CITY OF MORGAN HILL

Workshop Agenda

Planning Commission

Wayne Tanda - Chairman
Michael Orosco - Vice Chairman
John McKay - Planning Commissioner
Joseph Mueller - Planning Commissioner
Liam Downey - Planning Commissioner
Patricia Toombs - Planning Commissioner
Yvonne Martinez Beltran - Planning Commissioner

Tuesday, March 21, 2017 4:00 PM

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

WORKSHOP

A special meeting of the Planning Commission is called Tuesday, March 21, 2017 at 4:00 p.m. for the purpose of conducting a workshop.

CALL TO ORDER

DECLARATION OF POSTING

Pursuant to Government Code Section 54954.2

ROLL CALL

OPEN PUBLIC COMMENT

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

WORKSHOP

1. RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) DRAFT COMPETITION MANUAL

Recommendation:

Review, discuss, and provide feedback on the Draft RDCS Competition Manual.

California Environmental Quality Act (CEQA)
An Environmental Impact Report (EIR) for the Morgan Hill 2035 Project, which included the Residential Development Control System (RDCS) Update, was prepared in accordance with the California Environmental Quality Act (CEQA) and certified by the Morgan Hill City Council on July 27, 2016. (SCH #2015022074)

ANNOUNCEMENTS

ADJOURNMENT

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: March 21, 2017

PREPARED BY: John Baty, Principal Planner/Development Services
APPROVED BY: Jennifer Carman, Community Development Director

RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) DRAFT COMPETITION MANUAL

RECOMMENDATION(S)
Review, discuss, and provide feedback on the Draft RDCS Competition Manual.

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BACKGROUND:
This is the 16th workshop in a series of workshops with the Planning Commission regarding the development of an RDCS Competition Manual to accompany the City's updated Residential Development Control System (RDCS), which became effective March 1, 2017.

The Planning Commission reviewed sections of the Draft Competition Manual at their prior workshops held on October 11, 18, November 1, 15, 22, 29, December 6, 13, 2016, January 10, 17, 24, February 7, 21, 28, and March 7, 2017. See attached schedule for recently completed and upcoming meetings.

The purpose of this workshop is for the Planning Commission to consider the results and findings from developer and staff re-testing of sample projects based on recent revisions to Section III (Competition Criteria, Standards, and Points) of the Draft RDCS Competition Manual and to complete their review of Section Section IV: RDCS Implementation Policies.

After reviewing and discussing the scoring results from test projects submitted by volunteers from the development community at their February and March 7th workshops, the Planning Commission suggested a number of specific modifications to the competition criteria, standards, and points which are reflected in Section III of the revised Draft Manual. The Commission, with feedback from the development community, also provided general direction and suggestions to staff on a number of other potential edits, which are shown in the attached revised Draft Manual as track changes.

On March 14, 2017 meetings were held with staff and members of the development community to review and discuss comments on the revised Draft Competition Manual. A summary of that input is attached and captured in the attached revised Draft Manual as potential revisions for the Commission's consideration in track changes and/or as comments.

At their March 14, 2017 hearing, the Commission had a focused discussion on the number of available allotments for the 2017 RDCS competition (recommending a reduction to 200 allotments) and on the subject of how on-going projects transition from Measure C to Measure S. Both recommendations are reflected in the revised Draft Manual.

LINKS/ATTACHMENTS:

1. Revised Draft Competition Manual 03-16-17
2. Developer and Staff Comments 03-14-17
3. RDCS Competition Manual Schedule 03-15-17

III. COMPETITION CRITERIA, STANDARDS, AND POINTS

1. SCHOOLS

Intent: Support safe and convenient access to schools and promote high quality schools in Morgan Hill.

Points Available: See Table 3.

TABLE 3: SCHOOL POINTS AVAILABLE

Criteria	Points Available	
1-A: School Funds Contribution	6	
1-B: Proximity to Schools	5	
1-C: Proximity to Schools with Capacity	2	
1-D: Student Transportation Improvements	6	
Total	**19**	**12 Maximum**

Criteria 1-A: School Fund Contribution

Standard: The project contributes funds to the Morgan Hill Unified School District (MHUSD) greater than the minimum development fees required by the MHUSD.

Points: 1 point for every $1,000 contributed per unit.

Maximum Available Points: 6

Criteria 1-B: Proximity to Schools

Commented [JB3]: Developers: provide point opportunity for Senior Projects (no kids). 6pts?

Standard: The project is within walking distance of one or more Morgan Hill Unified School District (MHUSD) schools.

Points: See Table 4.

TABLE 4: POINTS FOR PROXIMITY TO SCHOOL

Project Location	Points
Walking distance from one school (elementary, middle, or high school)	2
Walking distance from two schools, each serving different grade levels (elementary, middle, or high school)	5

Maximum Available Points: 5

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

Scoring Instructions: A project is within walking distance of a school if it is 0.75 miles or less from an elementary school and 1.5 miles or less from a middle or high school.

To be eligible for points, students must be able to walk along a safe route from the project to the school as determined by the MHUSD. A safe route means a continuous sidewalk, pedestrian path, or trail with street crossings, intersection controls, and other physical improvements that reduce potential conflicts between pedestrians, bicyclists, and vehicles. A safe route must be in place at time of application submittal or established by the applicant within the first year of project construction.

The distance to a school is measured as the lineal distance a student would walk, from the project point of entrance nearest to the school to the nearest entrance point of the school grounds.

Schools eligible for points include any MHUSD school or charter school included on the MHUSD official list of existing and planned schools. MHUSD schools and programs which serve all students in the district and don't have specific boundaries (e.g., Community Adult School, Continuation High School) are not eligible for points.

Scoring Example: A project located within walking distance of an elementary school would receive two points. If the project is within walking distance of both an elementary and a middle school, the project would receive five points.

Criteria 1-C: Proximity to Schools with Capacity

Standard: The project is located within walking distance of one or more Morgan Hill Unified School District (MHUSD) schools with capacity to serve new students.

Maximum Available Points: 2 points

Scoring Instructions: To be eligible for points, the project must be located within walking distance of an elementary, middle, or high school that has capacity to house the number of students that the development would yield as determined by the MHUSD in writing prior to the RDCS competition application deadline.

For multi-year projects, the project shall retain the points received during the first phase.

The requirements for walking distance, safe routes to schools, rules of measurement, and eligible schools for Criteria 1-B above also apply to Criteria 1-C.

Criteria 1-D: Student Transportation Improvements

Standard: The project contributes funds or constructs off-site pedestrian, bicycle and/or vehicle access improvements for Morgan Hill Unified School District (MHUSD) schools within the Morgan Hill Sphere of Influence.

Points: 1 point for every $1,000 of improvement value per unit; and/or 1 point for every $1,000 in funds contributed per unit.

Commented [JB4]: Staff: Reduce to $825 to be co nt with funds collected under Measure C?

Maximum Available Points: 6 points

Scoring Instructions: A project may receive points if it constructs sidewalks, pedestrian paths, trails with street crossings, intersection controls, vehicle access enhancements, and other physical improvements that reduce potential conflicts between pedestrians, bicyclists, and vehicles.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

Improvements must facilitate a safe route to school for pedestrians and bicyclists from the project to a MHUSD school. A project may also receive points for contributing funds to the City's Safe Access to Schools Fund to be used by the City to construct physical improvements to enhance safe student access to MHUSD schools.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

2. LOCATION

Intent: Encourage infill projects adjacent to existing development and close to existing community services and facilities.

Points Available: See Table 5.

TABLE 5: LOCATION POINTS AVAILABLE

Criteria	Points Available	
2-A: Central Core	12	
2-B: Infill Corridors	10	
2-C: Adjacent to Development	3	
2-D: Proximity to Daily Needs	5	
2-E: Proximity to Police and Fire Service	3	
2-F: Areas with Public Utility Capacity	3	
Total	**36**	**22 Maximum**

Criteria 2-A: Central Core

Standard: The project is in or near Morgan Hill's central core.

Points: See Table 6.

TABLE 6: POINTS FOR CENTRAL CORE

Project Distance from Central Core	Points
Within two miles	1
Within one mile	3
Within three-quarters mile	6
Within one-half mile	8
Within one-quarter mile	10
Within the Central Core	12

Maximum Available Points: 12

Scoring Instructions: Central core boundaries are shown in Figure 1. The distance from the central core is measured using the minimum distance between any portion of a parcel and the central core boundary measured in a straight line.

If any portion of a project is within a distance from the central core shown in Table 6, the project may receive the total number of points corresponding to that distance. For example, if any portion of the project area is within a half mile of the central core, the project may receive 4 points.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

FIGURE 1: CENTRAL CORE BOUNDARIES

Criteria 2-B: Infill Corridors

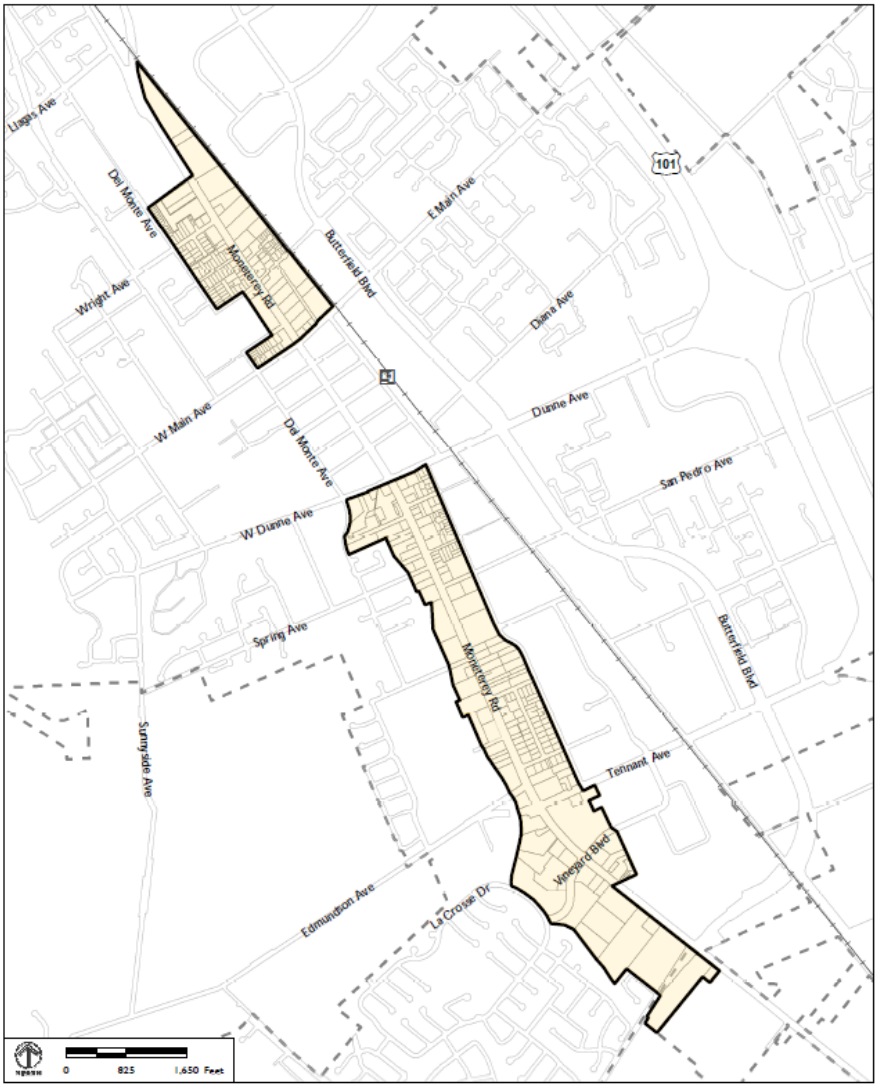
Standard: The project is located in an infill corridor as shown in Figure 2.

