

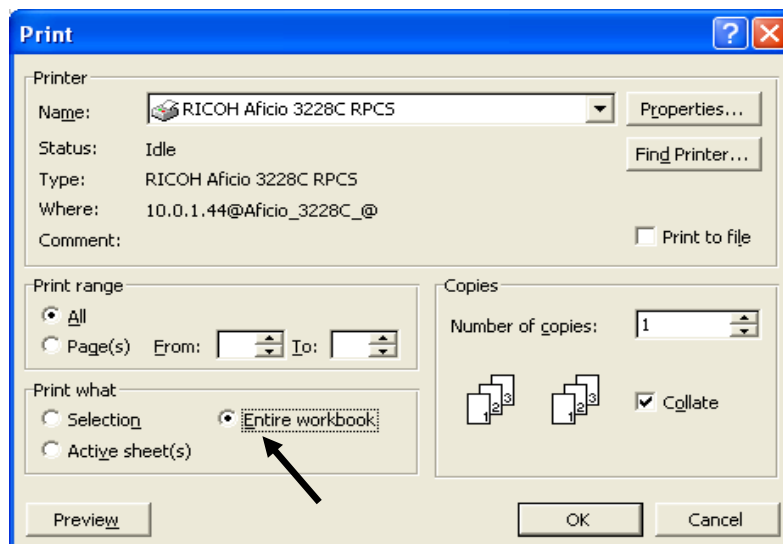
Residential Development Control System Competition

Project Narrative Questionnaire

Non-Micro Competition

INSTRUCTIONS

1. This project narrative is for NON-MICRO COMPETITION PROJECTS ONLY.
2. This file restricts the user by only allowing to enter data in the proper sections of the document. Do not make changes to the formatting other than reducing the font size to include more typed text in a comment box.
2. For Pages 1-7, fill out all information in the blank spaces as necessary.
3. For Pages 8-74 (Part II Evaluation, starting with the Schools section), type in your requested points in the Blue sections. Leave blank for zero points requested.
4. In addition to the points requested, provide a description of how the project achieves the established criteria to receive the points (Yellow Sections). If you need additional space, an addendum document can be created. Number your statements accordingly and submit addendum document with project narrative.
5. The Pink Sections will tabulate all scores automatically.
6. Do not forget to save your file (Excel Format). You will need to submit an electronic copy in addition to printed copies.
7. To Print, select "Print" from the File menu. Select "Entire Workbook" from the -Print What- section. (This will paginate pages correctly. Printing each worksheet separately will not paginate pages properly).



Residential Development Control System Competition

2015 Project Narrative Questionnaire

Non-Micro Competition

Project Name:

Condit/Evergreen - Multi Family Rental

Applicant's Name:

Presidio Evergreen, LLC

FOR OFFICE USE ONLY

Date Received

1-Sep-15

File No.:

MC-15-18:San Pedro-Presidio (Rental)

PROJECT DESCRIPTION

Applicant: Presidio Evergreen, LLC

Address: 5927 Balfour Court, Suite 208
Carlsbad, CA 92008

Engineer: RJA, 8055 Camino Arroyo, Gilroy, CA 95020 c/o Ross Doyle; DpC c/o Vince Burgos

Project Address: Northeast corner of San Pedro and Condit
Assessor Parcel Number: 817-12-006 (development on one parcel following lot line adjustment)
General Plan Designation: Multi-Family Medium (14-21 du/ac)
Existing Zoning: R-3

Present Site Use: vacant
Proposed Site Use: 168-unit Multi-family residential rental development

Total Gross/Net Area: 9.73 ac / 5.27 ac

Dedicated Street Area: 0.68 ac (Condit Road, partial San Pedro Avenue)

Total Building Coverage: 2.61 ac (50%)

No. of Off-Street Parking Spaces: 389

No. of Off-Street Spaces Required: 389

No. of Proposed Lots/Units: 1 / 168

1. Are there any vacant properties adjacent to or within 100 feet of the current application?
 x YES NO
2. As the applicant or owner do you, your partners, or relatives of you or your partners have ownership or interest in any adjacent properties, or properties within 100 feet of the current application?
 x YES NO

If yes, list the Assessor Parcel Numbers for each parcel.

817-12-009

Note: Any "yes" response to the two questions above required staff consultation to verify project master plan requirements and whether the project is eligible for any of the special set aside competitions.

Housing Type: Single-Family Detached: Units
Single-Family Attached: Units
Multi-Family (Owner Occupied) Units
Multi-Family (Renter Occupied) 168 Units
Other: Units

Number of Below Market Rate Units: Units

PROJECT CATEGORY: Multi-Family Rental (150+)

A description of the project categories can be found in Council Policy 07-04: RDSCS Implementation Policies on the city's website and/or by request from the Planning Division or City Clerk's office.

Housing Types are defined as follows:

Condominium.

"Condominium" means individual ownership of a dwelling unit within a multiple-unit structure exclusive of the land underlying such structure. For purposes of the City's Measure C competition, stacked condominiums, condominium units in buildings containing three or more units are considered multi-family dwellings.

Dwelling, multifamily.

"Multifamily dwelling" means a building designed and used as a residence for three or more families living independently of each other and containing three or more dwelling units.

Dwelling, single-family, attached.

"Single-family attached dwelling" means a dwelling attached to another dwelling, sometimes called a townhouse, duet, or row house. One or more walls extend from foundation to roof, which separate it from adjoining structures and form a property line. For purposes of the City's Measure C competition, single-family attached also includes one and two unit condominium buildings.

Dwelling, single-family, detached.

"Single-family detached dwelling" means a dwelling designed to contain a single dwelling unit situated on a single lot. For scoring purposes, attached and detached single family dwellings are considered the same housing type (single-family dwellings).

Dwelling, two-family or duplex.

"Two-family" or "duplex dwelling" means a structure which is designed and used as a residence for two families living independently of each other and containing two dwelling units on a single parcel of record. For purposes of the City's Measure C competitions, duplexes are considered multi-family dwellings.

Secondary dwelling unit.

"Secondary dwelling unit" means a detached or attached dwelling unit which provides complete independent living facilities for one or more persons which is located on a lot which contains an existing or proposed single-family dwelling. A secondary dwelling unit must be located in a permanent structure with independent outside access, and include provisions for living, sleeping, eating, cooking, and sanitation. For scoring purposes, a secondary dwelling unit is considered a separate housing type provided at least 10 percent of the primary dwellings include secondary dwelling units. Secondary dwellings are only permitted in the R-1, R-E and O-S districts. Therefore, secondary dwellings will only be recognized as a separate housing type in the aforementioned zoning districts.

Single story dwelling unit.

A single story dwelling is considered a separate housing type under the RDSCS scoring criteria provided that at least fifteen (15) percent of the total dwelling units in the project are constructed as single story dwellings.

