CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

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

Tuesday, June 27, 2017 7:00 PM

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

OPEN PUBLIC COMMENT PERIOD

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

ORDERS OF THE DAY

CONTINUED PUBLIC HEARINGS

1. **HISTORICAL RESOURCES DESIGNATION, CUL2016-0001: MONTEREY – CITY OF MORGAN HILL (GRANADA THEATRE): REQUEST FOR A HISTORICAL RESOURCES DESIGNATION FOR THE 9,750-SQUARE FOOT GRANADA THEATRE. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-14-028, IS LOCATED ON THE EAST SIDE OF MONTEREY ROAD BETWEEN EAST FIRST STREET AND EAST SECOND STREET (GRANADA THEATRE INC (LEAL), OWNER). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15331 (HISTORIC RESOURCE RESTORATION/PRESERVATION).**

   Recommendation:

   Continue consideration of the formal designation of the Granada Theater as a local historical resource to a date uncertain. The project will be re-noticed.

OTHER BUSINESS

2. **RECOMMENDATION ON 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION CATEGORIES AND DISTRIBUTION OF ALLOTMENTS**

   Recommendation:

   Recommend City Council adopt Competition Categories and Distribution of Allotments for the 2017 Residential Development Control System (RDCS) Competition

3. **HOLIDAY SCHEDULE**

   Recommendation:

   Determine whether to cancel two regular Planning Commission meetings during the months of July or August 2017 for a summer break.

ANNOUNCEMENTS

ADJOURNMENT

NOTICE

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

PUBLIC COMMENT

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

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

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

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

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

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

AMERICANS WITH DISABILITIES ACT (ADA)

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

Sustainable Morgan Hill Vision

Morgan Hill is a socially responsible, environmentally conscious, and economically sound community that embraces inclusiveness with participation by all.

CITY COUNCIL ONGOING PRIORITIES

Enhancing Public Safety · Protecting the Environment · Maintaining Fiscal Responsibility · Supporting Our Youth, Seniors, and Entire Community · Fostering a Positive Organizational Culture · Preserving and Cultivating Public Trust · Preserving Our Cultural Heritage

2017 STRATEGIC PRIORITIES

High Speed Rail

Inclusiveness

Infrastructure

Regional Initiatives

Telecommunications

2017 STRATEGIC PRIORITIES:

High Speed Rail

The City of Morgan Hill will directly advocate for our community's needs through our communications, discussions, and decisions. We will continue to engage the community, the High Speed Rail Authority, our state and federal legislators, and other regional agencies to mitigate negative impacts and convey our position that the High Speed Rail Authority should only use the existing Highway 101 right-of-way to avoid all impacts to residents, schools, and businesses. Should the Authority decide the 101 right-of-way is not feasible, we will strongly advocate for the route with the least impact on Morgan Hill.

Inclusiveness

We will celebrate the diversity, history, and culture of our community. Through City Council workshops, community meetings, and researching successes in other communities, the City will listen to and collaborate with the community to define how inclusiveness will be further woven into our community's fabric and to increase public participation. The City's communications, services, public spaces, and projects will embrace all community members as partners, advancing our vision of being a socially responsible community.

Infrastructure

The City will review its streets, parks, and public facilities infrastructure needs initially by updating its 2014 infrastructure study to quantify the funding gap. We will identify potential funding options as ongoing revenue is insufficient to fund our vital community assets at a sustainable level without significantly impacting existing service levels that our community has come to expect. Morgan Hill will actively work with the Valley Transportation Agency, the County, and the State to secure funding for the Santa Teresa extension and road maintenance. We will continue to work closely with our community to inform them of the needs and engage them to find an affordable and sustainable solution.

Regional Initiatives

City Council and staff will focus on influencing regional decisions that benefit Morgan Hill. This regional involvement will include, but not be limited to, partnering with the League of California Cities, Valley Transportation Authority, Santa Clara Valley Water District, Cities Association of Santa Clara County, the City of Gilroy, Santa Clara County, Morgan Hill Unified School District, the Local Agency Formation Commission, the Open Space Authority, and Silicon Valley Clean Energy to advance projects that further Sustainable Morgan Hill.

Telecommunications

The City will collaborate with the private sector to explore ways to provide fast, reliable access and wireless connectivity for residents and businesses. The 2016 Telecommunications Infrastructure and Economic Development Blueprint reports will be the foundation for continuing discussions with broadband providers, public utilities, and other infrastructure service providers in developing an implementation plan for growing our telecommunications infrastructure. The plan will be used to signal Morgan Hill's support for business expansion.

