CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

John McKay - Chairman
Liam Downey - Vice Chairman
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Yvonne Martinez Beltran - Planning Commissioner
Mohammad Habib - Planning Commissioner
Juan Miguel Munoz Morris - Planning Commissioner

Tuesday, May 22, 2018 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

ROLL CALL ATTENDANCE

PLEDGE OF ALLEGIANCE

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

PUBLIC HEARINGS

1. **UP2018-0005: COCHRANE-ANYTIME FITNESS: CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL RECREATIONAL FITNESS CENTER OVER 3,000 SQUARE FEET ON PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-33-030 LOCATED NORTH OF COCHRANE ROAD, APPROXIMATELY 200 FEET EAST THE SUTTER BOULEVARD INTERSECTION.**

   Recommendation:

   1. Open/close public hearing; and,
   2. Adopt a Resolution approving a Conditional Use Permit for a commercial recreational fitness center.

2. **2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.78 OF THE CITY OF MORGAN HILL MUNICIPAL CODE**

   Recommendation:

   1. Adopt a Resolution awarding RDCS building allotments to qualifying projects.

   The following are the 2017 RDCS competition applications:

   RDCS2017-0012: E. DUNNE - YOUNG ETAL: Request for 46 residential building allotments. This is a multi-year request. The proposal includes 46 multi-family owner occupied units at full build-out. The property, identified by Assessor Parcel Number 726-02-007, is located on the north side of E. Dunne Avenue, behind the Morgan Hill Kindercare Learning Center (Tsai Young H and So M et al, Owner).

   RDCS2017-0013: COCHRANE - MWEST PROP CO.: Request for 379 residential building allotments. This is a multi-year request. The proposal includes 389 multi-family rental units at full build-out. The properties, identified by Assessor Parcel Number(s) 726-25-078, 726-25-079, 726-25066 and 726-25-067, are located at the northeast corner of Jarvis Drive and Monterey Road (M West Propco XXIII LLC, Owner).

   RDCS2017-0014: MONTEREY/CENTRAL - ECA: Request for 12 residential building allotments. The proposal includes 8 single-family detached units and 4 single-family attached units at full build-out. The property, identified by Assessor Parcel Number 726-23-020, is located along Monterey Road at E. Central Avenue (ECA Partners LLC, Owner).

   RDCS2017-0015: DIANA - HANALEI: Request for 23 residential building allotments. The proposal includes 24 single family detached units at full build-out. The property/properties, identified by Assessor Parcel Number(s) 726-09-001 and 726-09-002, is located at the north east corner of Diana Avenue and Lotus Way (Grossweiler Donald Trustee & et al, Owner).

   RDCS2017-0017: HILL – MORGAN HILL DEVCO: Request for 22 residential building allotments. The proposal includes 22 single family detached units at full build-out. The property, identified by Assessor Parcel Number 817-20-031, is located at Hill Road and Barrett Avenue (Lewis Morgan Hill LLC, Owner).

ANNOUNCEMENTS

ADJOURNMENT

NOTICE

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

PUBLIC COMMENT

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

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

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

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

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

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

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: May 22, 2018

PREPARED BY: Joey Dinh, Associate Planner
APPROVED BY: Jennifer Carman, Community Development Director

UP2018-0005: COCHRANE-ANYTIME FITNESS: CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL RECREATIONAL FITNESS CENTER OVER 3,000 SQUARE FEET ON PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-33-030 LOCATED NORTH OF COCHRANE ROAD, APPROXIMATELY 200 FEET EAST THE SUTTER BOULEVARD INTERSECTION.

RECOMMENDATION(S)

1. Open/close public hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit for a commercial recreational fitness center.

LOCATION MAP

PROJECT SUMMARY:

1. Location:	715 Cochrane Road, northside of Cochrane Rd, approximately 200 feet east of its intersection with Sutter Blvd (APN: 726-33-030)
2. Site Area:	0.75 Acres
3. General Plan:	Commercial
4. Zoning:	Planned Development (PD)/General Commercial (CG)
5. Request:	Conditional Use Permit to allow an indoor commercial recreational fitness center over 3,000 sq. ft. inside an existing commercial building.

BACKGROUND:

Anytime Fitness is proposing to relocate an existing recreational fitness center (gym) within the Madrone Village Shopping Plaza. Anytime Fitness currently operates a fitness center within the Madrone Village Shopping Plaza, inside a 3,940 square foot tenant space next to Fedex Office Print and Ship Center. Anytime Fitness is relocating to a larger 5,200 square foot tenant space which will allow for a larger workout area with free-weights, cardio and strength training machines, group exercise room, and additional restrooms and showers.

PROJECT DESCRIPTION

Anytime Fitness will operate 24 hours a day with three to six employees, which includes office staff and personal trainers. The average member usage is 15 to 35 members per hour in the mornings, Monday through Wednesday. There is typically less usage in the evenings, Mondays through Wednesdays, with approximately 10 to 15 members per hour. There is an average usage of 5 to 15 members per hour, Thursday through Sunday.

The tenant space Anytime Fitness will be relocating to is currently vacant. There are 24 parking stalls immediately near the building, not including the parking stalls from the greater Madrone Village Plaza. The building was developed with a single lane drive-thru that accommodated the previous tenant Santa Barbara Bank and Trust. Anytime Fitness does not plan to utilize the drive-thru aisle at this time. A detailed Letter of Justification, Statement of Operations and Site Plan have been provided (Attachments 2 through 4).

ANALYSIS:

The proposed Conditional Use Permit to operate an indoor recreational fitness center inside an existing commercial building was analyzed for consistency with the: 1) General Plan; 2) Zoning Code; and 3) Conditional Use Permit Findings.

1. <u>General Plan</u>

The General Plan land use designation is Commercial. The Commercial designation

allows a variety of retail, administrative and executive office, and professional service uses. This designation allows a maximum floor area ratio (FAR) of 0.6. The proposed business will occupy an existing tenant space without expansion. The existing commercial development is in compliance with the General Plan requirements. The proposed indoor recreational fitness center is consistent with the Commercial General Plan designation.

2. Zoning Code

The zoning district designation is General Commercial (CG) with a Planned Development (PD) overlay zone. The PD allows for commercial recreational uses over 3,000 square feet with an approved Conditional Use Permit (CUP). Other commercial recreational uses are located within the shopping plaza, which includes the existing Anytime Fitness facility and the Bikram Yoga studio. The proposed project for an indoor gym would be consistent with the zone district with an approved CUP.

Because the PD overlay does not contain specific parking standards, the City's Off-Street Parking Standards (Municipal Code Section 18.50.020) apply. One parking space for every 250 square feet of floor area is required. With a 5,200 square foot footprint, the use would require 21 parking spaces. The building has 24 existing parking spaces, which do not include the parking spaces from the surrounding parking lot of the Madrone Village Plaza. The use would comply with the City's parking standards.

3. Conditional Use Permit Findings

Pursuant to the requirements in Section 18.54050 of the Zoning Code, the following findings are required:

A. **The site is suitable and adequate for the proposed use.**

The site is part of the Madrone Village Shopping Plaza. Anytime Fitness is an existing tenant relocating to a larger space to accommodate additional members. The 5,200 square foot commercial building would only require tenant improvements to accommodate the use. There will be adequate parking for the use on-site.

B. **The proposed use and design would not have a substantial adverse effect on traffic circulation and on the planned capacity of the street system.**

The relocation of Anytime Fitness would provide more efficient usage of traffic circulation and on-site parking within the commercial shopping plaza. Currently, Anytime Fitness occupies a tenant space on the east side of the commercial shopping plaza which is occupied by various food and retail stores. During peak hours, parking and paths of travel within the center can become impacted. The west side of the site provides for a majority of overflow parking and is the site of the vacant commercial building. The relocation of Anytime Fitness to the west

side would evenly distribute the usage of parking and decrease the congestion on the east side of the commercial shopping plaza.

C. **The proposed use at the location will not adversely affect the peace, health, safety, morals, or welfare of persons residing or working in the surrounding area or impair the utility or value of property of other persons located in vicinity of the site, or be detrimental to public health, safety or general welfare.**

The proposed commercial recreational gym will fill a vacant commercial building. The use will be indoors and would not disturb the surrounding environment. The fitness center would not sell or distribute hazardous substances.

D. **The design of the project is compatible with existing and proposed development within the district and its surroundings.**

The project is compatible with the existing commercial uses surrounding the site. Exterior improvements are not proposed with the project. The relocation of Anytime Fitness within the commercial shopping plaza will evenly distribute parking usage and traffic flows.