HOUSING MARKETABILITY AND PRICE DISTRIBUTION

Model #: 1/1x No. of Bedrooms: 1 No. of Bathrooms: 1 Size: 500/680 sq. ft.

No of Units: 5 Price: _____ Rent: \$2,150 /month

Model # 2 No. of Bedrooms: 1 No. of Bathrooms: 1 Size: 740 sq. ft.

No of Units: 12 Price: _____ Rent: \$2,250 /month

Model #: 3/3x No. of Bedrooms: 2 No. of Bathrooms: 2 Size: 770/1037 sq. ft.

No of Units: 47 Price: _____ Rent: \$2,575 /month

Model #: 4 No. of Bedrooms: 2 No. of Bathrooms: 2 Size: 1116 sq. ft.

No of Units: 72 Price: _____ Rent: \$2,625 /month

Model # : 5 No. of Bedrooms: 3 No. of Bathrooms: 2 Size: 1430 sq. ft.

No of Units: 12 Price: _____ Rent: \$2,800 /month

Model # : 6 No. of Bedrooms: 3 No. of Bathrooms: 2 Size: 1459 sq. ft.

No of Units: 6 Price: _____ Rent: \$2,825 /month

BMRS (Very Low, Low, and Median):

Model #: 1 & 3 No. of Bedrooms: 1 & 2 No. of Bathrooms: 1 Size: 500/770 sq. ft.

No of Units: 14 Lot #'s: TBD

Moderate Rate Units (Non-BMR's):

Model #: _____ No. of Bedrooms: _____ No. of Bathrooms: _____ Size: _____ sq. ft.

No of Units: _____ Lot #'s: _____

Other Market/Price Information:

[illegible]

BELOW MARKET RATE (BMR) PARTICIPATION

The project will receive an average score of **6 points** under the Housing Needs category if the Developer agrees to pay the standard housing mitigation fee. To receive a high quality score a project must provide on-site BMR units as prescribed in the Housing Needs Category (Section 18.78.260), or pay double the standard housing fee if qualified under the Housing Needs Category.

1. Developer agrees to pay the standard housing mitigation fee:

☐ Yes ☒ No

Information concerning the housing mitigation fee can be obtained by calling the Morgan Hill Housing Office at (408) 778-6480

2. This project will ☒ ; will not ☐ include on-site BMR units.

3. If the project will include BMR units, please answer the following:

For Sale Units:

Developer agrees to reserve unit(s) as BMR's for:

(check) low income; median income.

For Rent Units:

Developer agrees to reserve unit(s) as BMRs for

(check) very low income; low income.

PROJECT EVALUATION - PART 1

Each proposed development shall be examined for its relations to and impact upon local public facilities and services. The appropriate City department or outside public agencies shall provide recommendations to the planning officer (PO), and the PO shall rate each development by assigning from 0 to 2 points for each of the categories contained in Section 18.78.200 of the Municipal Code. Projects which receive a minimum of 7-1/2 points out of a possible 10 points will be further evaluated under Part 2.

In order for City staff to complete evaluation of the proposed project under Part 1, the following information must be provided:

1. Please indicate the exact location and size of City water mains in relation to the project:

Existing 10-inch water main along the project's Condit Road frontage; existing 10-inch water main along the project's San Pedro Avenue frontage. (2 points, project will grid San Pedro main to Condit main.)

2. Please indicate the exact location and size of City sanitary sewer mains in relation to the project:

Existing 8-inch main along the project's Condit Road frontage. (1.5 points)

3. Please indicate the exact location and size of City storm drain lines or other storm drainage facilities in relation to the project:

Existing 36-inch storm drain main along the project's Condit Road frontage; existing 42-inch storm drain along the project's San Pedro Avenue frontage. (1.5 points)

4. Will local drainage generated by the project be mitigated by use of a private on site detention facility?

☒

Yes

☐ No

☐ N/A

5. What is the City Fire Department response time to the project site? Please contact the Morgan Hill Fire Department at (408) 776-7351 for this information. Fire protection response time is within minutes.

number of minutes

6. Please indicate the location of the nearest existing City park to the proposed project:

The proposed project is immediately adjacent to, and north of, the Morgan Hill Outdoor Sports Center on Condit Road. In addition, Nordstrom Park is located at the corner of Dunne Avenue and Murphy Ave.

7. Identify City streets in the immediate area that will provide access to the project site:

Condit Road, San Pedro Avenue, Murphy Avenue, East Dunne Avenue. (6 and 7: 2 points)

PROJECT EVALUATION - PART 2

18.78.210 Public Schools

- A. "The provision of school facilities and amenities are as attested by agreement with the Morgan Hill Unified School District (MHUSD) to the extent such consideration is not in conflict with state law.

.....(25 points)"

- B. Standard and Criteria:

1. **Fourteen points** will be awarded for the payment of the district-adopted developer fees as provided by the Leroy F. Greene School Facilities Act of 1998. Full market value credit will be applied to a direct payment to the MHUSD, for donated land, construction, or other services provided by a developer or project property owner that relate to provision of school facilities. **(14 Points)**.

Applicant's Answers			Staff Comments		
	Comment	Pts	Comment		Pts
1.	Commit to payment of district adopted developer fees as provided by the Leroy F. Green School Facilities Act of 1988. x YES <input type="checkbox"/> NO	14	Commit to payment of district adopted developer fees as provided by the Leroy F. Green School Facilities Act of 1988. x YES <input type="checkbox"/> NO		14
Sub total	Maximum points: 14	14	Maximum points: 14		14

2. **Two points** will be awarded to projects that are within half-mile radius of an elementary, middle or high school that has capacity to house the number of students that the development would yield as calculated using the student yield factor from the District's most recent Developer Fee Justification Report. The District will annually provide the student yield rate and schools that have available capacity prior to May 1.
Note: For multi-year projects, the project shall retain the points received during the first phase of the project. The points shall not be decreased or increased due to available capacity.

Applicant's Answers			Staff Comments		
	Comment	Pts	Comment		Pts
2	Anessa Espinosa, Director of Facilities at MHUSD, has confirmed that capacity exists at Barrett Elementary School, which is within one-half mile of the project site. Per the attached e-mail, MHUSD is willing to award points to the project for its proximity to a school with capacity.	2	The project is within 1/2 mile radius of Barrett Elementary School.		2
Sub total	Maximum points: 2	2	Maximum points: 2		2

3. Up to **six additional points** may be awarded to a project where: At the time of application submittal, applicant commits as part of the first year of the first phase of the current application, a safe walking route exists or will be provided between the project site and existing or planned MHUSD schools, or charter school approved by MHUSD, Santa Clara County Board of Education or California Department of Education. A safe route is defined as continuous sidewalks and/or paved pedestrian pathways cross walks and traffic signals at designated street intersections between the project and a school site.
The distance to the school is measured as the lineal distance a student would walk from the average center point of housing in a project to the nearest entrance point of the nearest school grounds.