Points: 10 points for projects located in the Monterey Road infill corridor.

Maximum Available Points: 10

FIGURE 2: INFILL CORRIDORS

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)



Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

Criteria 2-C: Adjacent to Development

Standard: The project is adjacent to land that is developed, utilized to its ultimate potential, or that requires no further discretionary approvals for development.

Points: See Table 7.

TABLE 7: POINTS FOR ADJACENT TO DEVELOPMENT

Percent of Project Boundary Adjacent to Existing Development	Points
25% to less than 50%	1
50% to less than 75%	~~2~~3
75% to 100%	~~3~~5

Maximum Available Points: 3

Scoring Instructions: A project boundary is adjacent to existing development if the project boundary abuts the property line of the adjacent development or is across a street from the existing development. Existing development means the following:

- Property in Morgan Hill's city limits with at least 95 percent of its contiguous land area developed or utilized to its ultimate potential use according to the General Plan or applicable zoning.
- Land in unincorporated Santa Clara County owned or under control (i.e., permanent easement) of a public agency that is developed or utilized to its ultimate potential use according to the County's General Plan or applicable zoning.
- Undeveloped property which by September 15th of the competition year has received final map approval, tentative map and development agreement approval for projects with previously completed phase(s), or for which building permits have been issued.

Criteria 2-D: Proximity to Daily Needs

Standard: The project is within walking distance of non-residential land uses that meet residents' daily needs.

Points: See Table 8.

TABLE 8: POINTS AVAILABLE FOR PROXIMITY TO DAILY NEEDS

Project Distance from Two or More Different Land Use Categories	Points
Within three-quarters mile	1
Within one-half mile	3
Within one-quarter mile	5

Maximum Available Points: 5

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

Scoring Instructions: Land use categories are as follows:

1. Community-serving retail, such as a supermarket, pharmacy, or convenience store.
2. Restaurants and cafes.
3. Personal services, such as bank, salons, and medical offices.
4. Public and quasi-public uses such as places of worship; community centers; and parks, trails and recreational facilities.
5. An existing or planned bus or rail transit stop or station.

A single establishment may not be counted in two categories (e.g., retail establishment may be counted only once even if it also contains a café). Establishments in a mixed-use building may each count if they are distinctly operated enterprises with separate exterior entrances. No more than two of the minimum number of land use categories can be situated in a single building or under a common roof.

The distance to a land use category is measured as the lineal distance a pedestrian would walk, from the average center point of housing in a project to the nearest entrance point of the land use category.

Criteria 2-E: Proximity to Police and Fire Service

Standard: The project is located within the established response time of one or more fire stations.

Points: See Table 9.

TABLE 9: POINTS AVAILABLE FOR PROXIMITY TO FIRE STATIONS

Standard	Points
The project is located within the established response time of the police station	1 point
The project is located within the established response time standard of one fire station	1 point
The project is located within the established response time standard of two or more fire stations	2 points

Maximum Available Points: 3

Scoring Instructions: Determinations of whether a project is located within an established response time and eligible for points under this criteria shall be made by the Community Development Director in consultations with the City of Morgan Hill Police and Fire Departments.

Three fire stations serve Morgan Hill: the El Toro Fire Station (18300 Old Monterey Road) the Dunne Hill Fire Station, (2100 E. Dunne Avenue), and the CAL FIRE station (15670 Monterey Street). The Fire Department's current response time is eight minutes.

The Morgan Hill Police Department headquarters is located at 16200 Vineyard Boulevard. The Police Department's aims to respond to Priority One calls within 5 minutes and Priority Two calls within 8 minutes.

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Criteria 2-F: Areas with Public Utility Capacity

Standard: The project is located in areas with sufficient public utility capacity to serve the project.

Points: See Table 10.

TABLE 10: POINTS FOR PROXIMITY TO MUNICIPAL SERVICES AND FACILITIES

Standard	Points
Local water distribution lines are of sufficient size to serve the proposed project. The project does not require replacing existing local water distribution lines with larger diameter pipes. New water mains to serve the site do not need to be installed.	1 point
The existing wastewater collection system is sufficient to serve the proposed project. The project does not require extending or replacing existing sewer pipes or lift stations outside of the project site.	1 point
Existing off-site storm drainage facilities are sufficient to serve the project.	1 point

Maximum Available Points: 3

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3. AFFORDABLE HOUSING

Intent: Increase the supply of affordable housing in Morgan Hill.

Points Available: See Table 11.

TABLE 11: AFFORDABLE HOUSING POINTS AVAILABLE

Criteria	Points Available	
3-A: Affordable Housing Fund Contribution	22	
3-B: Development of Affordable Units	32	
Total	**32**	**32 Maximum**

Minimum Score: 18

Criteria 3-A: Affordable Housing Fund Contribution

Standard: The project makes a voluntary contribution to the City's affordable housing fund.

Points: See Table 12.

TABLE 12: POINTS FOR CONTRIBUTION TO AFFORDABLE HOUSING FUND

Contribution to Affordable Housing Fund	Points
20% of baseline contribution	2
30% of baseline contribution	4
40% of baseline contribution	6
50% of baseline contribution	8
60% of baseline contribution	10
70% of baseline contribution	12
80% of baseline contribution	14
90% of baseline contribution	16
Baseline contribution	18
110% of baseline contribution	20
120% of baseline contribution	22

Maximum Available Points: 22

Scoring Instructions: The baseline contribution to the City's affordable housing fund is set by the City Council and may change from year to year. In 2016, the City Council set the baseline contribution at $12.92 per square foot of livable space of the entire project. A project receiving points for contributing to the

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City's affordable housing fund may also receive points for incorporating BMR units within the projects from Criteria 3-B provided the total number of combined points awarded from both Criteria 3-A and 3-B does not exceed 24.

Project Scoring Example: A proposed project contains 56 units, each with 2,000 square feet of floor area, with 112,000 square feet total within the project. The baseline contribution would be $1,447,000 (112,000 x $12.92) or $25,840 per unit. If the project contributes the baseline amount of $1,447,000, the project would receive 18 points. If the project contributes 120 percent baseline contribution ($1,736,000), the project would receive 22 points.

Criteria 3-B: Development of Affordable Units

Standard: The project incorporates below market rate (BMR) units within the project.

Points: See Tables 13, 14, 15, and 16.

TABLE 13: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, MARKET RATE FOR-SALE PROJECTS

Percent of Total Project Units			Points
70% AMI	**80% AMI**	**90% - 120% AMI (see scoring instructions)**	
-	4%	4%	20
4%	-	4%	24
-	6%	2%	28
8%	-	-	32

TABLE 14: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, AFFORDABLE FOR-SALE PROJECTS

Percent of Total Project Units					Points
70% AMI	**80% AMI**	**90% AMI**	**100% AMI**	**120% AMI**	
-	-	20%	40%	40%	20
		20%	50%	30%	24
	10%	10%	40%	40%	28
20%	30%	30%	20%	-	32

TABLE 15: POINTS FOR DEVELOPMENT OF AFFORDABLE RENTAL UNITS, MARKET RATE PROJECTS

Percent of Total Project Units			Points
30% AMI	**50% AMI**	**80% AMI**	
-	-	8%	20
-	4%	4%	24
-	6%	2%	28
4%	4%	-	32

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TABLE 16: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, AFFORDABLE RENTAL PROJECTS

Percent of Total Project Units			Points
30% AMI	50% AMI	80% AMI	
-	30%	70%	20
5%	35%	60%	24
10%	40%	50%	28
10%	50%	40%	32

Maximum Available Points: 32

Scoring Instructions: Points shall be awarded and monitored consistent with the City of Morgan Hill's Below Market Rate Housing Program policies and procedures. When a calculation produces a fraction of a unit less than one-half, the applicant shall pay the corresponding fraction of the standard housing fee. A fraction of one-half or greater requires one additional BMR unit. If a project receives the maximum 32 points for constructing BMR units and pays the corresponding fraction of the standard housing fee, the project does not receive additional points for the fractional housing fee. A project receiving points for incorporating BMR units within the project may also receive points for contributing to the City's affordable housing fund from Criteria 3-A provided the total number of combined points awarded from both Criteria 3-A and 3-B does not exceed 32.

Affordability levels to receive points for units affordable at the "90% to 120% AMI" level in a market rate for sale project (Table 13) depend on the unit type, as follows:

- Multi-Family (Condominiums): 90% AMI
- Attached Single-Family: 100% AMI
- Small Detached Single-Family (up to 2,000 square feet): 110% AMI
- Large Detached Single-Family (up to 2,000 square feet): 120% AMI

For market rate for-sale projects (Table 13) to be eligible for points, BMR units must comply with the following requirements:

- BMR units must be distributed throughout project and integrated with the market rate units rather than separated from the market rate units and/or concentrated together within one location within the project.
- The floor area of each BMR unit ~~must be at least 75 percent of average floor area~~shall be no less than the floor area of the smallest market rate unit of the same housing type~~s~~.
- Housing type (e.g., detached single-family home, rowhouse) for the BMR units must be proportionate to the market rate housing type within the project. For example, if the majority of market units in a project are detached single-family homes, the BMR units must also be detached-single family homes. Duets are allowed in single-family detached neighborhoods where allowed by the Zoning Code (e.g., R-1 7,000 and R-1 9,000) and may be the BMR unit(s). Triplex BMR units are allowed in zoning districts that permit duplex units.