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: June 27, 2017

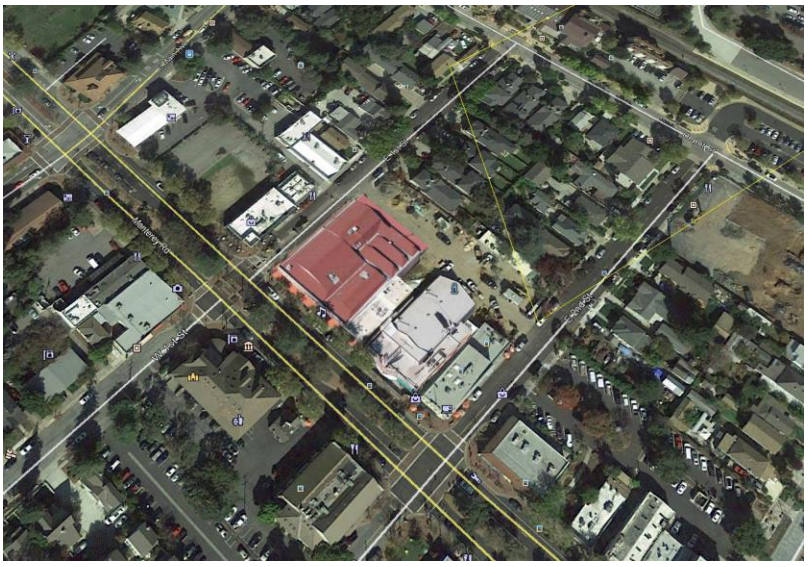
PREPARED BY: Gina Paolini, Interim Principal Planner
APPROVED BY: Jennifer Carman, Community Development Director

HISTORICAL RESOURCES DESIGNATION, CUL2016-0001: MONTEREY – CITY OF MORGAN HILL (GRANADA THEATRE): REQUEST FOR A HISTORICAL RESOURCES DESIGNATION FOR THE 9,750-SQUARE FOOT GRANADA THEATRE. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-14-028, IS LOCATED ON THE EAST SIDE OF MONTEREY ROAD BETWEEN EAST FIRST STREET AND EAST SECOND STREET (GRANADA THEATRE INC (LEAL), OWNER). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15331 (HISTORIC RESOURCE RESTORATION/PRESERVATION).

RECOMMENDATION(S)

Continue consideration of the formal designation of the Granada Theater as a local historical resource to a date uncertain. The project will be re-noticed.

LOCATION MAP



PROJECT SUMMARY:

1. Location: 17440 Monterey Road (APN 726-14-028)
2. Site Area: 0.26 acres
3. General Plan: Mixed Use

4. Zoning: CBD District
5. Request: Approve a historical resource designation for the Granada Theater.

BACKGROUND:

The Planning Commission reviewed the request for historical resource designation at the June 13, 2017 meeting and continued the item to the June 27, 2017 Planning Commission meeting. The Planning Commission requested information on future impacts to the building once it is designated. Since this application was spearheaded by the City, the Planning Commission wanted clarification on whether the property owner agreed with the application and designation.

The City is continuing their research and will bring the application to the Planning Commission for reconsideration in the future.

LINKS/ATTACHMENTS:

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: June 27, 2017

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

RECOMMENDATION ON 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION CATEGORIES AND DISTRIBUTION OF ALLOTMENTS

RECOMMENDATION(S)

Recommend City Council adopt Competition Categories and Distribution of Allotments for the 2017 Residential Development Control System (RDCS) Competition

BACKGROUND:

This item is a continuation of the Planning Commission public hearing held on June 13, 2017. At that meeting, the Planning Commission requested additional time to consider the recommendation by the Planning team to not assign 97 allotments within individual competition categories. Background information and analysis are provided in the attached June 13, 2017 staff report.

ADDITIONAL ANALYSIS:

For the 2017 RDCS Competition, 195 residential building allotments will be available, with 98 residential building allotments set-aside within the On-going and Affordable housing categories. To allow greater flexibility in the distribution of the remaining 97 Fiscal Year 2019/20 residential building allotments and encourage competition, it is recommended that a new Competition Category called, “Other” be designated allowing the Planning Commission to distribute allotments from this category at the time allotments are awarded.

Staff Recommendation

Competition Category	Number of Allotments
Affordable Housing	39
Other	*97*
On-going Projects	59
Total	**195**

The Planning Commission has spent a considerable amount of time developing the Competition Manual and providing point opportunities for all types of projects to compete and achieve a minimum score such that staff believes it is not necessary to provide set-aside allotments for all Competition Categories. Because the City does not expect many applications for the first competition under Measure S, it would be prudent

to reserve the allotments in a category that is not specific to one housing type, which will encourage applicants to prepare high scoring, quality RDCS applications because they are assured of competing against other projects.

