

CITY OF MORGAN HILL

CITY COUNCIL POLICIES AND PROCEDURES

CP-06-01

SUBJECT: EARLY START OF CONSTRUCTION FOR RESIDENTIAL PROJECTS AWARDED A BUILDING ALLOTMENT

EFFECTIVE DATE: March 1, 2006

REVISION DATE: August 22, 2007

ORIGINATING DEPT: PLANNING

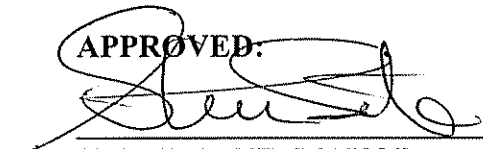
INTRODUCTION:

Under Section 18.78.125D of the Residential Development Control System (Measure C) Ordinance, development allotments must be issued no less than 16 months prior to the start of the fiscal year in which the allotments must be used. The lead time was added under Measure C to allow developers time to complete their entitlement process and still have a full year in which to commence construction of their project. Past policy required developers to wait until March 1 in the prior fiscal year before starting construction. Given that development allocations are actually awarded by that date in the prior year, an earlier start of construction date is possible as long as the units are not completed and occupied until after the start of the fiscal year in which the allocations must be used. The advantage of starting earlier is that it allows dwelling units to be completed sooner, at the beginning of the fiscal year instead of toward the end of the fiscal year of the allocation.

POLICY:

It shall be the policy of the City of Morgan to allow residential projects awarded a building allocation under Section 18.78.125 of the Morgan Hill Municipal Code, the Residential Development Control System, to start construction as determined by the developer, subject to Planning Commission approval of the construction schedule. Construction schedules will vary based on how long the entitlement process would take and the complexity of the project (type of construction, etc.) in terms of how long it would take to build. The construction schedule shall be incorporated into the project development schedule approved by Planning Commission Resolution to ensure that the dwelling units are not completed before the start of the fiscal year in which the allocations must be used. The deadline to commence construction under the fiscal year building allotment shall be incorporated into a separate development agreement approved by the City Council.

This policy shall remain in effect until modified by the City Council.

APPROVED: 
STEVE TATE, MAYOR