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4. HOUSING DIVERSITY

Intent: Encourage a diverse housing stock in Morgan Hill.

Points Available: See Table 17.

TABLE 17: HOUSING DIVERSITY POINTS AVAILABLE

Criteria	Points Available	
4-A: Accessory Dwelling Units	3	
4-B: Diversity of Housing Types	8	
4-C: Variation in Housing Size	8	
4-D: Small Units	8	
4-E: Housing Stock Diversity	8	
4-F: Single-Story Homes	3	
Total	**38**	**23 Maximum**

Criteria 4-A: Accessory Dwelling Units

Standard: The project incorporates accessory dwelling units on lots with detached single-family homes.

Points: See Table 18.

TABLE 18: POINTS FOR ACCESSORY DWELLING UNITS

Percentage of Detached Single-Family Lots with Accessory Dwelling Units	Points
10 to 20 percent	1 points
20 to 30 percent	2 points
More than 30 percent	3 points

Maximum Available Points: 3

Scoring Instructions: Accessory dwelling units are secondary dwelling units located on a lot occupied by a detached single-family dwelling. Accessory dwelling units must be a permanent structure and include provisions for living, sleeping, eating, cooking, and sanitation and have a private entry accessed from the exterior of the building. Accessory dwelling units may be either detached from or attached to the primary dwelling on the lot. To be eligible for points, accessory dwelling units must comply with development standards for new secondary units in Chapter 18.55 (Secondary Dwelling Units) in the Zoning Code.

Scoring Example: A project contains 10 single-family detached homes and 10 single-family attached (townhome) units. Two of the detached single-family homes feature an accessory dwelling unit on the

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same lot. The project would receive 3 points as twenty percent of the detached single-family lots contain accessory dwelling units.

Criteria 4-B: Diversity of Housing Types

Standard: The project contains a diversity of housing types.

Points: See Table 19.

TABLE 19: POINTS AVAILABLE FOR DIVERSITY OF HOUSING TYPES

Number of Different Housing Types in the Project	Points
2	4 point
3	8 points

Maximum Available Points: 8

Scoring Instructions: To be eligible for points, a housing type must constitute at least 10 percent of total number of units in the project. Different housing types are defined as follows:

1. **Multiple-Story Detached Single-Family Home.** A residential structure on its own lot designed for occupancy by one household with two or more stories of living space.
2. **Single-Story Detached Single-Family Home.** A residential structure on its own lot designed for occupancy by one household with one story of living space.
3. **Accessory Dwelling Unit.** A secondary dwelling unit located on the same lot as a detached single-family home.
4. **Single-Family Attached.** Single-family homes attached to one or more other single-family homes in a linear arrangement, either as multiple townhome units per parcel or one townhome unit per parcel.
5. **Courtyard Housing**. Detached single-family homes with entrances oriented toward a shared common area.
6. **Custom Lots.** Lots left undeveloped for future development by the lot buyer.
7. **Duplex or Duet.** A building that contains two dwelling units, each with its own entrance.
8. **Triplex or Quadplex.** A single residential structure that contains three or four dwelling units, with each unit having its own entrance.
9. **Multi-Family.** A Structure that contains three or more dwelling units that share one or more common entries.
10. **Vertical Mixed Use.** A building with commercial uses on the grounds floor and three or more multi-family or condominium units on the upper floors.

Scoring Examples: A 100-unit project with 90 detached single-family homes and 10 townhome units would receive six points as both the detached single-family homes and townhome units constitute 10 percent or more of the total project units. A 100-unit project with 50 detached single-family homes, 25

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duplex units, 25 townhome units, and 25 single-story detached single-family homes would receive 12 points as the three housing types each constitute 10 percent or more of the total project units.

Criteria 4-C: Variation in Housing Size

Standard: The project includes a diversity of housing sizes.

Points: See Table 20.

TABLE 20: POINTS AVAILABLE FOR DIVERSITY OF HOUSING SIZE

Number of Different Housing Size Categories in the Project	Points
2	3 point
3	6 points
4	8 points

Maximum Available Points: 8

Scoring Instructions: Diversity of housing types is calculated by determining the percent of units that are in two or more housing size categories. Housing size categories for multi-family projects is based on the number of bedrooms. For all other housing types housing size categories are based on square footage of the unit. To be eligible for points, the number of units in a housing size category must constitute at least 10 percent of total number of units in the project.

Housing size categories for multi-family housing types are as follows:

1. Studio apartment
2. One-bedroom
3. Two-bedroom
4. Three-bedroom
5. Four-bedroom or more

For all other housing types (single-family detached, duplex, etc.) and for projects with both multi-family units and other housing types, a project shall be considered to have two or more different size categories only if there is a minimum 35 percent variation between the smallest and largest floor plan the project. In such a case, every floor plan that varies in size from another floor plan by 200 square feet or more shall be considered a different housing size category.

Scoring Example: A proposed project contains ten detached single family homes with two different floor plans. The smaller floor plan is 2,000 square feet and the larger floor plan is 3,000 square feet. The project would receive two points because there is 50 percent variation in size between the smallest and largest floor plans and more than 200 feet in variation between the two floor plans.

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Criteria 4-D: Small Units

Standard: The project includes small dwelling units.

Points: See Table 21.

TABLE 21: POINTS AVAILABLE FOR SMALL UNITS

Percent Small Units	Points
10	4 points
20	5 points
30	6 points
40	7 points
50 or more	8 points

Maximum Available Points: 8

Scoring Instructions: Small units are defined as follows:

- **Detached Single-Family Home:** Less than 1,700 square feet
- **Single-Family Attached:** Less than 1,500 square feet
- **Duplex or Duet**: Less than 1,500 square feet
- **Triplex or Quadplex:** Less than 1,500 square feet
- **Multi-Family:** Less than 1,250 square feet

Unit square footage means total livable building area excluding garages. Unit type definitions are the same as in Criteria 4-B.

Scoring Example: A 100-unit project with 10 detached single-family homes less than 1,700 square feet would receive 4 points. A 100-unit project with 10 detached single-family homes less than 1,700 square feet and 10 duplex units less than 1,250 square feet would receive 6 points.

Criteria 4-E: Housing Stock Diversity

Standard: The project adds housing types that are underrepresented in Morgan Hill's citywide housing stock.

Points: See Table 21.

TABLE 21: POINTS AVAILABLE FOR HOUSING STOCK DIVERSITY

Housing Type	Points
Townhomes	2 points
Duplex and Triplex	2 points
Courtyard Housing	4 points

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

Multi-Family Owner Occupied	6 points
Multi-Family Rental	8 points
Vertical Mixed Use (owner-occupied or rental)	8 points

Maximum Available Points: 8

Scoring Instructions: Unit type definitions are the same as in Criteria 4-B. To be eligible for points, the housing type must constitute 75 percent or more of the total project housing units.

Scoring Example: A 100-unit project with 25 detached single-family homes and 75 townhomes would receive 4 points. A 100-unit project with 40 detached single-family homes and 60 townhomes would not receive any points under this criteria, but may be eligible for points under Criteria 4-B.

Criteria 4-F: Single-Story Homes

Commented [JB5]: Developer suggestion: 25% = 50% =2pt, 75% =3p, 100% =4pt

Standard: The project includes single-story detached single-family homes.

Points: See Table 22.

TABLE 22: POINTS FOR SINGLE-STORY DETACHED SINGLE-FAMILY HOMES

Percentage of Single-Story Detached Single-Family Homes	Points
25 percent	1 point
50 percent	~~1~~ 2 points
75 percent	~~2~~ 3 points
100 percent	~~3~~ 4 points

Maximum Available Points: 3

Scoring Instructions: Percentage is calculated by dividing the number of single-story detached single-family homes in the project by the total number of units (regardless of type) within the project. A story is defined in accordance with Zoning Code Section 18.04.415 (Story).

Scoring Example: A 100-unit project that includes 50 single-story detached single-family homes would receive 2 points. If all units within the project are single-story detached single-family homes, the project would receive 4 points.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

5. PARKS AND OPEN SPACE

Intent: Provide high quality parks and recreational facilities, encourage publicly accessible outdoor amenities, and preserve open space and agricultural land.

Points Available: See Table 22.

TABLE 22: PARKS AND OPEN SPACE POINTS AVAILABLE

Criteria	Points Available	
5-A: Park Fund Contribution	6	
5-B: Excess Park Land	5	
5-C: Agriculture Conservation or Open Space Easement	9	
5-D: Agriculture Buffer	4	
5-E: Agriculture Preservation or OS Fund Contribution	9	
5-F: On-Site Recreational Amenities	8	
5-G: Amenities for All Age groups	2	
5-H: Public Gathering Places	3	
5-I: Proximity to Public Park	3	
5-J: Open Space Design	10	
Total	**50**	**29 Maximum**

Criteria 5-A: Park Fund Contribution

Standard: The project contributes to the City's park fund beyond the minimum requirement.

Points: 1 points for every $1,000 contributed per unit.

Maximum Available Points: 6

Scoring Instructions: To be eligible for points, the project must contribute funds in addition to the minimum required park impact fee and fees in lieu of park land dedication. Contributed funds may be used by the City to fund acquisition and maintenance of parks.

The required park impact fee is identified in the current City of Morgan Hill Fee Schedule as adopted by the City Council. Minimum requirements for payment of fees in lieu of park land dedication are established in Chapter 17.28 (Land Dedications and Reservations) in Title 17 (Subdivisions) of the Morgan Hill Municipal Code. The Community Development Director shall estimate the minimum park land dedication in-lieu fee for competing projects using the standards and formula in Chapter 17.28 (Land Dedications and Reservations). Minimum in-lieu fee estimates are prepared only for the purpose of

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

awarding points for the RDCS competition. Actual in-lieu fee requirements will be determined at the time of subdivision approval and may be different from these estimates.

Criteria 5-B: Excess Park Land

Standard: The project provides land for parks beyond the minimum City park land requirement.

Points: See Table 23.

TABLE 23: POINTS FOR EXCESS PARK LAND

Park Land Provided in Excess of Minimum City Requirement	Points
10%	1
20%	2
30%	3
40%	4
50%	5

Maximum Available Points: 5

Scoring Instructions: Minimum park land dedication and private park requirements are in Chapter 17.28 (Land Dedications and Reservations) in Title 17 (Subdivisions) of the Morgan Hill Municipal Code. The Community Development Director shall estimate the minimum required park land for competing projects using the standards and formula in Section 17.28.060 (Acreage Required – Formula).