If the Planning Commission prefers a different approach, an alternative would be for the Planning Commission to recommend Competition Categories and a distribution of some, or all, of the 97 allotments to those categories.

Alternative

Competition Category	Number of Allotments
Affordable Housing	39
Micro	*5*
Small	*0*
Multi-family Rental	*0*
Open/Market	*92*
Senior Housing	*0*
Monterey Corridor	*0*
Custom Lots	*0*
On-going Projects	59
Total	**195**

By designating allotments for specific competition categories, if only one application is received for a specific competition category, that applicant will receive at least some of the allotments in that category as long as they receive the minimum required score. For example, if five allotments are designated for the Micro category, and one application which receives the minimum 160 points is received for the Micro category, at least some of the five allotments should be awarded to that one applicant. If the competition categories remain undesignated in an "other" category, the Planning Commission will have more flexibility to evaluate each project individually to best meet the needs of the City. For example, the Planning Commission could decide to award no allotments to the Micro applicant, and instead award more allotments to a superior project in the Multi-family rental category that scored 180 points and is determined to better meet a need in the City.

CEQA (California Environmental Quality Act):
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) requirements.

LINKS/ATTACHMENTS:

1. Planning Commission Staff Report 06-13-2017
2. RDCS Competition Categories/Allotment Distribution - DRAFT City Council Resolution

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: June 13, 2017

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

RECOMMENDATION OF SET ASIDE ALLOTMENT CATEGORIES FOR THE 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION

RECOMMENDATION(S)

Recommend City Council adopt Competition Categories for the 2017 Residential Development Control System (RDCS) Competition

BACKGROUND:

A comprehensive update of the City of Morgan Hill's Residential Development Control System (RDCS) was approved by voters on November 8, 2016 and became effective on March 1, 2017. The RDCS Ordinance is codified in Chapter 18.78 of Title 18 (Zoning) of the Morgan Hill Municipal Code (see weblink).

Section 18.78.090 of the RDCS Ordinance provides the following guidance regarding Competition Categories:

A. **General.** Each year the City Council may establish competition categories for certain types of projects. Projects 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.

B. **Example Competition Categories.** Example of competition 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, and multi-family rental.

C. **Affordable Housing.** When establishing competition categories, 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.

On April 19, 2017 the City Council, pursuant to Section 18.78.110 of the RDCS, set the total number of available Fiscal Year 2019/20 allotments for the 2017 RDCS Competition at 195.

On May 24, 2017 the City Council supported Planning Commission's April 25, 2017 recommendation to set-aside 59 allotments for On-going projects distributed among three Measure C transitional projects: Laurel-TRI Pointe, San Pedro-Presidio

Attachment: Planning Commission Staff Report 06-13-2017 (1311 : RDCS Competition Categories and Distribution of Allotments)

Evergreen, and Toll Brothers (formerly Borello).

With 20-percent of total allotments set-aside for affordable housing projects (39 allotments), 97 allotments are available for other types of projects. If no affordable project applications are filed or the number of affordable units is less than the number of available affordable allotments, any unused allotments have historically been added to the Open/Market competition category.

2017 Competition for Fiscal Year 2019/20

Competition Category	Number of Allotments
Affordable Housing	39
Other	97
On-going Projects	59
Total	**195**

ANALYSIS:
The 97 remaining Fiscal Year 2019/20 allotments may be assigned to one or more competition categories. Attached is an excerpt from Section IV – Implementation Policies of the RDCS Competition Manual that includes descriptions of several Competition Categories that have been used in previous RDCS competitions.

Under the previous RDCS (Measure C), the Planning Commission would base its recommendation on competition categories and the distribution of available allotments by considering anticipated RDCS applications and the competition category that those applications would likely qualify under.

Staff sent an email on May 10, 2017 with a follow-up email on June 2, 2017 to the City's RDCS Stakeholders, which include developers, real estate professionals, and consultants, asking if anyone might be submitting an application for the 2017 RDCS competition and for what type of residential (e.g., single-family, multi-family, affordable, senior) and for how many units.

Based on the responses staff received, we may see applications for a multi-family rental project, a small (15 or fewer units) project, and three open/market projects. Staff had previously heard at Planning Commission workshops that one developer was intending to submit a custom lot project.