- a. The project is within 3/4 of a mile lineal walking distance of an elementary school serving grades TK through 3 and the students are not required to cross railroad tracks, or a street that is designated within the General Plan as a collector or arterial. **(one point)**
- b. The project is within 3/4 of a mile lineal walking distance of an elementary school serving grades 4 through 8 and the students are not required to cross railroad tracks, or a street that is designated within the General Plan as an arterial. **(one point)**
- c. The project is within 1.5 miles lineal walking distance of a middle/intermediate school and the students are not required to cross railroad tracks, or a street that is designated within the General Plan as an arterial unless the most direct street crossing can occur at a signalized intersection **(one point)**
- d. The project is within 1.5 miles lineal walking distance of a high school. **(two points)**

NOTE: For purposes of scoring, district-wide programs which serve all students within MHUSD and don't have specific boundaries such as Community Adult School, Home School or Independent Studies, Opportunity, or Continuation High School shall be considered programs and not schools.

- e. Proposed development will be for senior citizens as defined in Section 51.2 of the State Civil Code. And the RDCS Council Policy defining the senior housing competition category. **(six points)**

NOTE: For scoring purposes, the anticipated attendance area for an existing or planned school shall be as determined by the Board of Education and published by MHUSD prior to May 1 of the calendar year for each competition. A planned school is defined as a site designated by the MHUSD Board for a future school prior to May 1 of the calendar year the competition is held. Scoring for a multi year/phased development includes recognition of all pedestrian safety or traffic improvements provided in the initial or previous phases of the development. Improvements required to establish a safe walking route (sidewalks, paved paths, traffic signals, etc.) must be in place when the project is ready to build or the improvements will be completed by the project.

Applicant's Answers			Staff Comments	
3	Comment	Pts	Comment	Pts
a.	n/a	0	N/A	0
b.	n/a	0	N/A	0
c.	n/a	0	N/A	0

d.	Project is within 1.5 miles of Live Oak High School, using the definition above. The MHUSD retains this high school site. In the 2012 RDCS competition, the Planning Commission had staff award these points to projects within 1.5 miles lineal walking distance of a high school, determining that the pathway criteria does not apply to high schools. See attached minutes.	2	The project is within 1 1/2 miles of Live Oak High School however there is not a safe continuous walking route from the project site to the school site. (B3: A safe route is defined as continuous sidewalks and/or paved pedestrian pathways cross walks and traffic signals at designated street intersections between the project and a school site.)	0
e.	n/a	0	N/A	0
Sub total	Maximum points: 6	2	Maximum points: 6	0

4. Up to **six additional points** may be awarded to a project which:

Provides off-site pedestrian safety improvements or traffic safety improvements, including adjacent related roadway improvements near a MHUSD school. Any proposed pedestrian and traffic safety improvements cannot be redundant of improvements committed to in other categories. The cost of the improvements must be valued at \$825 per point per unit. The pedestrian improvements and traffic safety improvements must be made to an elementary school within 3/4 of a mile (straight line distance) of the edge of project site or the same improvements can be made to a middle or high school within the City's Urban Service Area (USA). **(up to two points for safety improvements in proximity to a school and up to four points for safety improvements on roadways serving schools within the City's USA)**

NOTE: The public improvements offered under the above section must be separate from the public improvements offered within the Public Facilities, Circulation Efficiency and Livable Communities Categories.

For safe walking route improvements, applicants must also provide a letter from each intervening property owner stating agreement to dedicate the required street right-of-way for the sidewalk or pathway improvements between the project site and the designated school. Improvements to establish a safe walking route must be completed prior to completion of the 20th unit in the development or completion of the project, whichever occurs first.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
4.	Applicant Agrees to provide off-site pedestrian safety improvements or traffic safety improvements as described above. The total commitment under this category is up to \$4,950 per unit for off-site School Safety Improvements, and will not be redundant of commitments made in other categories.	6	Provide off-site pedestrian safety improvements or traffic safety improvements to an elementary school located within 3/4 miles of the project site or to a middle school or high school up to \$4,950 per unit.	6
Sub total	Maximum points: 6	6	Maximum points: 6	6

Total Points Requested by the Applicant	Total Points Recommended by Staff
24	22

MAXIMUM POINTS: 25

18.78.220 Open Space

- A. "The provision of public and/or private usable open space, and where applicable, greenbelts.
.....(20 points)"
- B. Standards and Criteria
1. Open space areas are provided or maintained within the proposed development.
- a. Provides open space buffer areas adjacent to freeway or arterial streets, measuring five feet in depth in excess of the zoning code requirements for **one point**, 10 feet in excess of the code for **two points**. (up to two points);
 - b. Public or private common useable open space is encouraged where neighborhood homeowners associations or other acceptable private maintenance entity can be used to coordinate their use and maintenance (**one point**);
 - c. Provides convenient access to public or private parks internal to the project where appropriate through the use of bicycle and pedestrian pathways. Bicycle and pedestrian pathways shall be located in areas no less than 20 ft. wide, with an average width of 30 ft. (for the entire length of the path.) The pathway provided shall be paved or other suitable durable surface and a minimum of 7 ft. in width. The proposed pathway(s) cannot be redundant of public sidewalks. (**one point**)
 - d. For Multi-family projects, provides convenient access to private parks or amenities internal to the project where appropriate through the use of pedestrian pathways. Pedestrian pathways shall be at least six feet in width, have adjacent landscaping and provide handicap ramps and demarcated crossings of all internal streets and drive aisles. (**one point**)
 - e. Provides accessibility to existing or proposed public parks and open space areas outside the project boundary and encourages multiple uses and fee dedication of open space areas adjacent to flood control right-of-ways and recharge facilities. Points will only be awarded where the relevant public agency has provided written approval to allow access between the project and the aforementioned facilities. The access provided cannot be redundant of the public sidewalk (**one point**). ***NOTE:** Requires public agency ownership or agreement to accept dedication of the land by the public agency.*
 - f. Provides private usable open space areas for single-family attached projects (excluding decks and balconies) for 75 percent of the project (**one point**) for 100 percent of the project (**two points**).
 - g. Provides public or private common useable open space which may be used for a dual purpose to include underground stormwater detention, as determined by the Department of Public Works (**one point**).
 - h. Historical sites and landmarks identified on a local, county, state or federal listing or registry on or adjacent to the project site are maintained in as natural state as possible with limited supportive development such as parking facilities, fencing, signing, etc. The proposed commitment requires staff consultation and concurrence regarding proposed maintenance activity or supportive development related to the historical site or landmark. (up to two points).
- NOTE: Placement of a historical plaque or marker will only be awarded one-half point.**

