSION BY THE FOLLOWING VOTE:**

AYES:	COMMISSIONERS:	DOWNEY, MUNOZ-MORRIS, HABIB, MUELLER, TANDA, GONZALEZ- ESCOTO, KUMAR
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

ATTEST:


JENNA LUNA, Deputy City Clerk

APPROVED:


LIAM DOWNEY, Chair

2018 Final Evaluations

EXHIBIT A- SUMMARY OF SCORES AND EVALUATION CRITERIA												
APPLICATION NUMBER	COMPETITION MANUAL		SCHOOLS	LOCATION	AFFORDABLE	HOUSING DIVERSITY	PARKS AND OPEN SPACE	ENVIRONMENTAL PROTECTION	TRANSPORTATION	MUNICIPAL INFRASTRUCTURE	PROJECT QUALITY	GRAND TOTAL
	MAX	SCORE	10	22	34	23	29	22	15	10	35	200
RDCS2019-0001 WATSONVILLE - BLACKROCK			9	13	0	23	29	22	15	10	34	155
RDCS2019-0002 LLAGAS-SABINI			0	14	30	22	28	22	12	7	28	163
RDCS2019-0003 TENNANT-OSITO HOLDINGS			10	22	34	20	26	22	14	7	30	185
RDCS2019-0004 MONTEREY - DOBKIN			10	22	26	16	29	22	11	6	31	173
RDCS2019-0005 MONTEREY - LUCKY SHING			8	9	26	16	29	22	15	9	35	169
RDCS2019-0006 HALF-BROOKFIELD			5	15	26	22	20	22	15	6	32	163
RDCS2019-0007 SPRING - GIANCOLA			7	22	18	22	29	22	13	10	34	177
RDCS2019-0008 DAKOTA- DUNNE			8	20	18	23	28	22	12	10	34	175

U:\COMDEV\RDCS\18NARS\FINAL NARS\EXHIBIT A-2018 RDCS Final Scores

RESOLUTION NO. 18-070

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING THE AVAILABLE BUILDING ALLOTMENTS FOR FISCAL YEAR 2020/21 FOR THE 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION

WHEREAS, the City Council has reviewed recommendations contained in the July 25, 2018 and September 5, 2018 staff reports, recommendations of the Planning Commission, and has considered testimony received at the July 25, 2018, August 22, 2018 and September 5, 2018 public hearings conducted for this item; and

WHEREAS, Section 18.156.090 of the RDCS Ordinance provides guidance regarding the establishment of RDCS Competition Categories and identification of the number of available allotments within each Category, including ensuring that an adequate number of allotments are available for affordable housing projects; and

WHEREAS, building allotments pursuant to the City's Residential Development Control System shall be available in the 2020/21 fiscal year; and

WHEREAS, 215 building allotments within the City's Residential Development Control System shall be available in the 2020/21 fiscal year, as findings required by 18.156.110.B that necessitate a reduction in the available allotments for the 2018 RDCS competition could not be made; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN HILL THAT:

SECTION 1: Pursuant to Sections 18.156.080 and 18.156.110 of the Morgan Hill Municipal Code, the City Council hereby authorizes a Residential Development Control System (RDCS) competition to be conducted in 2018 with 215 residential building allotments.

A. The RDCS competition authorized by this Resolution shall be for Fiscal Year 2020/21.

SECTION 2. Pursuant to Section 18.156.090 of the Municipal Code, the City Council hereby authorizes:

A. A portion of the residential allotments shall be reserved for affordable, unassigned, and on-going competition categories as outlined in "Exhibit A" attached hereto and incorporate herein by reference.

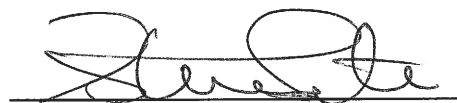
B. The Planning Commission shall award allotments based on scoring of projects using the criteria established in the RDCS Competition Manual and as deemed necessary to respond to changes in the housing market such as changes in the build-out rate for existing projects, lack of applications in competition categories, and increased demand for particular housing types, etc.

C. The RDSCS Competition Manual, Section IV.E Competition Categories and Ongoing Projects, shall be modified to reflect the competition categories and distribution of building allotments as set forth in "Exhibit A".

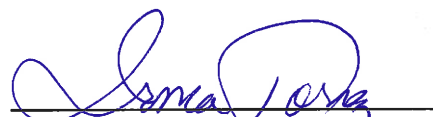
PASSED AND ADOPTED by the City Council of Morgan Hill at a Regular Meeting held on the 5th day of September 2018 by the following vote:

AYES:	COUNCIL MEMBERS:	Steve Tate, Rich Constantine, Rene Spring, Caitlin Robinett Jachimowicz, Larry Carr
NOES:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

APPROVED:


 STEVE TATE, Mayor

ATTEST:


 IRMA TORREZ, City Clerk

∞ CERTIFICATION ∞

I, Irma Torrez, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 18-070, adopted by the City Council at the meeting held on September 5, 2018.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

DATE: 9/10/2018

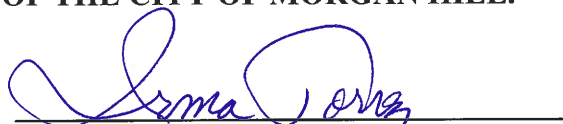

 IRMA TORREZ, City Clerk

EXHIBIT A

FISCAL YEAR 2020/21

<u>Competition Category</u>	<u>Number of Allotments</u>
On-going Projects (Measure C)	25
On-going Projects (Measure S)	15
Unassigned	<u>85</u>
Total	125

FISCAL YEAR 2020/2021 PROPOSED
RDCS BUILDING ALLOTMENTS

		Final Project	Applicant's Requested Allotments 2020/2021	Staff's Recommended Allotments	Project Status	Planning Commission Allotments	% of Request	% of Total w/in category	Housing type
File No.		Score							
On-going Projects (59 allotments)									
40 Allotments	RDCS2017-0012 E. Dunne-Young	176	15	15	Project build-out: 46 units	15	100%	18%	MFR
	RDCS2016-0015 Cochrane-Borello	180.5	25	25	49 permits issued, 9 pending	25	100%	29%	SFR
						40			
Open/Market									
85 allotments	RDCS2019-0002-Llagas-Sabini	163	1	1	Project build-out: 4 units	1	100%	1%	SFR
	RDCS2019-0003-Tennant- Osito	185	11	11	Project build-out: 11 units	11	100%	13%	SFR Attached
	RDCS2019-0004 Monterey-Dobkin	173	115	34	Project build-out: 116 units	34	30%	40%	MFR
	RDCS2019-0005 Monterey-Lucky Shing	169	62	24	Project build-out: 62 units	24	39%	28%	SFR Attached
	RDCS2019-0006 Half-Brookfield	163	246	0	Project build-out: 247 units	0	0%	0%	SFR Attached
	RDCS2019-0007 Spring- Giancola	177	26	12	Project build-out: 26 units	12	46%	14%	SFR Attached
	RDCS2019-0008 Dakota-Dunne	175	3	3	Project build-out: 4 units	3	100%	2%	SFR
						85			
Total Allotments			504	125		125	25%		

Attachment: 2018 RDCS Competition Proposed Allotments (2407 : RDCS Award of Allotments)

FISCAL YEAR 2020/2021 PROPOSED
RDCS BUILDING ALLOTMENTS

	File No.	Final Project Score	Applicant's Requested Allotments 2020/2021	Staff's Recommended Allotments	Project Status	Planning Commission Allotments	% of Request	% of Total w/in category	Housing type