Given the likelihood that the City will receive a small number of RDCS applications for the first Measure S competition, staff proposes to use only the Affordable and On-going Set Asides and keep the remainder of the allotments in the Open/Market category:

2017 Competition for Fiscal Year 2019/20

Competition Category	Number of Allotments
Affordable Housing	39
Open/Market	97

Attachment: Planning Commission Staff Report 06-13-2017 (1311 : RDCS Competition Categories and Distribution of Allotments)

On-going Projects	59
Total	**195**

This will allow the most flexibility in awarding allotments to those projects that receive a minimum score of at least 80 percent. Unlike the previous RDCS, the Planning Commission may award a high scoring project fewer than the total number of allotments requested by the applicant. In such a case, the Planning Commission may award the surplus allotments to the next highest scoring projects if doing so would help create a more balanced and equitable distribution of allotments and help to achieve the goals of the General Plan.

As was the practice under the previous RDCS, the Planning Commission may adjust the competition categories and distribution of allotments as deemed necessary to respond to changes in the housing market such as changes in the build-out rate for existing projects, lack of applications in competition categories, and increased demand for particular housing types.

CEQA (California Environmental Quality Act):
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) requirements.

LINKS/ATTACHMENTS:
1. RDCS Ordinance Chapter 18.78
2. RDCS Policy E. Competition Categories
3. DRAFT City Council Resolution

Attachment: Planning Commission Staff Report 06-13-2017 (1311 : RDCS Competition Categories and Distribution of Allotments)

Attachment: Planning Commission Staff Report 06-13-2017 (1311 : RDCS Competition Categories and Distribution of Allotments)

E. Competition Categories and Ongoing Projects

Each year the City Council may establish competition categories for certain types of projects. Projects 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 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	39 (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	**195**

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.

RDCS COMPETITION MANUAL – SECTION IV IMPLEMENTATION POLICIES

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 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.

Attachment: Planning Commission Staff Report 06-13-2017 (1311 : RDCS Competition Categories and Distribution of Allotments)

RESOLUTION NO. 17-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING COMPETITION CATEGORIES FOR THE 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION

WHEREAS, on April 19, 2017, per Section 18.78.110 of the RDCS Ordinance, the City Council approved 195 Fiscal Year 2019/20 residential allotments for the 2017 RDCS Competition; and

WHEREAS, Section 18.78.090 of the RDCS Ordinance provides guidance regarding the establishment of RDCS Competition Categories and identification of the number of available allotments within each Category, including ensuring that an adequate number of allotments are available for affordable housing projects; and

WHEREAS, on May 24, 2017, the City Council supported Planning Commission's April 25, 2017 recommendation to set-aside 59 allotments for On-going Measure C transitional projects and supported a 20-percent set-aside (39 allotments) for affordable housing projects; and

WHEREAS, 97 allotments remain available for other types of residential projects; and

WHEREAS, the City Council has reviewed recommendations contained in the June 13, 2017 Staff Report and the recommendations of the Planning Commission, all as submitted to the City Council for consideration in connection with the adoption of this Resolution, together with any and all testimony and other evidence submitted to the City Council through the public hearing conducted by the Council on June 21, 2017 for this item, and has determined that the recommended distribution of building allotments contained herein is consistent with the General Plan and the City's Municipal Code requirements under Chapter 18.78 of the Morgan Hill Municipal Code; and

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

SECTION 1: Pursuant to Section 18.78.090 of the Municipal Code, the City Council hereby approves:

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

B. The competition categories and distribution of allotments as set forth in Exhibit "A" may be adjusted by the Planning Commission as deemed necessary to respond to changes in the housing market such as changes in the build-out rate for existing projects, lack of applications in competition categories, and increased demand for particular housing types, etc.

Attachment: Planning Commission Staff Report 06-13-2017 (1311 : RDCS Competition Categories and Distribution of Allotments)

PASSED AND ADOPTED by the City Council of Morgan Hill at a Regular Meeting held on the 21st day of June, 2017 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

_____ **DATE:** _____
STEVE TATE, Mayor

ATTEST:

_____ **DATE:** _____
IRMA TORREZ, City Clerk

CERTIFICATION

I, Irma Torrez, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No.17-XXX, adopted by the City Council at the meeting held on June 21, 2017.