Applicant's Answers			Staff Comments	
1.	Comment	Pts	Comment	Pts
a.	n/a	0	Condit and San Pedro are not arterials.	0
b.	Common open space is conveniently located and shall be maintained by a property management company (or other common entity).	1	The Project will provide private and useable open space that will be maintained by an HOA.	1
c.	7' paths are located within the project and provide linkages to project amenities. The paths are located in areas no less than 20-feet wide, with an average width of 30-feet for the entire length of the path. Pathways will be paved, or will be constructed of another suitable durable surface	1	Project provides the required pathways to a centrally located common area.	1
d.	Accessibility to public parks or open space is provided inside the project with sidewalks that are at least 6-feet wide, adjacent landscaping, handicap ramps and demarcated crossings to conform to the criteria.	1	The multi-family project is providing 6 foot wide pedestrian access ways.	1

e.	Public access from the project to the Morgan Hill Outdoor Sports Complex and Aquatics Center will be provided through the construction of sidewalks on San Pedro and an improved pedestrian crossing at the Condit/San Pedro intersection.	1	N/A - No access available to a public park located outside the project boundary.	1
f.	n/a	0	The project is not a single family attached product.	0
g.	The project includes an underground water storage array in the southern open space area (adjacent to San Pedro Avenue), as agreed upon by Public Works.	1	Dual purpose open space to be provided.	1
h.	n/a	0	The project is not located in proximity to an historical site or landmark.	0
Sub total	Maximum points: 11	5	Maximum points: 11	5

2. Provides a high ratio of total open space area. **(A maximum of ten points will be assigned under this criterion).**

a.

Building Coverage (%)	Points	Building Coverage %	Points
55 - <60	1	30 - <35	6
50 - <55	2	25 - <30	7
45 - <50	3	20 - <25	8
40 - <45	4	15 - <20	9
35 - <40	5	10 - <15	10

- b. Building coverage for vertical mixed use projects, multi-family, projects in the CC-R district or projects zoned R-4 or similar high density zoning classification will be calculated as follows: **(A maximum of ten points will be assigned under subsection b. of the criterion.)**

Building Coverage (%)	Points	Building Coverage %	Points
90 - <95	3	70 - <75	7
85 - <90	4	65 - <70	8
80 - <85	5	60 - <65	9
75 - <80	6	55 - <60	10

Building coverage is defined as that portion of the overall project master plan, exclusive of sidewalks, driveways and streets, which is covered by a building, parking lot or carport. In projects with open plazas on a podium above ground level parking, the open plaza space shall be excluded from the calculation for building coverage.

Total Gross Acreage of	Applicant's Answers	Staff's Comments
Site:	9.73	9.73
Less Sidewalks:	0.93	0.93
Less Driveways:	0.13	0.13
Less Streets:	3.4	3.4
Net Site Area:	5.27	5.27
Total Building Coverage	2.61	2.56
Total Building Coverage % (Automatically divides total building coverage by net site area)	50%	49%
Points (see a or b above)	10	10
Subtotal	10	10

3. Downtown vertical mixed use projects will be awarded up to **six points** for a commitment to contribute toward a shared open space amenity such as a park, green space along the creek or downtown plaza.

- a. In addition to the points available under Subsection B4 below, a vertical mixed use project will be awarded **three points** for payment of a downtown open space amenity fee. The amount of the fee shall be equal to the most recent adjusted open space fee (see Note 1 below). Eligible projects that elect to pay double the fee will be awarded **six points**.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
3.	n/a		Project not within the Downtown Area.	0
Sub total	Maximum points: 6	0	Maximum points: 6	0

4. There is a maximum of **6 points** available in this category.
- The project will receive **three points** for a commitment to purchase transferable development credits (TDCs) from property owners with land of greater than twenty percent slope. (Based upon the ratio of one TDC for every twenty dwelling units proposed.)
 - Projects of twenty five (25) units or less which do not provide a common area park or open space will receive **six points** for a commitment to purchase double TDC's.
 - Projects zoned R-2, R-3, or similar or higher density classifications will receive **six points** for a commitment to purchase double TDC's.

NOTE 1. In lieu of the TDC commitment, projects of twenty five units or less, Downtown Area projects and affordable project developments will be awarded **three points** for payment of an open space fee at the rate of \$36,880 per TDC per twenty units; or projects that elect to pay double the open space fee will be awarded **six points**. The amount of the open space fee shall be based on the average cost per dwelling unit for an equivalent TDC commitment as specified above. The open space fee shall be adjusted annually in accordance with the annual percentage increase or decrease in the median price of a single-family detached home in the Santa Clara County. The base year may be adjusted by City Council Resolution prior to the filing deadline for each competition year.

NOTE 2. Projects containing both single and multi-family zoning will be granted a proportional share of points for commitments to 4a and 4c above. Points will be granted based on a percentage of units within the various zoning districts within the **entire overall** project. For example, a project of 50 percent R-2 and 50 percent R-1 would receive 50 percent of the **6 points** available under 3c and 50 percent of the **3 points** available for the single family TDC commitment under 3a, for a total of **4.5 points (rounding will occur to the nearest half point)**

Applicant's Answers			Staff Comments	
4.	Comment	Pts	Comment	Pts
a.	n/a		N/A	0
b.	n/a		N/A	0
c.	n/a		N/A	0
Sub total	Maximum points: 6	0	Maximum points: 6	0

Total Points Requested by the Applicant	Total Points Recommended by Staff
15	15

MAXIMUM POINTS: 20

18.78.230 Orderly and Contiguous Development

- A. "The extent to which the proposed development accomplishes the orderly and continuous extension of existing development rather than "leapfrog" developments, by using land contiguous to urban development within the city limits or near the central core and by the filling in on existing utility lines rather than extending utility collectors.

.....(20 points)"

For scoring purposes, "the central core" is described generally as that area bounded on the west by Del Monte Avenue from Wright Avenue to Ciolino Avenue and by West Little Llagas Creek from Ciolino Avenue to Cosmo Avenue; on the east by the railroad tracks from the easterly prolongation of Wright Avenue to Main Avenue, by Butterfield Boulevard from Main Avenue to Dunne Avenue, and by Church Street from Dunne Avenue to the easterly prolongation of Cosmo Avenue; on the north by Wright Avenue and its easterly prolongation to Church Street.