California Environmental Quality Act (CEQA):

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines. The project is consistent with the general plan designation of Commercial and zoning designation of Planned Development (PD)/General Commercial (CG). Anytime Fitness is proposing to locate inside an existing 5,200 square foot commercial building. Only interior tenant improvements would be required for the use. The project is expected to be adequately served with required utilities and public services. The project does not have any value for habitat protected species nor would it result in significant effects to traffic, noise, air quality, or water quality. No further environmental review is required.

LINKS/ATTACHMENTS:

1. PC Resolution
2. Letter of Justification
3. Statement of Proposed Operations
4. Project Plans

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL RECREATIONAL FITNESS CENTER OVER 3,000 SQUARE FEET LOCATED AT 715 COCHRANE ROAD (APN: 726-33-030)

WHEREAS, such request was considered by the Planning Commission at their regular meeting of May 22, 2018 at which time the Planning Commission approved application UP18-0005: Cochrane – Anytime Fitness; and

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

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The approved use is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The project is categorically exempt from CEQA pursuant to Section 15301, Existing Facilities.

SECTION 3. The approved conditional use has been found consistent with the criteria for Use Permit approval contained in Section 18.54.050 of the Zoning Code. The basis and the findings are set forth in the staff report of the Planning Commission Meeting of May 22, 2018, which findings were duly considered by the Commission and are hereby adopted.

SECTION 4. The use shall be expressly conditioned in conformance with conditions incorporated herein and as attached as Exhibit "A".

SECTION 5 The approved project shall be conducted in a manner consistent with the proposed operations explained within the staff report of the Planning Commission Meeting of May 22, 2018 and Site Plans titled Anytime Fitness and stamped date received April 4, 2018, and by this reference incorporated herein.

SECTION 6. Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of your use for the purpose of defraying all or a portion of the cost of public facilities related to your development project (Mitigation Fee Act Fees). These fees do not include fees for processing

Attachment: PC Resolution (1764 : Use Permit Cochrane-Anytime Fitness)

applications for governmental regulatory actions or approvals, or fees collected (a) under development agreements, (b) pursuant to agreements with the Morgan Hill Redevelopment Agency or (c) as a part of your application for development allocations under the City's Residential Development Control System. The Mitigation Fee Act Fees applying to your project are listed in the schedule of fees provide. Notice is also hereby given that you have the opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval of the approval or conditional approval of your development project and that the 90-day approval period in which you may protest has begun. This right to protest does not apply to voluntary Residential Development Control System fees.

PASSED AND ADOPTED THIS 22nd DAY OF MAY 2018, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

Jenna Luna, Deputy City Clerk

APPROVED:

John McKay, Chair

Attachment: PC Resolution (1764 : Use Permit Cochrane-Anytime Fitness)

EXHIBIT "A"

CONDITIONS OF APPROVAL

APPLICATION: UP2018-0005: Cochrane-Anytime Fitness

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE ISSUANCE OF BUILDING AND/OR COMMENCMENT OF USE UNLESS OTHERWISE SPECIFIED IN THE CONDITIONS. APPROVAL REQUIREMENTS ARE NOT LIMITED TO THE ITEMS LISTED BELOW.

PLANNING DIVISION

TIME LIMITS

A. The Conditional Use Permit approval granted under this Resolution shall remain in effect for 24 months to **May 22, 2020**. Failure to commence the use within this term shall result in termination of approval unless an extension of time is granted prior to the expiration date. **(MHMC 18.54.070 A)**

B. In accordance with Section 18.54.090 of the Municipal Code, the Community Development Department may conduct an annual review of the approved use for compliance with specified conditions. The Department may initiate corrective action as specified in the aforementioned Code Section if necessary to ensure compliance with said conditions. **(MHMC 18.54.090)**

SITE PLAN REVIEW

A. The owner shall obtain approval of a Design Review Permit from the Planning Division as part of the Architectural and Design Review permit process, if required for site improvements.

OTHER CONDITIONS

A. Defense and indemnity. Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of this conditional use permit. In addition, applicant shall pay all pre-tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, applicant shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted. The undersigned hereby represents that they are fully empowered by the applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.

Attachment: PC Resolution (1764 : Use Permit Cochrane-Anytime Fitness)

B. Submit two (2) signed copies of Approval Resolution No. ____to the Planning Division prior to the commencement of the use or issuance of building permits.

C. Prior to occupancy, an emergency evacuation plan shall be developed Anytime Fitness and approved by the Fire Department. All instructors and staff shall be trained on the implementation of the emergency evacuation plans.

POLICE DEPARTMENT

A. The Police department will require access to camera feed and camera recordings to be able to view real time and recorded footage if/when required.

Attachment: PC Resolution (1764 : Use Permit Cochrane-Anytime Fitness)

ANYTIME FITNESS

Letter of Justification

Att: City of Morgan Hill Planning Division

Anytime Fitness would like to apply for a Conditional Use Permit. We currently operate in a location in the same shopping center and would like to move to a larger location located on the opposite side of the center. Doing this would accommodate our current members by having a larger workout space and additional restrooms. This would also help alleviate parking congestion in the shopping center during the lunch and dinner rush.

Moving to the new location would also help with keeping the shopping center a safe environment with our high definition security cameras we will be installing inside and outside of our facility. We have staff working the location that are CPR and AED certified with an AED on hand as well as a panic button connected to the local police department.

The design of this project is compatible with the existing and proposed development within the district and its surroundings. We will not allow retail sales of groceries, food or beverage items upon automobile service station on our premises.

Sincerely,

Chris Madewell

Anytime Fitness Morgan Hill

Vice President

christophermadewell@anytimefitness.com

209-216-8715

DEVELOPMENT SERVICES

APR 04 2018

CITY OF MORGAN HILL

Attachment: Letter of Justification (1764 : Use Permit Cochrane-Anytime Fitness)

ANYTIME FITNESS

Statement of Proposed Operations

Att: City of Morgan Hill Planning Division

Our facility is a 24 hour coed fitness center with 3-6 employees including office staff and personal trainers. Our facility does not sell products that could be hazardous to a person's health.

The average member usage is as follows: Monday- Wednesday average of 15-35 members in the early mornings and evening hours with less usage mid-day of 10-15 people. Thursday-Sundays we have an average of 5-15 members in the facility on an hourly basis.

We provide the following workout Equipment:
Cardio Machines: Treadmills, Ellipticals, AMTs (Adaptive Motion Trainers), Recumbent Bikes, Upright Bikes, Row Machine, Stair Climbers.
Strength Machines: Leg Press, Leg Extension, Seated Leg Curl, Inner/Outer Thigh, Rear Delt/Pec Fly, Shoulder Press, Chest Press, Seated Row, Bicep Curl, Tricep Curl, Back Extension, Abdominal Press.
Free Weight: Dumbbells, Barbells, Power Cage, Smith Machine, Cable Pulleys, Leg Press.
Other: Resistance Bands, Kettle Bells, Battle Ropes, TRX, Bosu Balls, Stability Balls, Steps and Risers, Yoga Blocks, Yoga Mats.

Use of the space will be used for a 24-hour coed fitness center. We offer use of gym equipment, private restrooms and private showers, classroom with variety of virtual classes, and personal trainers doing one-on-one and group training sessions.

Sincerely,

DEVELOPMENT SERVICES
APR 04 2018
CITY OF MORGAN HILL

Chris Madewell

Anytime Fitness Morgan Hill

Vice President

christophermadewell@anytimefitness.com

209-216-8715

Attachment: Statement of Proposed Operations (1764 : Use Permit Cochrane-Anytime Fitness)

DEVELOPMENT SERVICES
APR 04 2018
CITY OF MORGAN HILL

ANYTIME FITNESS

Att: City of Morgan Hill Planning Division

Anytime Fitness would like to apply for a Conditional Use Permit. We currently operate in a location in the same shopping center and would like to move to a larger location located on the opposite side of the center.

Doing this would accommodate our current members by having a larger workout space and additional restrooms. Also, this would help with alleviate parking congestion in the shopping center during the lunch and dinner rush.

The new location would accommodate our needs perfectly. Additionally, moving to the new location would help with keeping the shopping center a safe environment with our high definition security cameras we will be installing inside and outside of our facility. We have staff working the location that are CPR and AED certified with an AED on hand as well as a panic button connected to the local police department.

The design of this project is compatible with the existing and proposed development within the district and its surroundings. We will not allow retail sales of groceries, food or beverage items upon automobile service station on our premises.