Minimum park land estimates are prepared only for the purpose of awarding points for the RDCS competition. Actual dedication requirements will be determined at the time of subdivision approval and may be different from these estimates.

To be eligible for points under this criteria, projects must comply with the following requirements:

- Park land must be either a) within the project boundaries; or a) adjacent to the project boundaries and owned or controlled by the project applicant.
- Land for parks shall be consistent with the City of Morgan Hill Parks, Facilities & Recreation Program Master Plan, the General Plan, and any other adopted City policy or ordinance concerning park and recreational facilities.
- Dedicated park land shall be deeded to the City for public park purposes.
- Private park land for use by residents shall be maintained by the home owners association or other similar maintenance entity.
- The calculation of park land may not include yards, court areas, setbacks and other open areas required by the Zoning Code, Building Code, or other City ordinances. Points may not be awarded to passive open space or landscape buffer areas deeded to a homeowners' association.

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Project Scoring Example: Section 17.28.060 (Acreage Required – Formula) of the Subdivision Ordinance states that 0.01 acres of land per dwelling unit shall be provided as a park in a single-family subdivision. Assuming a 100-unit single-family subdivision, the minimum required dedication of park land would be 1.0 acres. Providing 1.5 acres of park land would exceed the minimum requirement by 50 percent and would receive 5 points.

Criteria 5-C: Agriculture Conservation or Open Space Easement

Standard: The project establishes an agriculture conservation easement consistent with the City's agriculture conservation easement policy or an open space easement.

Points: 9 points

TABLE 23: POINTS FOR EASEMENTS

Type of Easement	Points
Agriculture Conservation	9
Open Space	9

Maximum Available Points: 9

Scoring Instructions: Points may be awarded for projects that establish one of the following: an agriculture conservation easement or an open space easement. Points are awarded only for one type of easement. A project may not receive points for establishing a second or third type of easement on the property.

Agriculture Easement

Establishment of an agriculture conservation easement shall occur in a manner consistent with Municipal Code Chapter 18.85 (Agricultural Lands Preservation Program). If a project is required to establish an agriculture conservation easement to mitigate the loss of agricultural land pursuant to Chapter 18.85, points may be awarded only for establishing an agriculture conservation easement beyond the minimum 1:1 mitigation ratio required by Chapter 18.85.

To be eligible for points, an agriculture conservation easement must be established within the Morgan Hill Sphere of Influence (SOI). The property subject to the easement must be of adequate size, configuration, and location to be viable for continued agricultural use and must meet the criteria for "eligible mitigation lands" as established in Municipal Code Section 18.85.090 (Eligible Mitigation Lands).

Open Space Easement

To be eligible for points, an open space easement must be established within the Morgan Hill Sphere of Influence (SOI). The property subject to the easement must be of adequate size, configuration, and location to protect and/or preserve open space and natural resources as identified in the General Plan. Natural resources include but are not limited to agricultural lands, undeveloped open space, scenic hillsides, habitat for sensitive species, and riparian areas and aquatic habitat as defined in the General Plan Natural Resources and Environment Element. There is no minimum size for the easement provided the City determines the easement to be of adequate size, configuration, and location to preserve open space or protect natural resources.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

Project Scoring Example: A proposed project that converts five acres of agriculture land to non-agricultural use proposes the establishment of a five-acre agricultural conservation easement on adjacent agricultural land to satisfy the agricultural mitigation requirement in Municipal Code Chapter 18.85. If the project establishes an additional agricultural conservation easement on a property separate from the easement used for mitigation, the project would receive five points. There is no minimum size for the additional easement eligible for points provided the property subject to the easement meets the criteria for "eligible mitigation lands" as established in Municipal Code Section 18.85.090 (Eligible Mitigation Lands).

Criteria 5-D: Agriculture Buffer

Standard: The project establishes and agriculture buffer easement.

Points: 4

Scoring Instructions. To be eligible for points, a project shall establish an open space easement to provide a buffer between active agricultural operations and new development. The City determines the size and configuration of the buffer is adequate to minimize future conflicts between the new residential use and the existing agricultural operation.

Criteria 5-E: Agriculture Preservation or Open Space Fund Contribution

Standard: The project contributes to the City's agriculture preservation or open space fund beyond the minimum requirement.

Points: See Table 23.

TABLE 23: POINTS FOR AGRICULTURE PRESERVATION OR OPEN SPACE FUND CONTRIBUTION

Contribution Amount	Points
Single: $3,899.09 per unit	4
Double: $7,798.19 per unit	9

Maximum Available Points: 9

Scoring Instructions: Contribution to the City's agriculture preservation fund shall occur in a manner consistent with Municipal Code Chapter 18.85 (Agricultural Lands Preservation Program). If a project is required to pay an agricultural preservation in-lieu fee to mitigate the loss of agricultural land pursuant to Chapter 18.85, points may be awarded only for the amount of the contribution to the City's agriculture preservation fund in that exceeds the required in-lieu fee.

Criteria 5-F: On-Site Recreational Amenities

Standard: The project provides on-site recreational amenities to serve residents.

Points: See Table 24. Points identified in Table 24 are for each individual amenity included in the project.
Total points. Total points awarded to a project under this criteria will be the sum of points for each individual amenity up to a maximum of eight points.

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TABLE 24: POINTS FOR ON-SITE RECREATIONAL AMENITIES

	Points for Each Amenity Provided			
Project Size	**Tier 1**	**Tier 2**	**Tier 3**	**Tier 4**
50 units or less	2	3	4	-
51-100 units	1	2	3	4
101-150 units	0	1	2	3
151+ ~~to 200~~ units	0	0	1	2

Recreational amenities eligible for points are divided into the four tiers as follows:

Tier 1 amenities:

- Shuffleboard
- Horseshoes
- Bowling green w/artificial turf
- Passive recreation area and/or gardens
- Passive water feature (e.g., fountain)
- Picnic/barbeque area

Tier 2 amenities:

- Cabana or shade trellis area
- Two picnic/barbeque areas
- Clubhouse ~~kitchen/dining area~~
- Volleyball court and/or Bocce ball court
- Outdoor racquetball/handball tilt-up wall
- Dog Park (add one point more with dog wash station)
- Sauna and/or Jacuzzi
- Tree grove as approved by the community development director or designated staff.
- Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service
- ½ court basketball (one hoop)
- Bridle paths

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

- Bocce ball
- Artificial turf putting green

Tier 3 amenities:

- Softball field
- Sports court and/or basketball court (two hoops)
- Restroom area
- ½ scale soccer field
- Tot lots (age appropriate play equipment/minimum three activities; can be integrated in structure)
- Jacuzzi and separate child wading pool (for projects between twenty and fifty units zoned R-2, R-3 or higher density development)
- Tennis court
- Recreation hall
- Exercise room
- Clubhouse w/ kitchen

Tier 4 amenities:

- Swimming pool (for projects of fifty-one or more units zoned R-2, R-3 or higher density development)

Scoring Instructions: Points awarded are based on the number and type of recreational amenities for different project sizes as shown in Table 24. Projects with 50 or fewer units may receive points for a maximum of one Tier 1 amenity. Projects with 50 to 150 units may receive points only for Tier 2, 3 and 4 amenities. To be eligible for points, projects with more than 150 units must provide at least two Tier 3 or Tier 4 amenities. For a project more than 150 units two Tier 2 amenities may count as one Tier 3 amenity.

~~The number of points awarded to projects greater than 200 units shall be calculated by continuing the pattern in Table 24. For projects 201-250 units, divide points awarded for projects 50 units or less by 5. For projects 251-300 units, divide points awarded for projects 50 units or less by 6. Continue this pattern for projects greater than 300 units. Projects greater than 200 units may receive points only for providing Tier 3 and Tier 4 amenities.~~

The Planning Commission may award points for unlisted amenities that provide recreational amenities to a level similar to those described above.

Maximum Available Points: 8

Project Scoring Example: A 25-unit project includes common open space with shuffleboard court, horseshoe area, and a volleyball court. The project would receive a total of four points with one point awarded for the shuffleboard court, one point for the horseshoe area, and two points for the volleyball court.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

Criteria 5-G: Amenities for Age Groups

Standard: The project provides on-site social and recreational amenities for ~~all~~ various age groups.

Points: 2

Maximum Available Points: 1 or 2 (two age groups = 1; all age groups =2)

Scoring Instructions: To be eligible for points, a project must provide on-site social and recreational amenities specifically designed to meet the unique needs of all age groups, including children, teens, adults, and seniors. Examples of amenities appropriate for different age groups include the following:

- **Children:** tot lots, children's wading pool
- **Teens:** Outdoor spaces for socializing, recreational equipment that provides physical challenge (e.g., skate park), indoor recreational amenities (pool tables, table tennis)
- **Adults:** Indoor gym, outdoor picnic/barbecue area
- **Seniors:** Walking paths, low-impact outdoor exercise equipment designed for seniors ("senior playgrounds")

Criteria 5-H: Public Gathering Places

Standard: The project provides publicly accessible gathering places and open space in higher density and more urban settings.

Points: 1 point per $1,000 value of amenity per unit.

Maximum Available Points: 3

Scoring Instructions: To be eligible for points, a project must provide one or more public gathering places such as plazas, courtyards, and parks that exceed minimum City requirements. Points awarded for the criteria are intended for projects located Downtown and in other higher intensity areas with pedestrian activity. To receive points, the public gathering place must comply with the following standards:

- **Location:** The public gathering places space must be located close to pedestrian activity, along streets, or where pathways intersect. Open spaces must support an integrated pedestrian network by providing on-site and off-site connections to the open space.
- **Activity:** Active ground-floor uses must be located uses along the edge of a courtyards and plazas.
- **Visibility and Access:** Plazas, courtyards, and other similar spaces must open to public sidewalks and building entrances to provide visibility and access opportunities along project frontages.
- **Seating:** Usable open spaces must include well-designed seating, such as seat walls, free-standing elements, fixed and moveable seating, and other seating options.
- **Year-Round Use:** Open space must be usable year-round with features such as awnings, wind breaks, and sun shades that provide shelter from the elements.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

Criteria 5-I: Proximity to Public Parks

Standard: The project is within walking distance of a public park or recreational facility.

Points: See Table 8.

TABLE 8: POINTS AVAILABLE FOR PROXIMITY TO PUBLIC PARKS

Project Distance from Public Park	Points
Within three-quarters mile	1
Within one-half mile	2
Within one-quarter mile	3

Maximum Available Points: 3

Scoring Instructions: To be eligible for points, the project must be located within walking distance of a City of Morgan Hill or Santa Clara County park with recreational amenities available for public use without charge. The distance to the park is measured as the lineal distance a pedestrian would walk, from the average center point of housing in a project to the nearest entrance point of the park.