B. Standards and Criteria

- Develops lands near the central core of the city as defined by Exhibit "B" to Measure "C" approved by the voters on March 2, 2004. There is a benefit for development to be within the central core area. However, it is recognized that the city does not have a well defined central core. Therefore, greater emphasis is to be given to contiguous patterns of growth. Projects within the core area will receive **eight points**. Projects located outside the core area will receive from **zero to seven points**, depending on their relationship to the core area measured from the centerline of a street as shown below:

Project is	Point
Within central core:	8
Within 600' of the central core area;	7.5
Within 1,200' of the central core area;	7
Within 1,800' of the central core area;	6.5
Within 2,400' of the central core area;	6
Within 3,000' of the central core area;	5.5
Within 3,600' of the central core area;	5
Within 4,200' of the central core area;	4.5
Within 4,800' of the central core area;	4
Within 5,400' of the central core area;	3.5
Within 6,000' of the central core area;	3
Within 6,600' of the central core area;	2.5
Within 7,200' of the central core area;	2
Within 7,800' of the central core area;	1.5
Within 8,400' of the central core area;	1
Within 9,000' of the central core area;	0.5
More than 9,000' from central core area;	0

NOTE: If any portion of a project is within the central core, as defined by the PO, that project shall be considered within the central core area. The distance from the central core shall be measured using the minimum distance between any portion of a parcel and the central core boundary measured in a straight line.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
1.	Project is within central core area as described above: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, project is within 4457 feet of the central core.	4	Project is within central core area as described above: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, project is within 4,457 feet of the central core.	4
Sub total	Maximum points: 8	4	Maximum points: 8	4

2. Fills in existing utility lines (requires no off-site extensions) and provides a contiguous pattern of growth. If water is available at the site and the water main is of sufficient capacity and supply to serve the proposed project and future development, the project will receive **one point**. If sewer is available to the site and the sewer main has sufficient capacity to serve the proposed project and future development, the project will receive **one point**. If storm drains are of sufficient capacity to serve the project and are available to the site, the project will receive **one point**. If the project is located within the established response time standard of one fire station, the project will receive **one point**. If the project is located within the established time standard of one fire station and within 115% of the response standard for a second fire station, the project will receive an **additional one half point**. If the project is located within the established response time standard of two or more fire stations, the project will receive **one additional point**.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
2.	Existing 10-inch water in San Pedro and Condit; Existing 8-inch sewer in Condit; Existing 36-inch storm drain in Condit, 42-inch in San Pedro. Project is within the response time of both the Dunne Hill station and the Santa Clara County Fire facility.	5	Water=1 Sewer=1 Storm=1 Fire=2	5
Sub total	Maximum points: 5	5	Maximum points: 5	5

3. A proposed development located within the existing urban service area which provides for orderly growth and urban in-fill is preferable and helps prevent premature urbanization of agricultural land. Projects that provide for orderly growth patterns throughout residential neighborhoods and compatibility with adjacent and nearby land uses are preferable. Projects that are located adjacent to land that has been developed or approved for development shall be scored as follows:

Adjacency	Point
0 - 20% Adjacent to existing development	1
20 - 40% Adjacent to existing development	2
40 - 60% Adjacent to existing development	3
60 - 80% Adjacent to existing development	4
80 - 100% Adjacent to existing development	5

Adjacent development is defined as contiguous property located within MH's city limits, urban service area, or urban growth boundary (UGB) and which is developed to its ultimate potential according to the city's general plan or zoning of the property, or at least substantially developed according to the general plan or zoning. To be considered substantially developed, at least ninety-five percent of the contiguous land area must be committed or developed to its ultimate use. Contiguous property does not include streets, railroad rights-of-way, or parcels held in fee title by a public utility or public agency containing above or below ground utilities such as gas pipelines, electric power transmission lines, or major water distribution pipelines.

County lands dedicated as a public facility or encumbered with an open space easement or contiguous property within MH's UGB committed to an ultimate land use such as a city park, developed school site, or private open space will also be considered as adjacent development. Open space lands which are owned in private must have a public open space easement recorded over the corresponding area. For scoring purposes, undeveloped property which by September 15th of the fiscal year the competition is held has received either final map approval or tentative map and development agreement approval for projects which previously completed phase(s), or for which building permits have been issued, shall be considered to be developed property. The perimeter established for the complete (master-planned) project will be used to determine adjacency for every RDCS submittal. Where previously allocated phases of the same project have been developed or have received final map approval and are immediately adjacent to an otherwise undeveloped external boundary, that portion of the project's perimeter shall then be considered developed, provided the project is making satisfactory progress according to the approved development

The percentage of a property that is adjacent to development shall be that percentage of the combined length of the subject property lines which is determined to be contiguous to adjacent development as defined in this subsection. The subject property is defined as a single parcel or contiguous parcels of record on which the proposed project would be located and shall include that portion of the subject property designated for future development. A designated remainder parcel shall not be considered a portion of the subject property except where development on all or a portion of the remainder parcel is proposed as part of the current project application.

Adjacency Determination Table					
Applicant's Answer			Staff Comments		
	Total	Developed		Total	Developed
North	489	0	North	489	0
South	489	489	South	489	489
East	824	0	East	824	0
West	824	824	West	824	824
Total	2626	1313	Total	2626	1313
%	50%		%	50%	

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
3.	50%. Project is adjacent to existing development on the south and west.	3	Project is adjacent to existing development on the south and west.	3
Sub total	Maximum points: 5	3	Maximum points: 5	3

4. A proposed development, which is a subsequent phase of a previously approved project that has been awarded allotments, provides for the continuous extension of existing development.
- a. A proposed development which is a subsequent or final phase of a previously allocated development and consists of 30 dwelling units or less, shall be awarded one point. **(one point)**
 - b. A continuing project will receive two points if one half of the units allocated for the fiscal year the competition is held have been issued building permits by September 15, AND all prior phases are under construction or completed (excluding customs). **(two points), OR**

If a proposed development is a continuing project and does not have any allocations for the FY the competition is held, the project will receive two points if all previous phases (if any) are under construction.**(two points), OR**
 - c. A continuing project will receive one point if twenty five percent or more of the project has been awarded a building allotment and as of the next RDSCS competition deadline, the project entitlements have been delayed due to extended environmental processing for completion of an Environmental Impact Report (EIR). The EIR process must be underway at time of application filing for the next RDSCS competition.**(one point)**

NOTE: To qualify for any points under paragraph B4, the proposed development at total buildout shall not exceed the number of units proposed in the original Development Application from which the project had been awarded an initial building allotment, unless approved by the Planning Commission prior to the competition's application submission deadline. The number of units requested for each subsequent fiscal year shall be not more than 25% above any single highest year allotment for the proposed project to a maximum of 40 units. The 25% or 40-unit limit includes any units already allocated to the project in that fiscal year as a result of a prior fiscal year competition. **For Subsection B4a and B4b above**, earlier phases of development must also have an approved development agreement and the project must be in compliance with said agreement. Applicants must provide a list of all previous fiscal year allotments.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
4.	n/a	N/A		0
Sub total	Maximum points: 2	0	Maximum points: 2	0

5. Project Master Plan design is above average in terms of addressing internal street circulation and access requirements, appropriate transition of lot size and density within the development and with surrounding developments, and aggregation and use of common open space areas. (**minus one, zero, one or two points**)

NOTE: Project Master Plan determined to be only satisfactory with respect to the above items will be awarded **zero points**. A project will be awarded **one point** if no significant design flaws can be found, and the design gives strong consideration to the issues of circulation, access, density transitions, and the use of common open space. A project will be awarded an additional point if a preliminary RDCS review was completed prior to the competition and the project master plan incorporates fundamental changes as recommended by city staff. Projects that go through a preliminary RDCS review and require only very minor changes to improve the quality of the project master plan design will also receive an additional point for a two point award. If a Project Master Plan has two or more significant design flaws, it will be considered below average and **one point** will be taken away. A design flaw would be something that, at the subdivision stage, staff would ask to be modified or not recommend for Planning Commission approval. Significant design flaws would basically require the redesign of the Master Plan. For scoring purposes, that portion of an outgoing project awarded a building allotment prior to October 1, 1999, shall not be considered within the Project Master Plan design, except where the inclusion of the earlier allocated phase(s) would result in a higher overall design.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
5.	Applicant has been working diligently with Staff since November 2014 to develop a walkable residential master plan. The plan provides a combination of private and public recreational amenities; includes pedestrian linkages to adjoining properties; provides improvements to San Pedro Avenue that will increase the amount of parking within the public right-of-way; and provides a smooth transition between the commercial parcel to the north and the recreational use to the south. The site plan that supplements this Narrative was revised per Staff's Preliminary RDCS comments related to internal vehicular circulation and building orientation. As shown, the proposed development complies with the Standards for Medium Density Residential Development.	2	The applicant has worked with staff to address many of the site design issues. A pre-application has been processed.	2
Sub total	Maximum points: 2	2	Maximum points: 2	2

Total Points Requested by the Applicant	Total Points Recommended by Staff
14	14

MAXIMUM POINTS: 20

18.78.240 Public Facilities

A. "The provision of needed public facilities such as critical linkages in the major street system, or other vital public facilities.

.....(10 points)"

B. Standards and Criteria

1. A micro, small vertical mixed-use or affordable project will receive **(three points)** if it meets all standard requirements for design and construction of public facilities.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
1.	Micro or affordable project will meet all standard requirements for design and construction of public facilities: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Micro or affordable project will meet all standard requirements for design and construction of public facilities: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Sub total	Maximum points: 3	0	Maximum points: 3	0

2. Installs public facilities of sufficient size to service the proposed development and future developments without the need to install supplemental facilities.
 - a. Grids proposed water mains into the existing water system by linking two separate existing water mains. **(two points)**
 - b. Drainage concept is consistent with the City's storm drain system. (e.g., the City Storm Drain Master Plan, local area storm drain system **(one point)**
 - c. Storm drain lines that are to be maintained by the city will be constructed entirely within the paved area of the street (curb to curb), or in a location acceptable to the Director of Public Works. **(one point)**
 - d. Storm drainage from the development is accommodated without the need for an on-site detention or open space retention areas, unless the on-site detention facility is appropriately located and sized so as to serve or coordinate with future area-wide or adjacent development. The detention/retention facility shall be designed as open pond and shall only be underground as allowed by the Public Works Department. **(up to two points)**

NOTE 1. Applicants providing an oversized pond must supply information specifying how the detention sizing will address the area need and how other projects will be connected to the detention facility. The extra capacity provided must be stated in terms of the land area it can serve in acres and cubic feet. When the detention is not connected to other projects, the applicant must provide data satisfactory to the City Public Works Department demonstrating the detention facility's benefit to other off-site projects. This shall be in the form of an agreement letter included with the application submittal. **Over-sizing must equal 50 percent of the project drainage area or 10 acres, whichever is greater, to receive maximum points.**

NOTE 2. Applicants who use a regional detention facility, a detention pond from another development, or a Santa Clara Valley Water District facility must supply an authorization/approval letter with their application.

- e. Provides a pre-approved site within the project boundary for City municipal water well which shall be granted to the City of Morgan Hill in fee title. **(one point)**

- f. Provides public facility, off-site storm drainage improvements or pedestrian improvements from a City-approved list or improvements on or adjacent to the project in excess of standard requirements, e.g. sewer, traffic control. In the Downtown Area, these improvements can include pedestrian amenities such as lighting, planters that function as seating, seating and railings to lean on, refuse and recycling bins, traffic calming features, contribution to a public art fund or provides public art of appropriate value approved through the City's Library, Culture and Arts Commission, or provides gateway features, consistent with the Downtown Plan. **(maximum 4 points)**

NOTE: Under this criterion, the applicant needs to explain how and why the offered public improvements exceed the city standards. Furthermore, the cost of the offered public improvements and dedication shall be equal to or greater than \$1,100 per unit per point. Should the offered dedication and improvements be redundant to those offered within the Circulation Efficiency (CE) Category, the value of the redundant improvements will be reduced by \$1,100 per unit per point for each point awarded within the CE Category. For example, if redundant improvements are valued at \$3,300 per unit here, and **2 points** were awarded for them in the CE Category, then only **1 point** would be awarded for them here. The improvements offered here and in the Circulation Efficiency Category also cannot be redundant of those improvements offered within the School Category.

Emphasis will be placed on improvements on or adjacent to the project but consideration will also be given to projects that provide improvements within one mile beyond their project boundaries. **(one - four points)**

- g. Applicant will contribute \$1,100 per unit to the RDCS Capital Improvements fund. (Contingent commitments will not receive point) **(one point)**

NOTE: Proposed developments must be assigned a minimum passing score of **five points** under this category in order to qualify for building allotments.

Scoring for a multi-year/phased development includes recognition of all public facility improvements committed to be installed in the initial or previous phases of development (project completed to date vis-à-vis improvements completed to date). The initial or previous phase of development must also be in compliance with the development schedule approved for the project.

Applicant's Answers			Staff Comments	
2.	Comment	Pts	Comment	Pts
a.	Proposed system connects to existing water lines in San Pedro Avenue and Condit Road to comply with "gridding" requirement.	2	Project will grid San Pedro main to Condit main.	2
b.	Drainage concept is consistent with City's Storm drain system (e.g., the City Storm Drainage Master Plan, local area storm drain system): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1	Drainage concept is consistent with City's Storm drain system (e.g., the City Storm Drainage Master Plan, local area storm drain system): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1
c.	Project storm drain lines that are to be maintained by the city will be constructed entirely within the paved area of the street, or in a location acceptable to the Director of Public Works.	1	Storm drain lines that are to be maintained by the city will be constructed entirely within the paved area of the street (curb to curb), or in a location acceptable to the Director of Public Works.	1

d.	Proposed on-site underground retention basin is located and sized to accommodate project needs as well as an additional 10-acres of land beyond the project boundary. The underground facility will conform to the requirements described in Open Space B.1.g. The additional 10-acres includes future residential development on the adjacent easterly parcel (by Applicant), and a portion of the commercial parcel to the north. See accompanying exhibits for supporting information and calculations.	2	Project to meet the requirement of over sizing the detention facility for over-sizing equal to 50 percent of the project drainage area or 10 acres, whichever is greater, to receive maximum points.	2
e.	n/a	0	n/a	0
f.	The project commits to provide up to \$3,300 per unit of off-sites per this criteria. The improvements will not be redundant of commitments made in the Schools category, or the Circulation Efficiency category.	3	The project commits to provide up to \$3,300 per unit of out-of-tract public improvements to be determined by Public Works.	3
g.	Applicant will contribute \$1,100 per unit to the RDCS Capital Improvement Program Fund: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1	Applicant will contribute \$1,100 per unit to the RDCS Capital Improvement Program Fund: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1
Sub total	Maximum points: 10	10	Maximum points: 10	10

Total Points Requested by the Applicant	Total Points Recommended by Staff
10	10

MAXIMUM POINTS: 10

18.78.250 Parks and Paths

A. "Provision of parks, foot or bicycle paths, equestrian trails or pathways.
(10 points)"

B. Standards and Criteria

1. In lieu of dedicating land, projects of 50 units or less which are **not** providing parks can pay a fee to the city equal to the value of the land prescribed for dedication. The amount of park land dedication or in-lieu fee must be consistent with the requirements contained in Chapter 17.28 of this code. For the land dedication to apply, the property must be deeded to the City for public park purposes. Not applicable to passive open space or landscape buffer areas deeded to a homeowners association. **(four points for projects of 50 units or less which are not providing parks)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
1.	n/a	0		0
Sub total	Maximum points: 4	0	Maximum points: 4	0

2. Provides privately owned and maintained on-site recreational amenities which are of greater value and utility from the following list. Projects of 50 or less units will receive credit for a maximum of one amenity from the one point category list. Projects of more than 50 units will only receive credit for amenities provided from the two point or higher point category lists. Projects of more than 150 units must provide at least two amenities from the three or four point category lists. **(up to four points, up to eight points for multi-family rental projects)**

Points will also be awarded for any proposed amenity found by the Planning Commission to provide recreation or meet the needs of the project residents to a level similar to provided by the above. Point values in the chart below are based on 50 units or less in size. For projects of 51 to 100 units, divide the values below by two. For projects of 101-150, divide the point values below by three, etc.

ONE POINT AMENITIES
Shuffleboard Horseshoes Bowling green w/artificial turf Passive recreation area and/or gardens Passive water feature (e.g. fountain) Picnic/barbeque area

TWO POINT AMENITIES	
Cabana or shade trellis area Two picnic/barbeque areas Clubhouse Kitchen/Dining Area Volleyball court and/or Bocce Ball court Outdoor racquetball/handball tilt-up wall Dog Park Sauna and/or Jacuzzi Tree grove as approved by the Community Development Director or designated staff Community garden plots with water service (minimum one 48 square foot plot per each 10 dwelling units) 1/2 court basketball (one hoop) Bridle paths Artificial Turf Putting green	
THREE POINT AMENITIES	
Softball field Sports court and/or basketball court (2 hoops) Restroom area 1/2 scale soccer field Tot lots (age appropriate play equipment/minimum 3 activities; can be integrated in structure) Tennis court Recreation Hall Exercise room Jacuzzi and separate child wading pool (for project between 20 and 49 units zoned R-2, R-3, or higher density development) Dog Park with a dog wash station	
FOUR POINT AMENITIES	
Swimming Pool (for projects of 50 or more units zoned R-2, R-3, or higher density development)	

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
2.	Amenities include the following: four separate shade trellis' (8 pts.); two bbq/picnic areas (2 pts.); a clubhouse/kitchen area (2 pts.); a separately-fenced dog park with washing station (3 pts.); a Jacuzzi (2 pts.); at least 17 community garden plots (2 pts.); two tot lots with a minimum of three age-appropriate activities (6 pts.); an exercise room (3 pts.); and a swimming pool (4 pts.). All amenities total 32 points: $32/4 = 8.0$, ~ 8 points maximum	8	Project shall provide: four separate cabana or shade trellis areas (8 points); two picnic/barbeque areas (2 points); a clubhouse/kitchen area (2 points); a separately-fenced dog park with a washing station (3 points); a Jacuzzi (2 points); at least 17 community garden plots of at least 48 square feet each with water service located in areas that will receive at least eight hours of summer sun daily for a period of 20 years when accounting for anticipated tree growth (2 points); an exercise room (3 points); a swimming pool (4 points) and two tot lots with a minimum of three age appropriate activities (6 points). Total 32 points/4 = 8	8
Sub total	Maximum points: 8	8	Maximum points: 8	8

3. Provides Class I bicycle pathways or equestrian trails along the project frontage, or provides pedestrian paths consistent with the City's Trails Master Plan or Downtown Plan in accordance with the overall community-wide and/or county-wide bicycle master plans. In areas where a Class I bike lane is not required, the project provides necessary street improvements and striping for Class II bike lanes. The project must provide at least one quarter mile of Class II bike lane improvements for each 10 dwelling units within the project. **(one point)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
3.	Applicant commits to providing one-quarter mile of Class II bike lane striping improvements for each 10 dwelling units. (168 units/10 x 0.25 mile = 4.2 miles of improvements) Prior to installation, the Project shall coordinate with City of Morgan Hill to determine the location for the Class II bike lane improvements to be installed	1	Project shall provide at least 4.2 miles of Class II bike lanes. Prior to installation, the Project shall coordinate with City of Morgan Hill to determine the location for the Class II bike lane improvements to be installed.	1
Sub total	Maximum points: 1	1	Maximum points: 1	1

4. Projects located in the Downtown Area may be awarded up to one point based on the following criteria:

The project provides ground floor mid-block pedestrian connections through large buildings that provide access to public or private open space areas and plazas. For the criterion to apply, the pedestrian connection must be continuous and unrestricted during business hours. **(one point)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
4.	n/a	0		0
Sub total	Maximum points: 1	0	Maximum points: 1	0

5. For projects of more than 150 units, provides an improved on-site public neighborhood park at a location accessible from an adjacent public street or provides an off-site public neighborhood park at a location approved by the city, with a written agreement prior to the competition that the city will accept the dedication offer and the amenities (park improvements). (4 points.) Projects will receive three points for land only dedications with fees equal to the improvement cost for future park improvements by the City. **(Three points)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
5.	Project has agreed through an MOU approved by City Council to provide a public park along the entire length of the south boundary in addition to 165 perpendicular parking spaces within the San Pedro Avenue right-of-way and dedication of this land. Please see page 3 of the attached MOU for details.	4	The property along the south boundary is not a public park.	0
Sub total	Maximum points: 4	4	Maximum points: 4	0

6. In addition to payment of standard park fees, applicant will pay the lesser of double the required in-lieu park fees or \$1,100 per point up to \$3,300 per unit (up to **three points**) or

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
6.	n/a	0		0
Sub total	Maximum points: 3	0	Maximum points: 3	0

7. Applicant (projects of 50 units or less who do not provide a park) will pay the lesser of triple the required in lieu park fees or \$1,100 per point up to \$6,600 per unit (**up to six points**)

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
7.	n/a	0		0
Sub total	Maximum points: 6	0	Maximum points: 6	0

8. For projects of less than 150 units, or projects greater than 150 units where the City does not accept the written dedication offer under criterion B5 above, public or private parks provided by the project exceed the dedicated land requirements stated in Chapter 17.28 of the Morgan Hill Municipal Code (**one point** if exceeds the requirements by 20%, **two points** if exceeds the requirements by 30%, **3 points** if exceeds by 40%, or **4 points** if exceeds by 50%). For the purposes of this provision, the calculation of the amount of dedicated land shall not include yards, court areas, setbacks and other open areas required to be maintained by the zoning and building ordinances. The proposed open space shall be in substantial accordance with the provisions of the recreational element of the general plan and shall be a minimum of two acres and provide a minimum of four of the local park basic elements provided in Chapter 17.28.130, or a combination of such and other recreational improvements that will meet the specific recreational park needs of the future residents of the area.