Our facility is open 24 hours a day, 7 days a week with 5-10 employees including office staff and personal trainers.

We do not use hazardous material at our location.

A list below shows the average checkins on an hourly basis in a 7 day period:

Sunday Average Member use

12 AM - 3
1 AM - 1
2 AM - 2
3 AM - 0
4 AM - 2
5 AM - 1
6 AM - 2
7 AM - 8
8 AM - 8
9 AM - 14
10 AM - 10
11 AM - 8
12 PM - 7
1 PM - 6
2 PM - 6
3 PM - 10
4 PM - 3
5 PM - 6
6 PM - 7
7 PM - 2
8 PM - 3
9 PM - 3
10 PM - 3
11 PM – 1

Monday Average Member use

12 AM - 1
1 AM - 0
2 AM - 3

Attachment: Statement of Proposed Operations (1764 : Use Permit Cochrane-Anytime Fitness)

3 AM - 0
4 AM - 7
5 AM - 8
6 AM - 9
7 AM - 9
8 AM - 8
9 AM - 10
10 AM - 8
11 AM - 17
12 PM - 14
1 PM - 16
2 PM - 8
3 PM - 17
4 PM - 18
5 PM - 25
6 PM - 15
7 PM - 22
8 PM - 18
9 PM - 18
10 PM - 9
11 PM - 3

Tuesday Average Member use

12 AM - 0
1 AM - 1
2 AM - 5
3 AM - 2
4 AM - 6
5 AM - 10
6 AM - 9
7 AM - 7
8 AM - 12
9 AM - 9
10 AM - 7
11 AM - 14
12 PM - 18
1 PM - 16
2 PM - 11
3 PM - 8
4 PM - 18
5 PM - 25
6 PM - 16
7 PM - 20
8 PM - 15
9 PM - 19
10 PM - 8
11 PM - 3

Wednesday Average Member use

12 AM - 0
1 AM - 1
2 AM - 6
3 AM - 2
4 AM - 8
5 AM - 7
6 AM - 8
7 AM - 9
8 AM -9
9 AM - 9
10 AM - 9
11 AM - 20
12 PM - 4
1 PM - 13
2 PM - 15
3 PM - 15
4 PM - 15

Attachment: Statement of Proposed Operations (1764 : Use Permit Cochrane-Anytime Fitness)

5 PM - 17
6 PM - 25
7 PM - 13
8 PM - 18
9 PM - 19
10 PM - 9
11 PM - 1

Thursday Average Member use

12 AM - 3
1 AM - 0
2 AM - 4
3 AM - 1
4 AM - 7
5 AM - 16
6 AM - 9
7 AM - 9
8 AM -9
9 AM - 12
10 AM - 15
11 AM - 9
12 PM - 13
1 PM - 12
2 PM - 11
3 PM - 10
4 PM - 19
5 PM - 18
6 PM - 16
7 PM - 9
8 PM - 9
9 PM - 7
10 PM - 3
11 PM - 4

Friday Average Member use

12 AM - 1
1 AM - 1
2 AM - 2
3 AM - 0
4 AM - 6
5 AM - 13
6 AM - 10
7 AM - 10
8 AM -14
9 AM - 12
10 AM - 4
11 AM - 0
12 PM - 9
1 PM - 7
2 PM - 8
3 PM - 13
4 PM - 12
5 PM - 11
6 PM - 12
7 PM - 12
8 PM - 9
9 PM - 8
10 PM - 6
11 PM - 3

Saturday Average Member use

12 AM - 3
1 AM - 0
2 AM - 2
3 AM - 3
4 AM - 1

Attachment: Statement of Proposed Operations (1764 : Use Permit Cochrane-Anytime Fitness)

5 AM - 0
6 AM - 2
7 AM - 1
8 AM - 15
9 AM - 16
10 AM - 14
11 AM - 11
12 PM - 11
1 PM - 7
2 PM - 8
3 PM - 10
4 PM - 8
5 PM - 8
6 PM - 5
7 PM - 5
8 PM - 2
9 PM - 3
10 PM - 3
11 PM - 1

Workout Equipment-

Cardio Machines; Treadmills, Elliptical, AMT (Adaptive Motion Trainers), Recumbent Bikes, Upright Bikes, Row Machine, Stair Climber.

Strength Machines; Leg Press, Leg Extension, Seated Leg Curl, Inner/Outer Thigh, Rear Delt/Pec Fly, Shoulder Press, Chest Press, Seated Row, Bicep Curl, Tricep Curl, Back Extension, Abdominal.

Free Weight; Dumbbells, Barbells, Power Cage, Smith Machine, Cable Pulleys, Leg Press.

Other; Resistance bands, kettle bells, battle ropes, TRX, Bosu Ball, Stability Ball, Steps and Risers, Yoga Blocks, Yoga Mats.

Use of the space will be used for a 24 hour gym facility. We offer use of gym equipment, private restrooms and private showers, classroom with variety of classes, personal trainers doing one-on-one and group training sessions.

Thank you,

Chris Madewell

Anytime Fitness Morgan Hill

Vice President

christophermadewell@anytimefitness.com

209-216-8715

Attachment: Statement of Proposed Operations (1764 : Use Permit Cochrane-Anytime Fitness)

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE
3. ALL WORK TO BE DONE IN COMPLIANCE W/ 2016 C.R.C., C.M.C., C.P.C., C.F.C., C.E.C., CAL GREEN AND ALL PERTINENT LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
4. THE ARCHITECT AND HER CONSULTANTS DO NOT ASSUME ANY RESPONSIBILITY FOR THE METHOD AND/OR MANNER OF CONSTRUCTION NOR FOR ANY JOB SITE SAFETY DURING CONSTRUCTION.
5. VERIFY CONNECTION LOCATIONS AND ADEQUATE AVAILABILITY OF ALL REQUIRED UTILITIES.
6. VERIFY ALL EXTERIOR MAN DOORS ARE OPERABLE FROM INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT; REPLACE OR MODIFY IF REQUIRED.
7. PROVIDE WALL MOUNTED FIRE EXTINGUISHERS AS DIRECTED BY CITY FIRE DEPARTMENT.
8. REPAIR AND OR REPLACE ANY EXISTING FINISHES DAMAGED DURING CONSTRUCTION. ALL EXISTING PAINTED FINISHES TO BE REPAINTED.
9. ALL SIGNAGE TO BE BY SEPARATE PERMIT.
10. PROVIDE APPROVED KNOX BOX AT LOCATION APPROVED BY CITY

PROJECT DATA:

A.P.N.	723-33-028
FLOOR AREA	5,200 S.F.
TENANT MODIFICATION AREA	5,200 S.F.
OCCUPANCY	A2/B
CONSTRUCTION TYPE	VB
SPRINKL.	YES

CODE ANALYSIS

TENANT MODIFICATION FOR ANYTIME FITNESS

CONSTRUCTION	VB
OCCUPANCY	A3/B/S2

OCCUPANT LOAD CALCULATION FOR EXITS REQUIRED

GYMNASIUM (EXCLUDES BATHROOMS)	4,272 S.F.	85 OCCUPANTS @ 1/50
OFFICE	112 S.F.	1 OCCUPANTS @ 1/500
STORAGE	102 S.F.	2 OCCUPANTS @ 1/100
TOTAL OCCUPANT LOAD		88 OCCUPANTS
REQUIRED EXITS		2
EXITS PROVIDED		3

EXIT ACCESS TRAVEL DISTANCE

A3 OCCUPANCY	250 MAX MAX TRAVEL DISTANCE = 108' < 250 = OK
B / S2 OCCUPANCIES	400 MAX MAX TRAVEL DISTANCE = 46' < 400 = OK

PLUMBING FIXTURE COUNT

A3 OCCUPANCY		4,272 S.F. / 50 OLF = 85 OCCUPANTS
B OCCUPANCY		112 S.F. / 500 OLF = 1 OCCUPANT
S2 OCCUPANCY		102 S.F. / 100 OLF = 2OCCUPANT
TOTAL 88 OCCUPANTS (44 FEMALE / 44 MALE)		
MEN	1/100	1 WATER CLOSET REQ - 1 PROVIDED
	1/10050	1 URINAL REQ - 1 PROVIDED
	1/200	1 LAVATORY REQ - 1 PROVIDED
WOMEN	2/26-50	2 WATER CLOSETS REQ - 2 PROVIDED
	1/100	1 LAVATORY REQ - 1 PROVIDED

SCOPE OF WORK:

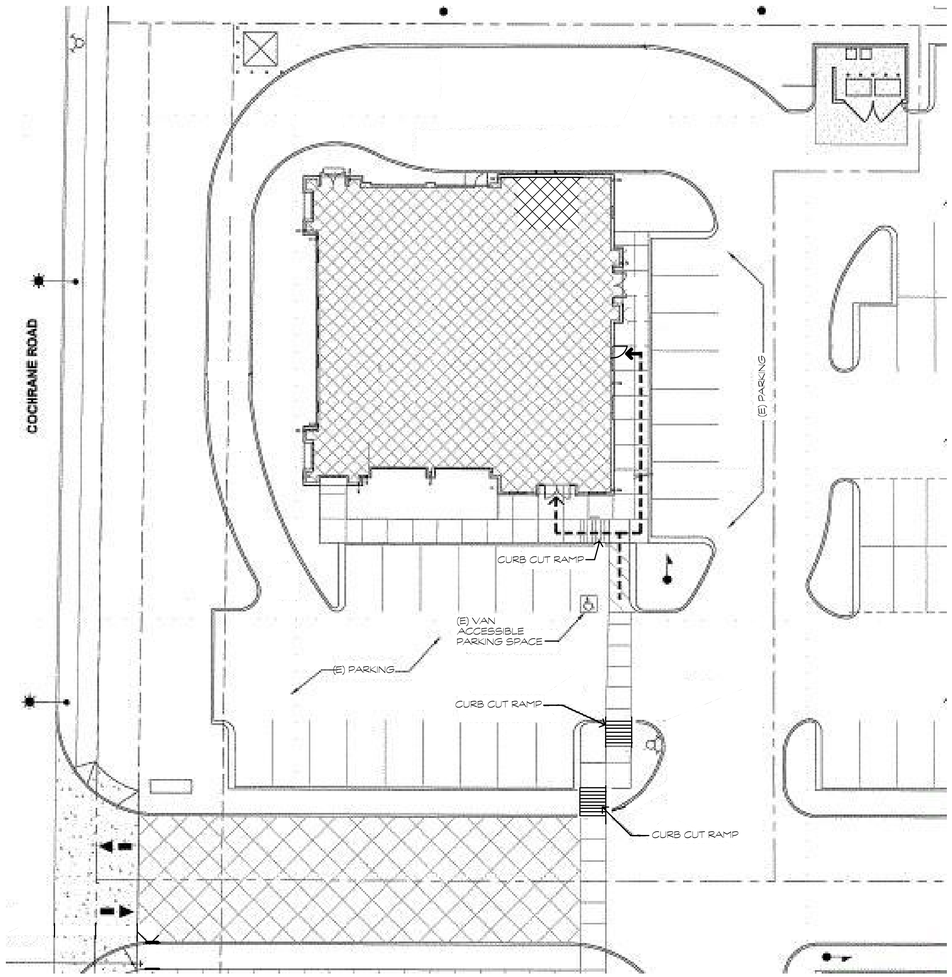
5,200 S.F. INTERIOR TENANT MODIFICATION

CONSTRUCTION NOTES

1. ALL CONCRETE TO BE 2,500 P.S.I. STRENGTH @ 28 DAYS WITH 4" MAXIMUM SLUMP. CONCRETE TO CONSIST OF "PORTLAND CEMENT" MIN. 5 SACK MIX WITH FINE AGGREGATE AND COARSE AGGREGATE (3/4" SIZE) AND WATER (WATER TO CEMENT RATIO = 0.58).
2. ALL REINFORCING TO BE GRADE 40 DEFORMED BARS; BEND COLD; 3" MINIMUM COVER.
3. PROVIDE ADEQUATE CONTROL JOINTS IN SLAB. METHOD OF CRACK CONTROL JOINT BY CONTRACTOR.
4. LAP REINFORCEMENT 40 DIAMETERS OR 24", WHICHEVER IS GREATER.
5. ALL EXTERIOR CONCRETE WALKS, SLABS, ETC. TO BE 4" THICK MINIMUM WITH 6 x 6 / 10 x 10 W.W.M. AT MIDDLE AND SHALL HAVE 8" x 8" MINIMUM THICKENED EDGES.
6. ALL MISC. STEEL TO BE ASTM A-36; USE A.I.S.C. SPECS & CODE OF STANDARD PRACTICE. USE AWS SPECS FOR WELDING.
7. ALL BOLTS TO BE A307 GRADE; INCLUDING ANCHOR BOLTS.
8. ALL G.S.M. WORK TO BE DONE IN ACCORDANCE WITH S.M.A.C.N.A. DETAILS AND RECOMMENDATIONS; ALL G.S.M. TO BE 24 GAUGE MINIMUM.
9. ALL WOOD TO BE D.F. #2 OR BETTER, EXCEPT AS NOTED.
10. ALL POSTS & BEAMS TO BE D.F. #1.
11. ALL WOOD WITHIN 8" OF SOIL, EXTERIOR GRADE OR IN CONTACT WITH CONCRETE OR MASONRY, TO BE PRESSURE TREATED D.F.; TREAT ENDS AFTER CUTTING.
12. ALL METAL FRAMING HANGERS, CLIPS, STRAPS, CONNECTORS, ETC. TO BE I.C.C. APPROVED AS MANUFACTURED BY "SIMPSON STRONG TIE".
13. ALL NAILS TO BE COMMON UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL METAL CONNECTORS TO USE PROPER HANGER NAILS AS PER MANUFACTURER INSTRUCTIONS.
15. ALL EXPOSED NAILS TO BE GALVANIZED.
16. ALL NAILING NOT SHOWN, TO BE PER C.R.C. NAILING SCHEDULE.
17. FIRE STOPS TO BE PROVIDED IN ACCORDANCE WITH 2016 C.R.C. R302.11 AND SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
    A. CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES; AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS.
    B. AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES, SUCH AS SOFFITS, DROP AND COVE CEILING, ETC
    C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER STAIRS ARE UNFINISHED.
    D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT THE CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIAL.
18. FLOOR SLAB MEMBRANE TO BE "MOISTOP" OR APPROVED EQUAL; INSTALL IN STRICT COMPLIANCE WITH MANUFACTURER RECOMMENDATIONS.
19. ALL ROOF MATERIAL MANUFACTURER, STYLE, COLOR, ETC. TO BE APPROVED BY OWNER; INSTALL IN STRICT COMPLIANCE WITH MANUFACTURER RECOMMENDATIONS AND C.B.C. REQUIREMENTS; INSTALL 30# FELT UNDERLAYMENT.
20. ALL DOORS AROUND PERIMETER OF CONDITIONED SPACES TO BE WEATHER-STRIPPED.
21. ALL GYP. BD. TO BE AS SHOWN ON DRAWINGS, VERIFY FINISH WITH OWNER. ALL GYP. BD. BEHIND FRP PANELS OR SIMILAR MATERIAL TO BE WATER RESISTANT TYPE. PROVIDE METAL BEADS AT ALL CORNERS.
22. NO WATER SUPPLY PIPING TO BE INSTALLED UNDER CONCRETE SLABS. ALL COPPER WATER SUPPLY PIPING WITHIN THE BUILDING TO BE TYPE 'L'.
23. EXTERIOR CEM. PLASTER TO BE 3 COATS, 3/4" MIN. THICKNESS, OVER APPROVED WIRE LATH, FURRED OUT AS REQ., OVER MIN. OF TWO LAYERS OF GRADE D PAPER. PROVIDE MTL. WEEP SCREED AT BTM. OF ALL WALLS. CEM. PLASTER BUILT-UP RELIEF AT CORNERS, AROUND WDWS., UNDER SOFFIT, ETC., AS SHOWN ON EXTERIOR ELEVATIONS, TO BE FOAM SHAPES. PROVIDE SAMPLES TO OWNER FOR FINISH SELECTION.
24. 30" MIN. CLEAR SPACE FOR WATER CLOSET, MAINTAIN 24" MINIMUM CLEARANCE IN FRONT. NET CLEAR OPENING FOR SHOWERS SHALL BE MIN. 22" WITH THE DOOR IN THE OPEN POSITION.

SHEET INDEX:

A1.0	SITE PLAN
A2.0	FLOOR PLAN
A3.0	REFLECTED CEILING PLAN
A4.0	EXIT PLAN
A5.0	TOILET ROOM INFORMATION
A6.0	FINISH MATERIALS PLAN AND SCHEDULES
A7.0	CEILING FRAMING PLAN
A8.0	DISPLAY WALL DETAILS
P1.0	PLUMBING PLAN
E1.0	PROJECT INFORMATION
E2.0	SINGLE LINE DIAGRAM AND LOAD SUMMARY
E3.0	POWER LAYOUT
E4.0	LIGHTING AND LIGHTING CONTROLS LAYOUT
E5.0	TITLE 24 INDOOR LIGHTING CALCULATIONS
E5.1	TITLE 24 ELECTRICAL POWER DISTRIBUTION
M1.1	GENERAL NOTES, ABBREVIATIONS, SYMBOLS AND DRAWING INDEX
M1.2	MECHANICAL EQUIPMENT SCHEDULES AND SPECIFICATIONS
M2.1	MECHANICAL FLOOR PLAN
M3.1	MECHANICAL ROOF PLAN
M4.1	MECHANICAL DETAILS
M5.1	MECHANICAL TITLE 24 COMPLIANCE DOCUMENTATION



SITE PLAN

N.T.S.

REVISIONS

1	

SESHAT DESIGN
COMMERCIAL | RESIDENTIAL | GREEN DESIGN
408/778.5454 fax 408/778.1115
17546 Cheshro Lake Drive, Morgan Hill, CA 95037

INTERIOR MODIFICATION
ANYTIME FITNESS
715 COCHRANE AVENUE
MORGAN HILL, CALIFORNIA

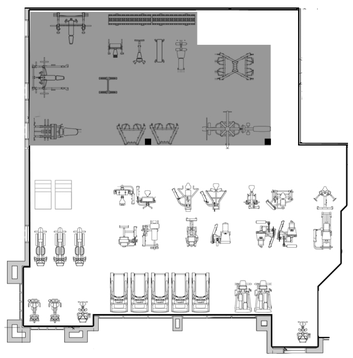
DATE: 4/2/2018

SCALE: AS SHOWN

JOB NUMBER: 1803

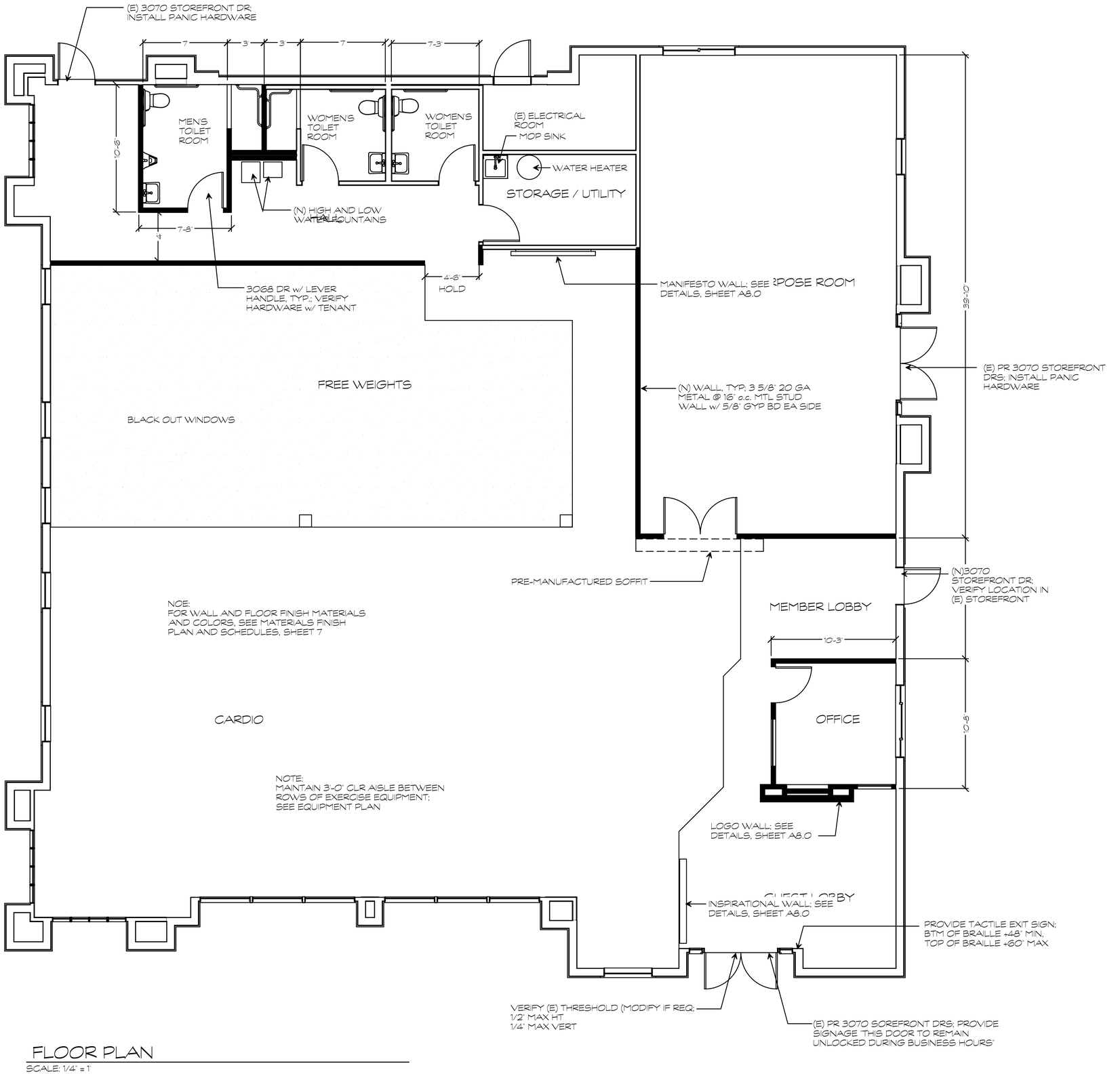
SHEET: A1.0

Attachment: Project Plans (1764 : Use Permit Cochrane-Anytime Fitness)



EQUIPMENT PLAN

N.T.S.



FLOOR PLAN

SCALE: 1/4" = 1'

REVISIONS

1	

SESHAT DESIGN
COMMERCIAL | RESIDENTIAL | GREEN DESIGN
408/778.5454 fax 408/778.1115
17545 Cheshro Lake Drive, Morgan Hill, CA 95037

INTERIOR MODIFICATION
ANYTIME FITNESS
715 COCHRANE AVENUE
MORGAN HILL, CALIFORNIA

DATE: 3/10/2018

SCALE: AS SHOWN

JOB NUMBER: 1803

SHEET: A2.0

Attachment: Project Plans (1764 : Use Permit Cochrane-Anytime Fitness)

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: May 22, 2018

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

2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.78 OF THE CITY OF MORGAN HILL MUNICIPAL CODE

RECOMMENDATION(S)

1. Adopt a Resolution awarding RDCS building allotments to qualifying projects.

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.

The Planning Commission approved Resolution No. 18-12 at the March 27, 2018 meeting, approving the final scores for the 2017 RDCS competition (Attachment 2).

A. **Available Residential Development Control System Building Allotments**

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.

Resolution No. 17-066 (Attachment 3), approved by the City Council on July 26, 2017, established the distribution for the building allotments for Fiscal Year 2019/20 as follows:

Fiscal Year 2019/20

COMPETITION CATEGORY	ALLOTMENTS
Affordable Housing	39
Micro	0
Small	0
Multi-family rental	0
Open/Market	0
Senior Housing	0
Monterey Corridor	0
Custom Lots	0

COMPETITION CATEGORY	ALLOTMENTS
On-going	59
Unassigned	97
Total	**195**

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

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

1. Housing Accountability and Regional Housing Needs

On May 8, 2018, the Planning Commission was presented information regarding the City's "Strategy for Increasing the Supply of Affordable Housing". The Regional Housing Need Allocation (RHNA) is the number of new dwelling units that a city is "assigned" to produce in a Housing Element cycle. It is determined by the California Department of Housing and Community Development (HCD), and in collaboration with the Association of Bay Area Governments (ABAG), the numbers are distributed to individual cities based on State population projections and local conditions. For the current eight-year cycle (2015-2022), Morgan Hill's RHNA allocation is a total of 928 units, of which 66 percent of those units are required to be at Moderate Income levels or below.

As of the most recent 2017 annual reporting period, the City is required to produce 402 more affordable units to meet the goals for this RHNA cycle. These units are distributed as Extremely Low (ELI) (116 units), Very Low (VLI) (117 units) and Moderate (169 units). The City has affordable units pending in this RHNA cycle, including secondary dwelling units, and the traditional BMR rental and ownership pledges through the RDCS program. If these units are constructed, they will be counted in this 2015-2022 cycle, reducing the total affordable units needed to 322 units (194 VLI and 128 Moderate).

The Planning Commission should consider how the future RDCS awards would impact the RHNA cycle, and how that may impact the ability to meet the RHNA requirements by 2022. Staff has investigated the potential punitive consequences of not meeting the RHNA, and Senate Bill (SB) 828 (in committee) which could drastically increase RHNA quotas. Possible consequences include:

a. Subject to HCD audit;

b. Report to Attorney General for under production;
c. Forced to go on a 4-year reporting cycle (currently 8-year cycle);
d. Exposure to being sued by housing advocates for not meeting housing quotas;
e. Unbuilt quotas are rolled over to the next cycle. At present quotas are reset for each 8-year cycle. As housing quotas compound, the City could get into a quota debt;
f. The City could be required to plan for 125 percent of quotas and forced to re-zone more land to meet the quota, assuming that land is available; and
g. May be ineligible to participate in specific funding programs.

As discussed in detail at the May 8, 2018 Planning Commission meeting, Senate Bill (SB) 35 (enacted in January) promotes the development of affordable housing, while removing local control. It allows developers with qualifying developments (paying prevailing wages) to submit plans that bypass important City processes:

a. No environmental review
b. No local review
c. No Planning Commission/City Council approval required

The City can only apply objective criteria to an SB 35 project. There have been inquiries regarding the use of SB 35 but no application submitted at this time.

This information is provided because for this 2017 RDCS competition, the City has received 3-year and 5-year multi-year allotment requests which could impact the City's ability to attain the required RHNA for the current cycle and subsequent cycle.

2. RDCS Competition Manual

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

Section 18.78.080.B (Minimum Score) of the RDCS Ordinance states that a project may receive allotments only if it receives a score of at least 80 percent of the total maximum score in the RDCS competition criteria. The total maximum score is 200; therefore, a project must receive at least 160 points (80 percent of 200) to receive residential building allotments.

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

For the 2017 RDCS competition, the City received six applications. One project

(RDCS2017-0016: WATSONVILLE – BLACKROCK) received 151 points during the project evaluation and has not qualified for RDCS allotments. The applicant did not appeal the final score to the City Council and would need to recompete in a future competition.

3. **Morgan Hill 2035 General Plan**

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

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

CNF-8 A visually attractive urban environment.

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

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

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

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

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

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

B. **Distribution of Residential Development Control System Building Allotments**

For this competition year, 482 allotments have been requested with 195 allotments available. The City Council set-aside 59 allotments for on-going transitional Measure C projects, 39 allotments for affordable projects and 97 unassigned allotments. An affordable project was not received; therefore, those 39 allotments have been incorporated with the unassigned allotments. There are 136 unassigned allotments available.

The Planning Commission has the flexibility to distribute the unassigned allotments to the various projects based on scoring, an increased demand for particular housing type,

and whether the project achieves the goals of the General Plan.

1. **On-going Allotments**

The RDCS competition manual provides transitional provisions for Measure C projects that could be completed or continue as on-going projects through Measure S without competing with the newly established RDCS criteria. These projects included:

a. Laurel- Tri-Pointe (RDCS2016-0014 Laurel-DeRose)
b. San Pedro-Presidio Evergreen (RDCS2016-0018 Condit- Presidio Evergreen)
c. Toll Brothers (formerly Borello) (RDCS2016-0015 Cochrane-Borello)

The City Council set-aside a combined 59 building allotments for on-going transitional projects for FY 2019/20. It is recommended that building allotments be awarded as follows:

a. RDCS2016-0014 Laurel-DeRose – 20 building allotments
b. RDCS2016-0018 Condit- Presidio Evergreen – 14 building allotments
c. RDCS2016-0015 Cochrane-Borello - 25 building allotments

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

2. **Unassigned Allotments**

The City Council set-aside 97 building allotments as unassigned for FY 2019/20. To facilitate competition and because of the uncertainty of applications with the new RDCS process, the City Council decided not to establish categories for this competition. The unassigned allotments have been increased to 136 (incorporation of affordable set-aside) and will be distributed to the competitors in this competition.

Multi-Year Requests

Two projects have requested three and five-year allotments. Section 18.78.140 of the Morgan Hill Municipal Code and the RDCS Competition Manual have incorporated provisions that allow the Planning Commission to distribute allotments to a single project over multiple years. The Planning Commission may award multi-year allotments to a project only upon making the following findings as listed in Section 18.78.140.E that:

1. The multi-year allotments will support a steady rate of growth and help to avoid a sudden spike in construction of new housing;
2. The multi-year allotments will help the City to plan for adequate public services and infrastructure to accommodate new development;
3. The City will benefit from requiring the applicant to compete only once to receive allotments for all project phases; and

4. An adequate number of allotments will remain in future years to accommodate a range of housing types to meet Morgan Hill's housing needs.

The following table demonstrates the allotment capacity with a three and five-year award based on current RDCS Competition Manual provisions and assuming a maximum availability of 195 building allotments:

RDCS Building Allotment Multi-Year Projection

Set-Aside	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24
On-going	N/A	15	15	15	15
Measure C-Transitional	59	25	25	25	25
Project 1 (Dunne-Young)	20	13	13		
Project 2 (Cochrane-Mwest)	71	77	77	77	77
Affordable (20%)	N/A	39	39	39	39
Downtown	N/A	42	Uncertain	Uncertain	Uncertain
Total Proposed Commitment	150	211	169	156	156
Available for Future	45	0	26	39	39

As discussed in the Housing Accountability Section of this report, the City needs to produce 322 units (194 VLI and 128 Moderate) in the current RHNA cycle, ending FY 2022. Projects 1 and 2 have committed to producing below-market rate (BMR) units; however, these units would not be enough to reach the City's required goal. Project 1 has committed to provide four BMR units (3 low income and 1 moderate). Project 2 has committed to provide 31 BMR units (31 LI). Overall, for the 2017 RDCS competition, the City would gain 37 affordable units with current pledges (0 VLI, 36 LI and 1 Moderate). Because the City has already reached the required quota for Low Income units, these units would not be included in this annual reporting period.

In awarding multi-year allotments, the Planning Commission must 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.

The Planning Commission must also find that there will be an adequate number in future years to accommodate a range of housing types to meet Morgan Hill's housing needs.

Based on proposed commitments and the requested allotments, the multi-year requests would not provide for an adequate number of allotments into future years and would

hinder the ability for additional affordable units to be constructed within the RDCS program. For these reasons, staff does not believe all the required findings can be made and it is not recommended that the multi-year requests be granted.

Proposed RDCS Allotment Distribution

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

a. **RDCS2017-0012: E. DUNNE – YOUNG ETAL**
Final Score: 176
Request: 46 Allotments (3-year request)
Build-out: 46

This is a 3-year building allotment request. The proposal includes 46 multi-family owner occupied units at full build-out. As discussed in the Multi-Year Section of this report, it is not recommended that the multi-year request be awarded for this project. As proposed, the project includes:

- Five, 3 unit buildings
- Four, 4 unit buildings
- Three, 5 unit buildings

The project is amongst the highest scoring projects and is a desirable housing type needed in the community. It is recommended that the project be **awarded 20 building allotments**.

b. **RDCS2017-0015: DIANA – HANALEI**
Final Score: 175
Request: 23 Allotments
Build-out: 23

The proposal includes 24 single family detached units at full build-out. The project is amongst the highest scoring projects and single family detached units are a desirable housing type in the community. It is recommended that the project be **awarded 23 building allotments** to complete the project.

c. **RDCS2017-0017: HILL – MORGAN HILL DEVCO**
Final Score: 182
Request: 22 Allotments
Build-out: 22

The proposal includes 22 single family detached units at full build-out and is the final phase of the Hill-Arcadia Planned Development. The project is the highest scoring project and is a single family detached product, a

desirable housing type in the community. It is recommended that the project be **awarded 22 building allotments** to complete the project.

d. **RDCS2017-0014: MONTEREY/CENTRAL – ECA**
Final Score: 169
Request: 12 Allotments
Build-out: 12

The proposal includes 8 single-family detached units and 4 single-family attached units at full build-out. This project is not amongst one of the highest scoring projects. This project is a former Measure C project that was unable to meet the commencement of construction deadline after several extensions. The project design and score can be improved to better align with the General Plan goals and the requirements of the RDCS Competition Manual. Therefore, an RDCS award is not recommended for this project.

e. **RDCS2017-0013:COCHRANE – MWEST PROP CO.**
Final Score: 179
Request: 379 Allotments (5-year request)
Build-out: 389 units

This project was awarded 10 allotments in the 2016 RDCS competition. This is a 5-year building allotment request. The proposal includes 389 multi-family rental units at full build-out. As discussed in the Multi-Year Section of this report, it is not recommended that the multi-year request be awarded for this project. As proposed, the project includes:

- four, 20 unit buildings (Building A)
- eight, 19 unit buildings (Building A-1)
- four, 18 unit buildings (Building B)
- three, 12 unit buildings (Building C)
- three, 4 unit buildings (Building D)
- five, 5 unit buildings (Building D-1)
- two, 6 unit buildings (Building D-2)

The project is amongst the highest scoring projects and is a desirable housing type needed in the community. Staff has reviewed the site plan, building types and available allotments, and is recommending that the project be **awarded 71 building allotments**. This award would allow for all the buildings along Jarvis Drive to be developed, two of the A-1 buildings along Main Street and one C building, if the applicant chose to exercise the project with the award.

CONCLUSION

For Fiscal Year 2019/20, 195 building allotments are available. The recommended

distribution would utilize 195 building allotments by distributing the allotments, 59 to on-going Measure C transitional projects and 136 for this RDCS competition.

A spreadsheet has been prepared demonstrating the score of each project and the proposed building allotments within each category (Attachment 4). The spreadsheet does show the multi-year request for demonstration purposes only.

In accordance with Chapter 18.64 of the Morgan Hill Municipal Code, an applicant may appeal the final award of RDCS building allotments to the City Council within 10 days. The deadline to file an RDCS build award appeal is June 4, 2018.

California Environmental Quality Act (CEQA):

An Environmental Impact Report (EIR) for the Morgan Hill 2035 Project, which included the 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).

LINKS/ATTACHMENTS:

1. PC Resolution - Award of Allotments
2. PC Reso. No. 18-12
3. Reso. 17-066
4. RDCS Proposed Allotments
5. Toll Brothers-Ongoing 1
6. Toll Brothers-Ongoing
7. Evergreen Rental -Ongoing
8. TRI Pointe-Ongoing

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING BUILDING ALLOTMENTS FOR THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) OPEN/MARKET COMPETITION FOR FISCAL YEAR 2019/2020

WHEREAS, the Planning Commission has received six project applications requesting residential building allotments pursuant to Chapter 18.78 (Residential Development Control System) of the Morgan Hill Municipal Code; and

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

WHEREAS, RDCS2017-0016 Watsonville-Blackrock did not receive a qualifying RDCS score to be eligible to receive RDCS residential building allotments; and

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

WHEREAS, the Planning Commission has determined that although RDCS2017-0014 Monterey/Central-ECA has received a qualifying score to receive RDCS residential allotments, it is the lowest scoring project within the RDCS competition and the project design and score can be improved to better align with the General Plan goals and requirements of the RDCS Competition Manual; and,

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

WHEREAS, on May 22, 2018, the Planning Commission did duly adopt a Resolution approving the distribution for Residential Development Control System building allotments for Fiscal Year 2019/2020; and

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

SECTION 1: Pursuant to City Council Resolution No. 17-066, the Planning Commission may adjust the distribution of allotments, which have been adjusted as follows:

Fiscal Year 2019/2020

Competition Category	Allotment
Affordable Housing	~~**39**~~
Micro	**0**
Small	**0**

Attachment: PC Resolution - Award of Allotments [Revision 1] (1754 : RDCS Award of Allotments)

Multi-Family Rental	**0**
Open/Market	**136**
Senior Housing	**0**
Monterey Corridor	**0**
Custom Lots	**0**
On-Going	**59**
Unassigned	**~~97~~**
Total	**195**

SECTION 2: Pursuant to the Residential Development Control System, the award and distribution of residential building allotments for the 2017 RDCS Competition shall be as follows:

Fiscal Year 2019/2020

Project	**Allotment Award**
On-Going	
RDCS2016-0014 Laurel-DeRose	20
RDCS2016-0015 Cochrane-Borello	25
RDCS2016-0018 Condit- Presidio Evergreen	14
Open/Market Competitors	
RDCS2017-0012 E. Dunne-Young	20
RDCS2017-0013 Cochrane-MWest	71
RDCS2017-0015 Diana-Hanalei	23
RDCS2017-0017 Hill-Morgan Hill Devco	22
Total	**195**

PASSED AND ADOPTED THIS 22nd DAY OF MAY, 2018, AT A REGULAR MEETING OF THE MORGAN HILL PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST: **APPROVED:**

JENNA LUNA, Deputy City Clerk **JOHN MCKAY, Chair**

Attachment: PC Resolution - Award of Allotments [Revision 1] (1754 : RDCS Award of Allotments)

RESOLUTION NO. 18-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING FINAL PROJECT SCORES FOR THE 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION.

WHEREAS, the City of Morgan Hill has received applications requesting residential building allotments pursuant to Chapter 18.78 of the Morgan Hill Municipal Code; and

WHEREAS, Section 18.78.080.A of the Morgan Hill Municipal Code provides for the City to conduct a competition for allotments for development of residential units, except when the City Council cancels the competition; and

WHEREAS, the City Council determined on April 19, 2017 that a 2017 Residential Development Control System competition for residential development allotments would be held; and

WHEREAS, Section 18.78.120.E of the Morgan Hill Municipal Code further prescribes that the Community Development Director or Director's designee shall recommend point assignments to projects using criteria established by the City Council; and

WHEREAS, Section 18.78.120.F of the Morgan Hill Municipal Code further prescribes that the Planning Commission shall hold public hearing to consider the scoring recommendations and to make final determination of project scoring; and

WHEREAS, such requests were considered by the Planning Commission at its regular meetings of March 13, 2018 and March 27, 2018, at which time the Planning Commission recommended final scores for each application; and,

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

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

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

SECTION 2: The distribution of residential building allotments shall be determined by the Planning Commission following City Council action with respect to any appeals of the

Attachment: PC Reso. No. 18-12 (1754 : RDCS Award of Allotments)

Planning Commission's evaluation and any final modification of the project scores as contained in Exhibits A.

PASSED AND ADOPTED THIS 27th DAY OF MARCH 2018, AT A REGULAR MEETING OF THE MORGAN HILL PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES:	**COMMISSIONERS:**	**MCKAY, DOWNEY, TANDA, MARTINEZ BELTRAN, MUELLER, HABIB, MUNOZ MORRIS**
NOES:	**COMMISSIONERS:**	**NONE**
ABSTAIN:	**COMMISSIONERS:**	**NONE**
ABSENT:	**COMMISSIONERS:**	**NONE**

ATTEST:

JENNA LUNA, Deputy City Clerk

APPROVED:

JOHN MCKAY, Chair

Attachment: PC Reso. No. 18-12 (1754 : RDCS Award of Allotments)

EXHIBIT A -SUMMARY OF SCORES AND EVALUATION CRITERIA

APPLICATION NUMBER	COMPETITION MANUAL CRITERIA	SCHOOLS	LOCATION	AFFORDABLE	HOUSING DIVERSITY	PARKS AND OPEN SPACE	ENVIRONMENTAL PROTECTION	TRANSPORTATION	MUNICIPAL INFRASTRUCTURE	PROJECT QUALITY	GRAND TOTAL
	MAX SCORE	12	22	32	23	29	22	15	10	35	200
RDCS2017-0012 E. Dunne- Young		12	22	28	16	25	22	11	7	33	176
RDCS2017-0013 Cochrane-Mwest		8	21	20	23	29	22	15	7	34	179
RDCS2017-0014 Monterey - Central		11	22	18	13	26	22	15	10	32	169
RDCS2017-0015 Diana-Hanalei		12	22	20	18	27	22	11	9	34	175
RDCS2017-0016 Watsonville-Blackrock		0	13	18	23	26	22	15	6	32	155
RDCS2017-0017 Hill-Morgan Hill Devco		12	15	32	20	26	20	13	10	34	182

Attachment: PC Reso. No. 18-12 (1754 : RDCS Award of Allotments)

RESOLUTION NO. 17-066

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 competition will be encouraged by leaving these allocations unassigned; and

WHEREAS, Measure S (Morgan Hill Municipal Code section 18.78.090) provides that projects within a competition category will compete for allotments only with other projects in the same competition category; and

WHEREAS, the City Council has reviewed recommendations contained in the June 13 and 27, 2017 Staff Reports 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 26, 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. The City Council does hereby find, determine and resolve that all of the foregoing recitals are true and correct.

SECTION 2. Pursuant to Section 18.78.090 of the Municipal Code, the City Council hereby approves:

Attachment: Reso. 17-066 (1754 : RDCS Award of Allotments)

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

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

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Morgan Hill at a regular meeting held on the 26th day of July, 2017.

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

APPROVED:

STEVE TATE, Mayor

ATTEST:

IRMA TORREZ, City Clerk

CERTIFICATION

I, Irma Torrez, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 17-066, adopted by the City Council at a regular meeting held on July 26, 2017.

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

DATE: 7/31/2017

IRMA TORREZ, City Clerk

Attachment: Reso. 17-066 (1754 : RDCS Award of Allotments)

EXHIBIT A
Fiscal Year 2019/20

Competition Category	Allotments
Affordable Housing	39
Micro	0
Small	0
Multi-family Rental	0
Open/Market	0
Senior Housing	0
Monterey Corridor	0
Custom Lots	0
On-going Projects	59
Unassigned	97
Total	**195**

Attachment: Reso. 17-066 (1754 : RDCS Award of Allotments)

FISCAL YEAR 2019/2020 PROPOSED
RDCS BUILDING ALLOTMENTS

	File No.	Final Project Score	Applicant's Requested Allotments 2019/2020	Staff's Recommended Allotments	Project Status	Planning Commission Allotments	% of Request	% of Total w/in category	Housing type	Multi Year 2020/2021	% of Request	Multi Year 2021/2022	% of Request	Multi Year 2022/2023	% of Request	Multi Year 2023/2024	% of Request
On-going Projects																	
59 Allotments	RDCS2016-0014 Laurel-DeRose	176.5	20	20	Construction Commenced	20											
	RDCS2016-0015 Cochrane-Borello	180.5	25	25		25											
	RDCS2016-0018 Condit-Presidio Evergreen	178	14	14	Final Map Recorded	14											
						59											
Open/Market																	
136 allotments	RDCS2017-0012 E. Dunne-Young	176	46	20	Project build-out: 46 units	20	43%	15%	MFR (owner)	13	28%	13	28%				
	RDCS2017-0013 Cochrane-Mwest	179	379	71	10 active allotments. Project build-out: 389 units	71	19%	52%	MFR (rental)	77	20%	77	20%	77	20%	77	20%
	RDCS2017-0014 Monterey - Central	169	12	0	Project build-out: 12 units	0	0%	0%	SFR								
	RDCS2017-0015 Diana-Hanalei	175	23	23	Project build-out: 24 units	23	100%	17%	SFR								
	RDCS2017-0017 Hill-Morgan Hill Devco	182	22	22	Project build-out: 22 units	22	100%	16%	SFR								
						136											
Total Allotments			**482**	**195**		**195**	40%			**90**		**90**		**77**		77	

Attachment: RDCS Proposed Allotments (1754 : RDCS Award of Allotments)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

January 2, 2018

Ms. Gina Paolini
Community Development Department
17555 Peak Avenue
Morgan Hill, CA 95037

Re: Measure S Competition – On-Going Project – Borello Ranch

Dear Ms. Paolini,

Pursuant to Policy N, On-Going Allotments, item IV. of the RDCS Competition Manual, Toll Brothers, Inc. is requesting 25 on-going allotments in the 2017 RDCS competition. Borello Ranch is compliant with this policy in that:

1. All applicable planning entitlements have been secured
2. The project is in compliance with its current Development Schedule

If you need anything further, please let me know.

Thank you for your consideration.

Richard Nelson
Division President
Toll Brothers, Inc.

Attachment: Toll Brothers-Ongoing 1 (1754 : RDCS Award of Allotments)

RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS

January 4, 2018

Ms. Gina Paolini
Community Development Department
17555 Peak Avenue
Morgan Hill, CA 95037

Re: Measure S Competition – On-Going Project – Borello Ranch - Supplement

Dear Ms. Paolini,

This letter supplements Richard Nelson's January 2 correspondence requesting "on-going" allocations for Toll Brothers' Borello Ranch project. Borello Ranch made great progress in 2017, achieving the following Development Schedule-related milestones:

- Obtained Improvement Plan approval for Phase 1 and 1b
- Recorded the Final Maps for Phase 1 and 1b (first 54 lots)
- Received Master Plan Check approval for the project's architectural working drawings, including the clubhouse
- Prepared and submitted Improvement Plans for 42 lots (known as Phase 2)
- Prepared and submitted a Design Review application for the next 75 lots (beyond the first 54 in Phases 1 and 1b)
- Mass-graded and installed backbone infrastructure in Phases 1 and 1b
- Pulled nine (9) building permits, with four (4) additional pending

The "on-going" status and requested allocation award will allow the project to continue its progress.

Please let us know if we can provide additional information.

Thank you,

Ross Doyle

Ross Doyle
Senior Planning Project Manager
Ruggeri-Jensen-Azar

Attachment: Toll Brothers-Ongoing (1754 : RDCS Award of Allotments)

MANA Investments

January 4, 2018

Gina Paolini
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Re: RDCS - On Going Status Request
(San Pedro Presidio Evergreen Apartments)

Dear Ms. Paolini:

Please consider this letter our request to obtain ongoing status for the San Pedro – Presidio Evergreen 182 unit apartment project. To date we have received a total of 168 allocations. We are requesting an additional 14 units in the 2017 RDCS project as a transitional project to complete the project. To date we have completed our Tentative Map, Development Agreement and Site Review. Both improvement plans and construction drawing are in final review. In addition, we have recorded our Final Map and obtained our grading permit. Construction has commenced onsite.

Thank you again for your assistance. Please let me know if there are any other documents that need to be submitted as it relates to obtaining the remaining 14 allocations.

Sincerely,

Orville Power
Presidio Evergreen, LLC
e. op@manainv.com
p. 619.876.6132

Email CC: Phil Rush, Scott Murray

Attachment: Evergreen Rental -Ongoing (1754 : RDCS Award of Allotments)

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

January 4, 2018

Ms. Gina Paolini
City of Morgan Hill
Community Development Department
17575 Peak Avenue
Morgan Hill, CA 95037

Re: 2017 Measure S Competition – On-Going Project – Madison Gate

Dear Ms. Paolini,

On behalf of our client, TRI Pointe Homes, and pursuant to Policy N, On-Going Allotments, item Four of the RDCS Competition Manual, we are requesting 20 allotments (of the 59 available), which represents full buildout of the project.

All planning entitlements have been secured, site construction is substantially complete and several new homes are under construction at this time. Madison Gate is fully compliant with the Amended Development Schedule:

- MC-14-16: *18* allotments FY 2016-2017
- MC-15-06: *16* allotments FY 2017-2018
- RDCS2016-0014: Laurel -DeRose 11 allotments FY2018-2019

A detailed summary of the status of building permits and construction commencement is as follows:

IV. BUILDING PERMIT SUBMITTAL
Submit plans to Building Division for plan check:
FY 2016-2017 (18 allotments) by 1-5-17
FY 2017-2018 (16 allotments) by 1-5-18
FY 2018-2019 (11 allotments) by 1-5-19
All plans for the entire project were submitted on January 4, 2017 and approved in May, 2017.

V. BUILDING PERMITS
Obtain Building Permits:
FY 2016-2017 (18 allotments) by 11-30-17 – **18 Permits were pulled on 6/26/17 & 10/13/17.**
FY 2017-2018 (16 allotments) by 5-31-18 – **16 permits were pulled on 11/29/17.**
FY 2018-2019 (11 allotments) by 5-31-19 – **permits will be obtained on schedule.**

VI. COMMENCE CONSTRUCTION:
FY 2016-2017 (18 allotments) by 12-30-17
FY 2017-2018 (16 allotments) by 6-30-18
FY 2018-2019 (11 allotments) by 6-30-19
Construction has commenced for the project. We have certified 15 single family and 10 town home building pads, which total 40 attached homes; foundations have been poured for six single family homes and three town home buildings, which total 12 attached homes. All of these homes are under vertical construction, with models scheduled to open by the end of the month.

Attachment: TRI Pointe-Ongoing (1754 : RDCS Award of Allotments)

RUGGERI-JENSEN-AZAR

ENGINEERS ▪ PLANNERS ▪ SURVEYORS

We look forward to a successful process that will ultimately result in an award of 20 allocations for Madison Gate. If you need anything further, do not hesitate to call.

Thank you for your consideration.

John Moniz, Senior Planner
Ruggeri~Jensen~Azar

For

Tiffany Grubbs
Assistant Project Manager

C: Brian O. Barry, TRI Pointe Homes, Inc.

Attachment: TRI Pointe-Ongoing (1754 : RDCS Award of Allotments)