Criteria 5-J: Open Space Design

Standard: The project provides common open space and outdoor amenities that enhance project residents' quality of life and the overall project design quality.

Points: See Table 39.

TABLE 39: POINTS FOR OPEN SPACE

Open Space	Points
a. The project designs open spaces to function as "outdoor rooms" for common use of project residents. As outdoor rooms, open spaces feature amenities such as seating areas, shade structures and play equipment to create inviting places that encourage resident activity and interaction.	2
b. The project provides common open space areas of sufficient size for the use and enjoyment of residents. The project does not fulfill its minimum common open space requirement primarily through small patches of unconnected open space areas which individually are of insufficient size to serve as a useful recreational amenity for residents.	1
c. The project uses buildings, fences, walls, and landscaping to define the edges of common open space.	2

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

d. The project locates open space area so that they can be viewed from individual units, preferably from the kitchen, living room, or dining room.	2
e. The project maximizes the number of units that are immediately adjacent to common open space. Units not immediately adjacent to common open space can access open space areas through pedestrian connections separate from drive aisles and vehicle parking lots.	2
f. The project incorporates exceptional landscape design in common open space areas to create a unique and welcoming environment for residents.	2
g. The project retains existing native trees on the property which, if removed, would require a tree removal permit in accordance with Municipal Code Chapter 12.32 (Restrictions on Removal of Significant Trees).	1
h. Private Open Space	2

Maximum Available Points: 10

Commented [JB6]: Staff/Developers: Need to de
standards

Developer suggestion:
Detached = % beyond minimum requirement
Attached = any usable ground floor private open sp

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6. ENVIRONMENTAL PROTECTION

Intent: Encourage protection of natural resource and promote the City's environmental sustainability goals.

Points Available: See Table 25.

TABLE 25: ENVIRONMENTAL PROTECTION POINTS AVAILABLE

Criteria	Points Available	
6-A: Energy Efficiency	6	
6-B: On-Site Solar Energy Generation	10	
6-C: Indoor Water Use	4	
6-D: Outdoor Water Use	12	
6-E: Sustainable Site and Building Design	22	
Total	**54**	**22 Maximum**

Criteria 6-A: Energy Efficiency

Standard: The project exceeds the minimum building energy efficiency required by the California Energy Code.

Points: See Table 26.

TABLE 26: POINTS FOR ENERGY EFFICIENCY

Energy Efficiency Beyond Minimum Requirement	Points
a. 5%	2
b. 10%	4
c. 15%	6

Maximum Available Points: 6

Scoring Instructions: Energy use and efficiency is calculated as the aggregate of all buildings within a project. To receive points, a project must show a reduction in its energy budget compared to the standard design building, as calculated by Title 24, Part 6 Compliance Software certified by the California Energy Commission.

Criteria 6-B: On-Site Solar Energy Generation

Standard: The project incorporates on-site solar energy generation systems to provide energy for on-site use.

Points: See Table 27.

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TABLE 27: POINTS FOR ON-SITE SOLAR ENERGY GENERATION

Project's annual electrical energy cost provided from an on-site solar energy generation system	Points
a. 60%	4
b. 70%	6
c. 80%	8
d. 90%	10

Maximum Available Points: 10

Scoring Instructions: Percentage of energy generated from on-site renewable sources must be demonstrated using a building energy performance simulation tool consistent with industry standards.

Criteria 6-C: Indoor Water Use

Standard: The project exceeds the minimum indoor water efficiency and conservation requirements of the California Green Building Standards Code (CalGreen).

Points: See Table 28.

TABLE 28: POINTS FOR INDOOR WATER EFFICIENCY AND CONSERVATION

Water Efficiency Beyond Minimum Requirement	Points
a. 5%	2
b. 10%	4

Maximum Available Points: 4

Scoring Instructions: Applicants shall demonstrate attainment of water efficiency standards utilizing methods consistent with CalGreen and industry standards.

Criteria 6-D: Outdoor Water Use

Standard: The project reduces outdoor water use through water efficiency landscaping and irrigation.

Points: See Table 29.

TABLE 29: POINTS FOR OUTDOOR WATER USE

Standard	Points
a. Less than 50% of landscaped area contains natural turf	2
b. The project contains no natural turf outside of common areas used for active play	4
c. The project exceeds outdoor water efficiency standards by 10 percent	2

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

d. The project exceeds outdoor water efficiency standards by 20 percent	4
e. The project exceeds outdoor water efficiency standards by 30 percent	6
f. The project installs subsurface irrigation for all natural turf areas	2

Maximum Available Points: 12

Scoring Instructions: The project's outdoor water efficiency shall be calculated in accordance with Morgan Hill Municipal Code Chapter 18.73 (Water Conservation in Landscaping). Standards (a) and (b) and standards (c) and (d) are mutually exclusive; points for all other standards may be combined.

Criteria 6-E: Sustainable Site and Building Design

Standard: The project incorporates sustainable building site design features beyond the minimum requirements of the California Green Building Standards Code (CalGreen).

Points: 1 point for every 2 Build It Green Point (BIG) over 70.

Maximum Available Points: 22

Scoring Instructions: Applicants shall use the current Build It Green Checklist maintained by the City of Morgan Hill. A project may receive Build It Green Points only for measures beyond the minimum requirements of the California Green Building Standards Code adopted by the City of Morgan Hill. Consistent with Chapter 15.65 of the City of Morgan Hill Municipal Code, Community points in Build It Green's checklist are excluded from the sustainability standard and the project is required to meet minimum point requirements within the checklist categories (energy, water, resource, and indoor air quality).

If project is not built within 3 years of award of allotments, project must use Build It Green checklist in effect at the time of application for building permits.

Commented [JB7]: Development Community recommend 1 to 1. With new Building Code, much t r to score more than 70 BIG points.

Staff: consider awarding points only for BIG over 80

Commented [JB8]: Consistent w/ Ordinance, not e for Community points.

If don't build within certain time (X years), need to u current BIG checklist.

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7. TRANSPORTATION

Intent: Support a balanced and efficient transportation system for pedestrians, cyclists, public transit, and automobiles that maintains quality of life in residential neighborhoods.

Points Available: See Table 31.

TABLE 31: TRANSPORTATION POINTS AVAILABLE

Criteria	Points Available	
7-A: Bicycle and Pedestrian Improvements	6	
7-B: Transit Improvements	3	
7-C: Off-Site Roadway Improvements or Fund Contribution	8	
7-D: Transportation Demand Management	5	
7-E: Connections to Adjacent Property	3	
7-F: Internal Connections	4	
Total	**29**	**15 Maximum**

Commented [JB9]: Developers: Add 7-G Construc charging station(s)

Criteria 7-A: Bicycle and Pedestrian Improvements

Standard: The project constructs pedestrian and bicyclist improvements beyond the minimum requirement.

Points: 1 point for every $1,000 in improvements constructed per unit.

Commented [JB10]: Staff: Reduce to $500/point, more closely approximate the funds collected unde Measure C?

Maximum Available Points: 6

Scoring Instructions: Improvements may be on-site or off-site consistent with the City's Bikeways Master Plan. Points may be awarded only for the construction of improvements that exceed improvements normally required as a condition of approval for a subdivision map or other project permit. For example, the City would not typically award points for the installation of a bikeway along the property frontage identified as a future bikeway in the City's Bikeways Master Plan as the installation of this bikeway would be a typical condition for the approval of a proposed subdivision.

To be eligible for points, bicycle improvements must be consistent with the City of Morgan Hill Bikeways Master Plan. Types of bicycle improvements may include construction of bicycle paths, lanes, and routes; repair of existing facilities, installation of bicycle racks and lockers, and installation of way-finding signs. Types of pedestrian improvements may include installation of new sidewalks, enhanced street crossings, ADA-compliant curb ramps, mid-block crossings, traffic calming measures, and curb extensions.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

Points may be awarded for creative or innovative amenities that support bicycling and walking, including but not limited to secure indoor bicycle storage for each unit, shared bicycle repair facilities, and car sharing facilities.

Criteria 7-B: Transit Improvements

Standard: The project constructs bus stop or other bus transit improvements beyond the minimum requirement

Points: 1 point for every $1,000 in value of improvement per unit.

Maximum Available Points: 3

Scoring Instructions: Points may be awarded only for the construction of improvements that exceed improvements normally required as a condition of approval for a subdivision map or other project permit. For example, the City would not typically award points for the installation of a bus turnout along the property frontage if the City's General Plan or other policy documents identify the location as requiring the turnout. The requirement to install the turnout or other similar improvement would be a typical condition for the approval of a proposed subdivision to comply with and achieve consistency with the General Plan.

Types of improvements eligible for points include bus shelters, benches, reinforced street sections or bus pullout areas, information signs and displays, enhanced pedestrian access, security enhancements, and landscaping. These improvements must be located on an approved or planned Valley Transportation Agency (VTA) transit route and accepted by the VTA for maintenance. A letter from the VTA must be submitted confirming VTA's acceptance and maintenance of the proposed bus stop. For planned bus routes, the VTA letter shall provide confirmation of the future bus route extension. This standard may apply to a bus stop constructed in the initial or previous phase that would serve subsequent phases of the same development.

There is no geographic requirement for improvements - points may be awarded for improvements located outside of the project boundary or away from the immediate vicinity of the project.

Criteria 7-C: Off-Site Street and Parking Improvements or Fund Contribution

Standard: The project constructs and/or funds off-site street roadway improvements.

Points: 1 point for every $1,000 in value of improvement per unit.

Maximum Available Points: 8

Scoring Instructions: To be eligible for points, a project must provide for the dedication and/or improvement of extensions to existing streets and/or shared parking lots outside of the project boundaries. Projects which offer to complete adjacent or nearby off-site street or parking improvements which were committed to be installed by another project under a previously approved application will not receive points for the same commitment. To be eligible for points improvements must be voluntary and not otherwise required by the City or any other public agency.

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After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for street and parking improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.

Criteria 7-D: Transportation Demand Management

Standard: The project incorporates transportation demand management (TDM) measures

Points: See Table 32.