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

DATE: _____

_____
IRMA TORREZ, City Clerk

DRAFT

Attachment: Planning Commission Staff Report 06-13-2017 (1311 : RDCS Competition Categories and Distribution of Allotments)

EXHIBIT A
Fiscal Year 2019/20

Competition Category	Allotments
Affordable Housing	39
Open/Market	97
On-going Projects	59
Total	**195**

DRAFT

Attachment: Planning Commission Staff Report 06-13-2017 (1311 : RDCS Competition Categories and Distribution of Allotments)

RESOLUTION NO. 17-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING COMPETITION CATEGORIES FOR THE 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION

WHEREAS, on April 19, 2017, per Section 18.78.110 of the RDCS Ordinance, the City Council approved 195 Fiscal Year 2019/20 residential allotments for the 2017 RDCS Competition; and

WHEREAS, Section 18.78.090 of the RDCS Ordinance provides guidance regarding the establishment of RDCS Competition Categories and identification of the number of available allotments within each Category, including ensuring that an adequate number of allotments are available for affordable housing projects; and

WHEREAS, on May 24, 2017, the City Council supported Planning Commission's April 25, 2017 recommendation to set-aside 59 allotments for On-going Measure C transitional projects and supported a 20-percent set-aside (39 allotments) for affordable housing projects; and

WHEREAS, 97 allotments remain available for other types of residential projects; and

WHEREAS, the City Council has reviewed recommendations contained in the June 13 and 27, 2017 Staff Report and the recommendations of the Planning Commission, all as submitted to the City Council for consideration in connection with the adoption of this Resolution, together with any and all testimony and other evidence submitted to the City Council through the public hearing conducted by the Council on July 19, 2017 for this item, and has determined that the recommended distribution of building allotments contained herein is consistent with the General Plan and the City's Municipal Code requirements under Chapter 18.78 of the Morgan Hill Municipal Code; and

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

SECTION 1: Pursuant to Section 18.78.090 of the Municipal Code, the City Council hereby approves:

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

B. The competition categories and distribution of allotments as set forth in Exhibit "A" may be adjusted by the Planning Commission as deemed necessary to respond to changes in the housing market such as changes in the build-out rate for existing projects, lack of applications in competition categories, and increased demand for particular housing types, etc.

C. The RDCS Competition Manual, Section IV.E. Competition Categories and Ongoing

Attachment: RDCS Competition Categories/Allotment Distribution - DRAFT City Council Resolution (1311 : RDCS Competition Categories and

Projects, shall be modified to reflect the competition categories and distribution of building allotments as set forth in Exhibit "A".

PASSED AND ADOPTED by the City Council of Morgan Hill at a Regular Meeting held on the 19th day of July, 2017 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

_____ **DATE:** _____
STEVE TATE, Mayor

ATTEST:

_____ **DATE:** _____
IRMA TORREZ, City Clerk

CERTIFICATION

I, Irma Torrez, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No.17-XXX, adopted by the City Council at the meeting held on July 19, 2017.

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

DATE: _____

_____
IRMA TORREZ, City Clerk

DRAFT

Attachment: RDCS Competition Categories/Allotment Distribution - DRAFT City Council Resolution (1311 : RDCS Competition Categories and

EXHIBIT A
Fiscal Year 2019/20

Competition Category	Allotments
Affordable Housing	39
Other	97
On-going Projects	59
Total	**195**

DRAFT

Attachment: RDCS Competition Categories/Allotment Distribution - DRAFT City Council Resolution (1311 : RDCS Competition Categories and

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: June 27, 2017

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

HOLIDAY SCHEDULE

RECOMMENDATION(S)
Determine whether to cancel two regular Planning Commission meetings during the months of July or August 2017 for a summer break.

PROJECT SUMMARY:

On June 6, 2017, the Planning Commission had a preliminary discussion on whether to consider the cancellation of any meetings during the summer months. Prior to making a decision on meeting cancellations, the Planning Commission requested additional information regarding projects in the pipeline, including the Zoning Code Update work program.

At this time, there are no projects scheduled for hearing with the Planning Commission on July 11, 2017; therefore, this meeting could be cancelled. There is a Conditional Use Permit for the Santa Clara Valley Water District Coyote Warehouse project scheduled for July 25, 2017; however, this project may be deferred to August 8, 2017. This could provide the Planning Commission a one month break during the month of July 2017 provided no issues needing Planning Commission review come up in the next 2 weeks. As an alternate, this item could be heard on July 25, 2017 and the August 8, 2017 meeting could be cancelled. The Planning Commission would then have two months with a single regular meeting.

The City Council has authorized the Zoning Code Update work program, with three workshops dedicated for Planning Commission review and comment on the new Zoning Code. The proposed schedule for the Zoning Code Update Workshops are as follows:

Tuesday, August 15, 2017: 4:00 PM to 8:00 PM
Tuesday, August 29, 2017: 4:00 PM to 8:00 PM
Tuesday, September 19, 2017: 4:00 PM to 8:00 PM

With the light project schedule and planned workshop schedule, the Planning Commission may choose to cancel the July 11, 2017 and July 25, 2017 meetings for summer break and resume a regular meeting schedule on August 8, 2017 or cancel the July 11, 2017 and August 8, 2017 meetings.

LINKS/ATTACHMENTS: