

From: [Gina Paolini](#)
To: [Planning Commission](#)
Cc: [Jenna Luna](#); [Andrew Crabtree](#); [Karl Bjarke](#)
Subject: May 10, Planning Commission Meeting
Date: Monday, May 09, 2016 3:20:23 PM
Attachments: [RDCS Projects not fully Allocated.xlsx](#)

Chair Mueller has asked the following questions as they relate to Agenda Item No. 3:

1. **Section 18.78.182 does not contain the word maximum. It says approximately. How is this being translated into a maximum?**

The Code specifies that the 250 is an approximate with an asterisk. The asterisk then further clarifies that the 250 can be less than because of other housing which is exempt from RDCS. It does not say it can be more than 250. Therefore, staff does not recommend a number greater than 250 for this competition.

Section 18.78.182 (Rate of growth) of the Morgan Hill Municipal Code: The method by which controlled growth will be accomplished involves building approximately 250* new dwellings annually in order to reach a population not to exceed 48,000 by the year 2020.

* The number of building allotments authorized under the RDCS may be less than two hundred fifty units per year because of other housing which would be exempt from the RDCS (construction of single dwellings, etc.)

2. **How many RDCS allocations are in the pipeline today that have not been given an occupancy permit?**

This information is not needed/or required in determining the adjusted population or in determining the annual allotment. Due to current workload, staff is unable to provide this information.

3. **How many residential units have been given occupancy permits since 1/1/16?**

This information is not needed/or required in determining the adjusted population or in determining the annual allotment. Due to current workload, staff is unable to provide this information.

4. **Please provide a list of projects have been awarded some allocations but are not fully allocated and how many allocations do they need?**

See attached list

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PROJECTS NOT FULLY ALLOCATED

	File No.	Allotments	Project Status							
Open Market										
	MC-15-05 Cochrane-Borello	55	Project build-out: 244 units							
	MC-15-06 Laurel-DeRose	20	Project build-out: 65 units							
	MC-15-13 Lantana-Standard Pacific	83	Project build-out: 135 units							
	MC-15-16 E. Dunne-Mana	16	Project build-out: 32 units							
	MC-15-17 San Pedro-Presidio	30	Project build-out: 79 units							
Small Projects (10 allotments)										
	MC-15-10 Walnut Grove-Newland	5	Project build-out: 9							
Large Multi-Family (80 allotments)										
	MC-15-18- San Pedro-Presidio	165	Project build-out: 168							