

Morgan Hill City Council

August 5, 2015

RDCS Update Working Group Progress Report

Working Group Meeting # 6 (July 22, 2015)

- 1) Design Issues and the RDCS
- 2) RDCS Weighting of Competition Categories
- 3) Sequence of Allotment and Entitlement

Working Group Meeting # 7 (August 5, 2015)

- 1) RDCS Update Working Draft

Design Issues and the RDCS

- RDCS should include criteria that ensure quality design related to neighborhood form, site planning, building design, and landscape design.
- A Project Quality category would be a way for projects that are otherwise identical in terms of more objective criteria to distinguish themselves.
- Support Design Goals by updating General Plan Policies, Zoning Code Standards, and Design Guidelines to address range of contexts and desired outcomes for different parts of City.

RDCS Weighting of Competition Categories

- Relative weighting of competition standard categories by community priority. Example:
 1. Schools 15%
 2. Location 10%
 3. Infrastructure & Services 10%
 4. Affordable Housing 10%
 5. Housing Diversity 5%
 6. Parks & Open Space 15%
 7. Environmental Protection 10%
 8. Transportation 10%
 9. Project Quality 15%
- Weighting Fixed or Not-Fixed? Minor Adjustments?

Sequence of Allotment and Entitlement Approvals

- Discussed idea of entitlements before allotments
 - Maintain general sequence
 - Add mandatory Preliminary Review process w/ all pertinent City departments reviewing and commenting

RDCS Update Working Draft

- Population Limit: 64,600 in 2035
 - Based on 2% growth per year
 - Starting at 48,000 (current cap) in 2020
 - Avoid frontloading of allotments
 - Need way to adjust number of allotments without convoluted formula

RDCS Update Working Draft

- Extensions
 - Add administrative one-year extension for limited circumstances, appealable to City Council
 - Maintain Commission / Council extension process
 - Strengthen criteria to limit extensions
- Annexations
 - Voter approval for definition of “Desirable Infill” (public comment)

RDCS Update Schedule – Updated

- RDCS Working Draft
 - Sept. 2nd Working Group
 - Sept. 16th Joint CC/PC Study Session
- Preliminary Review Draft RDCS
 - Oct. 21st Working Group
 - Oct. 28th Working Group (if needed)
 - Nov. 18th Joint CC/PC Study Session
- Public Review Draft RDCS – Dec. 2015
- Draft Final RDCS – April 2016