TABLE 32: POINTS FOR TRANSPORTATION DEMAND MANAGEMENT MEASURES

Building Design Feature and Construction Method	Points
The project contributes to the City's transportation fund to be used to provide city-wide TDM programs	1 per $1,000 contributed per unit, up to 2
For rental projects, the project establishes a TDM program that incorporates three or more TDM measures	1 to 3

Maximum Available Points: 5

Scoring Instructions: To be eligible for points, TDM measure must be in excess of those required as environmental mitigation and may not be used to receive point under other competition criteria. Rental projects may receive one point for committing to maintain a TDM program for the life of the project that incorporates three or more of the following TDM measures:

- Free transit passes for residents.
- Free car share membership for residents.
- On-site cargo bicycle available for residents' use.
- Operation of a dedicated shuttle service during the peak period to a rail station.
- Operation of a commute assistance center, offering on site, one stop shopping for transit and commute alternatives information.
- Installation of shared office facilities for the use of residents to facilitate telecommuting and home-based employment. high bandwidth connections in employees' homes to the Internet to facilitate home telecommuting.
- Other similar measures as approved by the Planning Commission.

Criteria 7-E: Connections to Adjacent Property

Standard: The project maximizes connections to adjacent property for vehicles, bicyclists, and pedestrians.

Points: See Table 37.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

TABLE 37: POINTS FOR CONNECTIONS TO ADJACENT PROPERTY

Connection to Adjacent Property	Points
a. For projects abutting developed land, the project aligns and connects streets intersecting the project boundary with all adjoining streets.	1
b. For projects abutting undeveloped land, the project extends streets to the adjoining undeveloped land to provide access to undeveloped land in the event of its future development.	1
c. The project provides off-street bicycle and pedestrian connections to adjacent destinations, including parks, open space, transit facilities, and commercial areas.	1

Maximum Available Points: 3

Criteria 7-F: Internal Connections

Standard: The project maximizes internal connections within the project for vehicles, bicyclists, and pedestrians.

Points: See Table 38.

TABLE 38: POINTS FOR INTERNAL CONNECTIONS

Internal Connection	Points
a. The project incorporates "complete streets" that meet the needs of multiple users, including motorists, bicyclists, pedestrians, transit users, and persons of different physical capabilities.	1
b. The project incorporates enhanced bicycle and pedestrian improvements such as bicycle storage facilities, traffic calming measures, intersection crossings, and wayfinding signage.	1
c. The project provides direct pedestrian connections from units to common open space, recreational facilities, and other project amenities.	1
d. The project incorporates neighborhood traffic management techniques, such as traffic circles, narrow lanes, and bulbouts, to control vehicle speeds and increase the safety of bicycle and pedestrian travel.	1

Maximum Available Points: 4

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

8. MUNICIPAL INFRASTRUCTURE

Intent: Encourage the efficient use of public infrastructure and services.

Points Available: See Table 33.

TABLE 33: MUNICIPAL INFRASTRUCTURE POINTS AVAILABLE

Criteria	Points Available	
8-A: Water Infrastructure	4	
8-B: Wastewater Infrastructure	4	
8-C: Storm Water Infrastructure	4	
8-D: Infrastructure and Services Fund Contribution	4	
8-E: Broadband Connectivity	6	
Total	**22**	**10 Maximum**

Criteria 8-A: Water Infrastructure

Standard: The project constructs off-site water infrastructure improvements beyond minimum requirements.

Points: 1 point for every $1,000 in improvements constructed per unit

MAXIMUM AVAILABLE POINTS: 4

Scoring Instructions: Off-site water infrastructure improvements must be consistent with the City's Infrastructure Master Plan, approved by the Public Works Director, and constructed consistent with the City's standard specification for water infrastructure improvements. After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for water infrastructure improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.

Commented [JB11]: Developer comment: add ab project to score point(s) for providing raw water/we common area irrigation.

Commented [JB12]: Staff: For all Municipal Servi contributions, reduce to $600/point/unit to more cl approximate the equivalent funds collected under M C?

Criteria 8-B: Wastewater Infrastructure

Standard: The project constructs off-site wastewater infrastructure improvements beyond minimum requirements.

Points: See Table 34.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

TABLE 34: POINTS AVAILABLE FOR WASTEWATER INFRASTRUCTURE

Standard	Points
The project provides off-site extensions or replacement of wastewater collection pipes and lift stations beyond minimum requirements.	1 point for every $1,000 in improvements constructed per unit

Maximum Available Points: 4

Scoring Instructions: Off-site waste water infrastructure improvements must be consistent with the City's Infrastructure Master Plan, approved by the Public Works Director, and constructed consistent with the City's standard specification for water infrastructure improvements. After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for waste water infrastructure improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.

Criteria 8-C: Storm Water Infrastructure

Standard: The project utilizes low impact development (LID) techniques and/or constructs storm water improvements beyond minimum requirements.

Points: See Table 35.

TABLE 35: POINTS AVAILABLE FOR STORM WATER INFRASTRUCTURE

Standard	Points
The project reduces the volume of off-site storm water flows beyond minimum requirements using low impact development (LID) techniques.	2 points
The project provides off-site stormwater infrastructure improvements beyond minimum requirements.	1 point for every $1,000 in improvements constructed, up to 2 points

Maximum Available Points: 4

Scoring Instructions: Low-Impact Development (LID) is a stormwater management approach that manages rainfall on the site through landscape features that infiltrate, filter, store, evaporate and detain stormwater at the source. LID techniques integrate green space, native landscaping, natural hydrologic functions, and other techniques to generate less runoff from developed land. City LID requirements can be found in the City's Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements (2015). The applicant is required to demonstrate that the LID techniques specifically proposed will result in water quality and flood control benefits to the project site and community.

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Off-site storm water infrastructure improvements must be consistent with the City's Infrastructure Master Plan, approved by the Public Works Director, and constructed consistent with the City's standard specification for water infrastructure improvements. After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for storm water infrastructure improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.

Criteria 8-D: Infrastructure and Services Fund Contribution

Standard: The project contributes water, sewer, storm drain funds greater than the minimum required.

Points: 1 point for every $1,000 contributed.

Maximum Available Points: 4

Criteria 8-E: Broadband Connectivity

Standard: The project provides advanced broadband connectivity.

Points: See Table 35.

TABLE 35: POINTS AVAILABLE FOR COMMUNICATION TECHNOLOGY

Standard	Points
The project installs broadband conduit in the public right-of way.	2
The project installs broadband conduit from the public right-of-way to each home or occupied building in the project.	1
The project pre-installs indoor conduit, wiring and other necessary infrastructure so that broadband service may be provided to each unit.	1
The project provides primary broadband service to each unit from a competitive telecommunications company (i.e., a company other than Frontier or Charter)	6

Maximum Available Points: 6

Scoring Instructions: Broadband means telecommunications service capable of supporting digital data transmission at minimum download speeds of 25 Mbps. To be eligible for points, projects much install conduit each with at least two pull cables and of sufficient size and quality to accommodate multiple future broadband providers. At least one conduit shall remain empty and reserved for use by a potential future broadband service provider. Points for providing broadband service from a competitive telecommunications company may not be combined with points for installing conduit pathways within the right-of way, from the right-of-way to buildings, and within buildings.

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9. PROJECT QUALITY

Intent: Encourage exceptional project design at the neighborhood, site, and building scale.

Points Available: See Table 36.

TABLE 36: PROJECT QUALITY POINTS AVAILABLE

Criteria	Points Available	
9-A: Exterior Building Design	13	
9-B: Building Placement and Massing	15	
9-C: Site Improvements	7	
9-D: Vehicle Parking and Access	13	
9-E: Public Art	3	
9-F: Smart Homes	4	
9-G: Project Excellence	3	
Total	**58**	**35 Maximum***

*The maximum score for Criteria 1-A through 1-F is 32. The Planning Commission may award an additional 3 points for Criteria 9-G for a total maximum score of 35.

Criteria 9-A: Exterior Building Design

Standard: Exterior architectural elements support walkable and attractive neighborhoods.

Points: See Table 37.

TABLE 37: POINTS FOR EXTERIOR BUILDING DESIGN

Building Design Features	Points
1. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1
2. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of home facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view	1

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of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	
3. **Balconies Facing Alleys.** A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle. Multi-family projects may earn points if 25 percent of upper floor units facing an alley, parking area, or drive aisle include a balcony.	1
4. **Façade Articulation and Finishes –** Front building facades feature quality façade articulation and finishes to break up blank, flat walls and provide visual interest. Example façade articulation include but are not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1
5. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1
6. **Corner Treatments.** For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates enhanced treatments of these side and rear facades to support a welcoming and visually interesting public realm.	1
7. **Colors and Materials.** The project incorporates a mix of exterior finish materials and colors that is compatible with the architecture of the homes and enhances visual interest.	1
8. **Multi-family Ground Level Entrances.** For multi-family residences, the project provides as many private, exterior ground-level entries to individual units as possible.	1
9. **Individual Residences – Attached Projects.** Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
10. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

Maximum Available Points: 13

Criteria 9-B: Building Placement and Massing

Standard: The placement of buildings on lots, orientation of units to the street, and configuration of building height and volume supports a high-quality design environment.

Points: See Table 38.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

TABLE 38: POINTS FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
1. **Entrance Orientation – Collector and Residential Streets.** The primary entrance of homes face streets along the project perimeter for projects: • Fronting an existing residential or collector street; or • Located Downtown or in the Monterey Road corridor.	1
2. **Entrance Orientation – Single-Family Detached Projects/Arterial Streets.** The primary entrances of detached single-family homes outside of Downtown or the Monterey Road corridor do not face an arterial street. Project perimeters along arterial streets feature landscaping, fences, walls, and other improvements that create visual interest and support a pedestrian-friendly environment.	1
3. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony and enhance visual interest.	2
4. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony and enhance visual interest.	2
5. **Roof Line Variation.** Variation in roof lines through changes in roof height and form break of building massing and create visual interest.	1
6. **Upper Floor Set Back – Detached Homes.** A minimum of 50 percent of detached single-family homes feature second stories stepped back a minimum of 10 feet from the street-facing ground floor building wall.	1
7. **Upper Floor Set Back – Attached Homes.** Upper floors of attached housing types facing a street are stepped back a minimum of 10 feet from the street-lower floor building wall.	1
8. **Height and Project Edge – Attached Projects.** The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
9. **Separate Structures – Attached Projects.** Large projects divide units into multiple separate structures. Maximum number of units per structure is as follows: • Attached single-family (townhomes): 5 units maximum per structure • Multi-family: 10 units maximum per structure	4
10. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate	1

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potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	

Maximum Available Points: 15

Criteria 9-C: Site Improvements

Standard: Landscaping and other site improvements contribute to a high-quality design environment.

Points: See Table 39.

TABLE 39: POINTS FOR SITE IMPROVEMENTS

Site Improvements	Points
1. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements and help create a distinctive and memorable design environment. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
2. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass and to emphasize building features that create visual interest and support a pedestrian-friendly environment.	1
3. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.	1
4. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
5. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
6. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed with an architecturally compatible structure. Equipment closures are screened through landscaping.	1

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Maximum Available Points: 7

Criteria 9-D: Vehicle Parking and Access

Standard: The project minimizes visual impacts from on-site vehicle access and parking facilities.

Points: See Table 40.

TABLE 40: POINTS FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
1. **Garage Door Orientation.** Garage doors do not face the front street. Garages are configured on the site such that garage doors face either the side or rear of the property.	3
2. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
3. **Garage Door Design - Detailing.** Garage doors feature enhanced windows or architectural detailing consistent with the main dwelling.	1
4. **Garage Configuration.** No more than 50 percent of single-family homes feature an identical garage configuration. Garage configuration may include front loaded attached, front loaded detached, side loaded, and rear loaded garages.	1
5. **Parking – Attached Projects.** The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.	1
6. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping to the greatest extent possible.	1
7. **Landscaping – Attached Projects.** The project incorporates landscaping to soften the appearance of off-street parking areas and private drive aisles in attached single family and multi-family projects	1
8. **Setback Areas.** For detached single-family projects, paved areas and hard surface for vehicle access and parking occupies not more than 50 percent of the front and street-side setback area.	1

Commented [JB13]: Developers: too high. Reduc

Commented [JB14]: Developers: 1 is too low; ma comparable to points for garage door orientation. I to 2.

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9. **Pavement Design.** Areas for vehicle parking and circulation feature enhanced paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2
10. **Clustered Units.** Parking for clustered single-family units use a shared driveway.	1

Maximum Available Points: 13

Criteria 9-E: Public Art

Standard: The project incorporates public art to create a livable and visually stimulating environment.

Points: 1 point for every $1,000 in artwork cost per unit.

Maximum Available Points: 3

Scoring Instructions: Public art means privately funded, constructed, and maintained artwork located on private property, but which also provides a public benefit, or on public property pursuant to City approval. The public art must be located in areas on the site clearly visible from the public street or sidewalk or in publicly accessible outdoor areas. Public art must be displayed in a manner that will enhance its enjoyment by the general public.

Artwork costs include all costs associated with the selection, acquisition, purchase, commissioning, design, fabrication, placement, installation, or exhibition of the public art. Public art may include sculpture, murals, photography and original works of graphic art, earthworks, fiber works, waterworks, neon, glass, mosaics, or any combination of forms of media, furnishing or fixtures permanently affixed to the building or its grounds, and may include architectural features of the building or elements of landscape design. The creator of public art shall be a practitioner in the visual arts who is not a member of the project engineering, architecture or landscape architecture firm.

Criteria 9-F: Smart Homes

Standard: The project accommodates or provides home automation devices that are connected to and controlled through a digital network.

Points: See Table 41.

TABLE 41: POINTS AVAILABLE FOR SMART HOMES

Standard	Points
The project installs home automation devices within units.	1 per $1,000 in device value per unit
The project installs home automation devices within units that reduce energy consumptions, such as devices that automatically adjust lighting, heating, and air conditioning.	1 per $1,000 in device value per unit

Maximum Available Points: 4

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Scoring Instructions: A home automation device means a household device, appliance, or fixture that is connected to a digital network and controlled remotely by the resident. Example home automation devices include, but are not limited to major homes appliances (refrigerators, freezers, ovens washers/dryers), heaters and air conditions, thermostats, lighting systems, locks and home security, doorbells, and home theatre and entertainment systems.

Criteria 9-G: Project Excellence

Standard: The project incorporates exceptional features as determined by the Planning Commission.

Points: See Table 42

TABLE 42: POINTS AVAILABLE FOR PROJECT EXCELLENCE

Planning Commission Vote	Points
Majority	1
Super-Majority	2
Unanimous	3

Maximum Available Points: 3

Scoring Instructions: Points may be awarded to projects that demonstrate exceptional consistency with policies under Goal CNF-11 in the General Plan City and Neighborhood Form Element as determined by the Planning Commission. Points for Planning Commission votes (majority, super-majority, unanimous) are based on Planning Commissioners present. Super-majority means one vote more than a majority vote. When making its decision the Planning Commission will consider information provided by staff.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

IV. RDCS IMPLEMENTATION POLICIES

A. Schedule for 2017 Competition

March 14	Planning Commission Evaluation and Recommendation of Available Allotments (18.78.110B)
April 5	City Council Determination on Possible Reduction to Available Allotments (18.78.110B)
June 5	Pre-Competition Orientation (18.78.120A)
August 4	Pre-Application Review (18.78.130)
September 1	Pre-Application Review Letter (18.78.130F)
September 15	Applicant Response to Pre-Application Review Letter (18.78.130G)
October 5	**RDCS Application Submittal Deadline (18.78.120C)**
October 19	General Plan and Zoning Consistency Determination (18.78.120D)
November 6	Deadline to file General Plan and Zoning Consistency Appeal to City Council
November 20	Staff Scoring of Applications/Recommendation to Planning Commission (18.78.120E)
November 29	Appeals of General Plan and Zoning Consistency Heard by City Council
December 5	Planning Commission Hearing - Project Scores (18.78.120F)
December 20	Deadline to File Scoring Appeal to City Council
January 24	Scoring Appeal Heard by City Council
January 29	Staff Recommendation - Award of Allotments (18.78.120G)
February 13	Planning Commission Hearing - Award of Allotments (18.78.120H)
February 28	Deadline to File Allotment Appeal to City Council
March 20	Allotment Appeal Heard by City Council

* All decisions of the Planning Commission may be appealed to the City Council (18.78.120J)

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

B. Exemptions

The following types of residential projects may be developed without first receiving any allotments:

1. One single-family home on a lot existing as of March 1, 2017;
2. Secondary dwelling units;
3. The conversion of an existing single-family home into a duplex provided that a new detached primary structure is not constructed on the lot or lots;
4. Assisted living/nursing homes (reference Zoning Ordinance for definition); and
5. The annexation of existing dwelling units outside of City limits into the City.

C. Application Submittal Requirements

See RDCS Process and Filing Requirements section on RDCS Process web page:

http://www.morgan-hill.ca.gov/109/RDCS-Process

D. General Plan and Zoning Consistency

After deeming an RDCS application complete, the Community Development Director or the Director's designee shall evaluate each application for consistency with the City's General Plan and Zoning Code and reject any applications which are found to be inconsistent with either the City's General Plan or Zoning Code. The Community Development Director's determination is appealable to the City Council. The City Council may direct the applicant to make modifications to the application and if these modifications bring the application into compliance with the General Plan and Zoning Code the application may continue to compete for allotments.

A proposal is consistent with the General Plan when:

1. The subject site's General Plan Land Use designation allows the proposed use at the proposed density; and
2. The proposal meets the overall intent of the Goals and Policies of applicable elements of the General Plan.

A proposal is consistent with the Zoning Code when:

1. The base Zoning District or PD Zoning for the site allows the proposed use; and The proposal meets the zoning regulations (e.g., setbacks) of the subject site's base Zoning District or PD Zoning, or the proposal only includes minor deviations from zoning regulations that, at the entitlement stage, could either be modified to be fully consistent with zoning regulations or the applicant would secure approval of a PD Zoning to establish modified development standards.

Commented [JWB15]: clarify

E. Competition Categories and Ongoing Projects

Each year the City Council may establish competition categories for certain types of projects. Project within a competition category will compete for allotments only with other projects in the same competition category. For each competition category, the City Council shall identify the number of allotments available for projects competing within the competition category. Examples of competition

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

categories may include, but are not limited to, projects within the Monterey Road Corridor, small projects (less than 15 units), senior housing, vertical mixed use, custom lots, and multi-family rental.

2017 Competition for Fiscal Year 2019/20

Competition Category	Number of Allotments
Affordable Housing	40 (20% of total allotments)
Micro Projects	XX
Small Projects	XX
Multi-family Rental	XX
Open/Market	XX
Senior Housing	XX
Monterey Corridor	XX
Custom Lots	XX
On-going Projects	59
Prior Multi-year Commitment	0
Total	**200**

Affordable Housing: The City Council shall ensure that an adequate number of allotments are available for affordable housing projects consistent with the City's Regional Housing Needs Allocation (RHNA) and adopted Housing Element.

Micro Projects: A Micro Project consists of a maximum of six (6) dwelling units on a site with an ultimate development potential of no more than six (6) units.

Small Projects: A Small Project consists of between seven (7) and 15 dwelling units on a site with an ultimate development potential of no more than 15 units.

Multi-family Rental: A Multi-family Rental project is a development of any size providing market rate rental housing.

Open/Market: The Open/Market category applies to housing of any type typically consisting of more than 15 units at build-out.

Senior Housing: Senior Housing projects are any market-rate housing type for persons 55 and older. For RDCS purposes Senior Housing must meet the following minimum requirements: 1) Must be 25 units or more; 2) Lot sizes shall not exceed an average 9,000 square feet (unless a single lot multi-family development); 3) Must have an HOA to maintain all common amenities and front yard landscaping; 4) Seventy-five percent or more of the units must be single story in projects proposed in single-family zoning districts (or single level flats in multi-family zoning districts) with the exception of R-1 4,500 Zoning District where fifty percent or more shall be single story; 5) All 2-story units shall be designed and prewired for elevators or stair lifts; 6) All units within the project must meet visitability and adaptability standards. The

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Planning Commission has the discretion to waive or allow variation from the above definition for multifamily senior projects that are found to be in substantial conformance with the above definition.

Custom Lot: A Custom Lot is defined as a project which includes the opportunity for individuals to purchase lots. Custom lots shall be defined as follows: 1) Minimum lot size shall be based on the underlying zoning (no RE or large lot minimums); 2) The original developer can retain ownership of up to 50% of the lots with the balance made available for purchase by individual builders who wish to construct homes; 3) Of the "for sale lots", no more than 2 lots may be purchased by any one person; 4) Exterior elevations should vary throughout the project and floor plans may not be repeated, but can be reversed if elevation is varied.

On-going Projects: In addition to the competition categories, allotments may also be given to on-going projects. These are projects that were awarded building allotments in previous competitions, but were not fully allocated. Each on-going project can receive allotments without submitting a new application. See Section N below for additional details.

Prior Multi-Year Commitment: The number of allotments in a given competition year that were previously awarded to multi-year/phased projects.

F. Scoring *<THIS IS WHERE PC LEFT OFF ON 2/28>*

- PC Question: Should we have Special Scoring Criteria for Downtown, Micro, Affordable projects; could be a sub-set of existing criteria that more closely apply to these types of projects; reduced maximum points.

Scoring Errors: Corrections to address scoring errors are allowed before the Award Allotments. After the Award of Allotments no point adjustments are allowed.

Changes to Approved Projects/Substitution of Points/Criteria: -Changes will be considered on a case-by-case basis with any changes resulting in the project receiving the same or higher score within each Objective and the change would maintain or improve the quality of the project and would result in the same or greater value to the City or project and its future residents.

- PC Question: Loss of Points:

G. Multi-year Allotments

Section 18.78.140 Project Phasing allows the Planning Commission to distribute allotments awarded to a single project over multiple years in order to support a fair and efficient RDCS process by allowing high quality projects constructed over multiple years to compete one time for allotments.

The Planning Commission has discretion to determine which projects are eligible for multi-year allotments and may award multi-year allotments over a period of up to: 1) Three years for projects with less than 100 units; and 2) Five years for projects with 100 or more units. How well a project scores will be one factor Planning Commission will consider when awarding multi-year allotments.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

The Planning Commission may award multi-year allotments to projects only upon finding 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.

The Planning Commission will strive to ensure that a sufficient number of allotments are available each year for non-multi-year allotted projects, in addition to affordable allotments, to allow for a yearly competition.

H. Development Agreement

A deadline to commence construction under the fiscal year building allotment shall be incorporated into a Development Agreement approved by the City Council.

I. Tentative Subdivision Map

The City will allow for the processing of tentative subdivision maps which exceed the number of allotments currently assigned to a development if the following criteria are met:

- The overall project must be consistent with the Zoning Code.
- The Tentative Map shall be non-vesting.
- The recordation of a Final Map will not be permitted until allotments are secured under the RDCS and a Development Agreement has been recorded.
  The Tentative Map approval would expire after two years (or sooner as specified by the Planning Commission) and the Tentative Map approval period will not be automatically extended through the filing of a Final Map, but may be extended through separate application and approval by the Planning Commission.

J. Exercise of Allotments

Allotments must be exercised within 30 months of approval or by an alternative date specified in the Development Agreement. An allotment is considered exercised with the recordation of a Final Map, issuance of a grading permit, or the commencement of construction if no Final Map is required.

A project shall be deemed to have physically commenced construction upon issuance of a building permit and completion of the following improvements: Installation of on-site and off-site improvements including grading and certification of the building pad by the Building Division and completion of one or

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

more of the following: a) Excavation of the footings and foundations for the dwelling units; b) Installation of water or sewer laterals to the relevant units.

K. Early Start of Construction

An early start of construction date is possible as long as the units are not completed and occupied until after the start of the fiscal year in which the allotments must be used. The construction schedule incorporated into the project development schedule shall ensure that dwelling units are not completed before the start of the fiscal year in which the allotments must be used.

L. Extensions

For Projects that received allotments under the previous RDCS, but have not secured a Development Agreement, the Community Development Director may issue a six (6) month extension.

Extension requests shall be submitted in writing to the Community Development Department a minimum of 60 days prior to the allotment expiration date and shall describe how the project meets the extension eligibility criteria listed below and in Section 17.78.170F of the Zoning Code.

In addition to receiving an Administrative Extension and/or prior extensions under the previous RDCS, a project may receive no more than one (1) extension for a maximum one additional year period. Phased projects may only receive one, one-year extension.

Commented [JWB16]: Does this mean all phases project may be extended by one year or just one ph a multi-phase project may be extended one year?

Eligibility Criteria

1. The Planning Commission may approve an extension only when the City or other public agency is responsible for a delay in the issuance of permits or granting approvals required to exercise the allotments, or due to an earthquake, flood, fire, or other severe act of nature outside of the applicant's control. It is the applicant's responsibility to provide evidence that the request is consistent with this requirement.
2. The Planning Commission may not approve an extension for any reason other than in the above paragraph, including but not limited to difficulties obtaining financing, changes to the project not required by the City or other public agencies, applicant delays responding to requests from the City or other public agency, personal circumstances of the applicant, or changes in property ownership.

M. Transfer of Allotments

In order to expedite the completion of projects awarded allotments under the RDCS, the transfer of fiscal year allotments between and within projects that meet the following criteria, may occur:

1. The receiving project has sufficient lead time to exercise the transferred allotment prior to the deadline.
2. Must work as a trade between two developments or within a project.
3. May apply to partially allotted and fully allotted projects.
4. Both on-going and recently allotted first time projects may transfer allotments.

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

N. On-Going Allotments

Each on-going project can receive up to 15 allotments (up to 25 for projects that are transitioning from Measure C to Measure S) without submitting a new application. Projects are required to submit a letter by Date TBD requesting on-going allotments. Projects that have previously competed and are partially allotted shall be considered on-going and may receive allotments from the on-going category. To be eligible to receive an allotment, the following criteria must be met:

1. A project has completed all planning entitlements (Tentative Map, Development Agreement, and Site Review).
2. A project is in compliance with their development schedule.
3. A project will pay additional fees for Development Agreement compliance related to the additional award and any fees for processing and administration of on-going allotments should they be established and required.
4. Finally, for the unique 2017 RDCS competition, the two small-sized Measure C transitional projects, Laurel-TRI Pointe and San Pedro-Presidio Evergreen will be entitled to receive a combined maximum of 34 allotments to complete their projects.

Projects that were awarded, but do not use on-going allotments will lose their eligibility to be considered on-going and must re-compete.

PC Questions:

- Require DA Amendment to account for potential changes in affordable housing requirements?
- What happens to the allotments of a multi-year project that goes "belly-up"?
- Use score/commitments from Measure C to award multi-year allotments (example: MWest)?

Attachment: Revised Draft Competition Manual 03-16-17 (1082 : RDCS Draft Competition Manual)

Developer and Staff Comments on 3/10/17 Draft Competition Criteria

Staff comments reflect input from all City departments involved in RDCS scoring.

1. Schools

Developer Comments:

- 1-B: If minimum distance is doubled, more projects will receive points.

Staff Comments:

- 1-A: Delete. RDCS funds should go to City given unmet needs and limited fund sources.
- 1-B: 1.5 miles is too far for middle school.

2. Location

Developer Comments:

- 2-C: Available points should match 2-D (max 5 available for both)

3. Affordable Housing

Staff Comments:

- Increase certainty projects will build BMR units by either 1) requiring building BMR units for certain projects or 2) increasing points for BMR units so that cost of a point for fund contributions is significantly more than for building units.
- 3-B: In scoring instructions revise minimum floor area requirement for BMR units to read "The floor area of each BMR unit shall be no less than floor area of the smallest market rate unit of the same housing type."

4. Housing Diversity

Developer Comments:

- 4-F: award 1 point for 25% single-story homes up to 4 points for 100% single-story homes.

5. Parks and Open Space

Staff Comments:

- 5-B: Points should encourage City's preference in this order: 1) privately-maintained publicly-accessible park; 2) public park; 3) private park only for residents.
- 5-G: Tighten language so that general amenities such as a multi-purpose room cannot be considered an amenity for all age groups.

Attachment: Developer and Staff Comments 03-14-17 (1082 : RDCS Draft Competition Manual)

- 5-1: Delete. City receives no benefit.

Developer Comments:

- 5-F: change the last row in table 4 to read "151 units or more" and delete the second paragraph under scoring instructions
- 5-F: List a clubhouse with no kitchen as a tier 2 amenity and a clubhouse with a kitchen as a tier 3 amenity
- 5-F: Delete full basketball court as an amenity (attracts trouble-makers)
- 5-F: Add statement "For projects with 151 or more units, two tier 2 amenities shall equal one tier 3 amenity."
- 5-G: Award 1 point for projects meeting needs of two age groups and 2 points for meeting needs of four age groups.
- 5-J: Award private open space points for 1) detached single-family homes with usable rear yard larger than minimum requirement; and 2) attached single-family and duplex projects with usable ground floor private open space.

6. Environmental Protection

Staff Comments:

- 6-E: Exclude "community points" from eligible BIG points, consistent with ordinance
- 6-E: Consider raising bar to achieve RDCS points by one of the following: 1) awarding RDCS points only for BIG points above 80; 2) awarding one RDCS points for every two BIG points above 70: or 3) awarding one RDCS points for every two BIG point above 80.
- 6-E: If project is not built within 3 years of award of allotments, project must use current BIG checklist.

Developer Comments:

- 6-E: BIG points above 70 are difficult and expensive. Keep as is.

7. Transportation

Developer Comments:

- 7C: In scoring instruction state "existing streets and/or shared parking lots…"
- Add criteria for electric vehicle charging stations beyond minimum requirement

8. Municipal Services

Developer Comments:

- Add points for projects using well water to irrigate common open space areas.

Attachment: Developer and Staff Comments 03-14-17 (1082 : RDCS Draft Competition Manual)

9. Project Quality

Developer Comments:

- 9-D: Reduce Garage Door Orientation points to 2 and increase Garage Door Design – Minimizing Visual Dominance to 2; should be comparable.

Attachment: Developer and Staff Comments 03-14-17 (1082 : RDCS Draft Competition Manual)

SCHEDULE FOR RDCS COMPETITION MANUAL

Date	Meeting	Time (hrs)	RDCS Material	Agenda
~~2/21/2017~~	~~Workshop 13~~	~~5.0~~	~~Test Results~~	~~Review Manual Section III Scoring~~
~~2/28/2017~~	~~Workshop 14~~	~~5.5~~	~~Working Draft~~	~~Review Manual Section III Scoring, Section IV Implementation Policies~~
~~3/7/2017~~	~~Workshop 15~~	~~6.0~~	~~Working Draft~~	~~Review Manual Section III Scoring~~
~~3/14/2017~~	~~PC Hearing~~	~~1.0~~		~~Evaluation and Recommendation on Available Allotments/On-going~~
3/21/2017	Workshop 16	5.0	4th Draft	Review Manual All Sections
4/5/2017	CC Meeting	0.5		Progress Report and Determination on Possible Reduction to Allotments
4/11/2017	PC Hearing	2.0	Final Draft	Recommendation to City Council
5/3/2017	CC Hearing	1.0	Final Draft	Adopt Competition Manual

Attachment: RDCS Competition Manual Schedule 03-15-17 (1082 : RDCS Draft Competition Manual)