NOTE: The number of recreational amenities required pursuant to Section 18.18.060 shall be based on the total number of dwelling units within the project, including secondary dwelling units as defined in Section 18.04.164 of this title.

Scoring for a multi-year/phased development includes recognition of all recreational amenities provided in the initial or previous phases of development (amenities provided to date vis-à-vis project completed to date.) The phase of development must also be in compliance with the development schedule approved for the project.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
8.	Project provides 2.08 acres of open space, as shown in the supplemental exhibit package (sheet MC-7). This exceeds the required amount of open space by over 50 percent. Multi-family required: 168 units x .008 = 1.34 acres. 1.34 acres x 1.5 = 2.02 acres.	4	The proposed open space does not meet the two acre minimum calculation. The numerous small pedestrian access ways do not function as park space and do not contribute to this total amount.	0
Sub total	Maximum points: 4	4	Maximum points: 4	0

Total Points Requested by the Applicant	Total Points Recommended by Staff
10	9

MAXIMUM POINTS: 10

18.78.260 Housing Needs.

A.

"Provisions of units to meet the city's need for low and moderate income and elderly housing and the extent to which such provision meets the goals of the housing element of the general plan, including the distribution of housing types to provide neighborhoods of ethnic and economic diversity.

.....(15 points)"

B. Standards and Criteria

1. The project provides 15 percent of the total dwelling units with secondary (granny) units. In lieu of secondary dwelling units, projects in a R-2 district provides a minimum of 10 percent and less than 25 percent of the overall units as single detached dwellings. **(two points)**

Note: To be counted as a secondary (granny) unit, the secondary dwelling unit must be constructed with complete, independent living accommodations including a full kitchen as defined in Section 18.04.237 of the Municipal Code.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
1.	n/a	0	N/A, the project is 100% rental and does not qualify for this point category.	0
Sub total	Maximum points: 2	0	Maximum points: 2	0

2. Standard Housing Fees

- a. The project will receive **six points** if it chooses to pay the standard housing fee computed at eight percent (8%) of the total project.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
2.	Applicant agrees to pay the standard housing fee:	0	Applicant agrees to pay the standard housing fee:	0
a.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Sub total	Maximum points: 6	0	Maximum points: 6	0

- b. In addition to points awarded under criterion 2a above, a Micro, Small, or any project having all lots in excess of 20,000 square feet, will receive **six points** if it chooses to pay double the standard housing fee computed at 8% of the total project (including replacement units). [8% of overall project units times the standard housing mitigation fee amount equals the total fee amount, e.g. 8% of 60 units = 4.8 x \$150,000 = \$720,000. Example only – the standard housing fee is the amount in effect for the competition.]

Applicant's Answers			Staff Comments	
2.	Comment	Pts	Comment	Pts
b.	n/a	0	This is not a micro or small project.	0
Sub total	Maximum points: 6	0	Maximum points: 6	0

- c. A project not receiving six points under criterion 2a or 2b above may also be awarded **13 points** where all lots in the proposed development are 12,000 square feet and above in size, the developer commits to pay double the standard housing fee, and provides a minimum of 20 percent of the overall dwellings with secondary dwelling units.

Applicant's Answers			Staff Comments	
2.	Comment	Pts	Comment	Pts
c.	n/a	0	N/A	0
Sub total	Maximum points: 13	0	Maximum points: 13	0

3. Affordable Units for Sale or Rent:

- a. Projects are also eligible to receive points in this category based on the percent and level of affordability of below market rate units built within the project. When in the process of determining the number of below market rate units required, there occurs a fraction of a unit, any fraction less than .5 shall be paid as a corresponding fraction or percentage of the per unit cost of the standard housing fee. In phased developments, developer may carry the fractional share forward into succeeding phases until the fraction reaches .5 or higher. Any fraction of .5 or greater shall be deemed a requirement for one additional below market rate unit. The developer, however, may continue to carry the partial credit forward into the next phase(s) of the overall development. Refer to the following charts to compute points.

Note: For projects that commit to provide a certain percentage of total units as affordable Below Market Rate units, any fractions equal to or greater than 0.5 shall be rounded up to the next whole number. Additionally, whenever the project's individual commitment of low and median/moderate income units combines to equal 0.5 or greater, the project shall be required to provide one additional median income unit in the final phase of the development.

MARKET RATE FOR SALE COMPETITION

Percentage of Median/Moderate Income (of appropriate household size) for Sales Price Determination					
		Price Determination*			
Points	Commitment	R-3	R-2	R-1 7,000	R-1 9,000 & above lot size
(a) 13 points	4% Low	70%	73%	76%	80%
	4% Med**	90%	100%	110%	120%
(b) 14 points	6% Low	70%	73%	76%	80%
	2% Med**	90%	100%	110%	120%
(c) 15 points	8% Low	65%	70%	75%	80%

BMR sales price determination is based on median income and household size. All BMR units, including Moderate BMRs are deed restricted. Final BMR sales price is based on verification of property zoning and housing types.

**In lieu of constructing the median income BMR(s) projects receiving allocations for Fiscal Year 2013-14 can pay an in lieu fee for median income units required to be constructed in the project phase utilizing the FY 2013-14 allocations.

AFFORDABLE FOR SALE COMPETITION

Percent of Dwelling Units by Income Category for the affordable housing share within the Affordable Housing Competition			
Points	Low Income	Median Income	Moderate Income
15	40%	30%	30%
11	15%	45%	40%
7		50%	50%

For projects that commit to provide a low and median income affordable commitment, in the final phase, where the fractional share of the low and median income units combine to equal .5 or above, the project shall be required to provide one additional median income unit as fulfillment of the project's overall affordable housing commitment.

MARKET RATE UNITS FOR RENT

Points	Percent of BMR Units Extremely Low	Percent of BMR Units - Very Low Income	Percent of BMR Units - Low Income
15	2%	6%	0
11	0	4%	4%
7	0	0	8%

AFFORDABLE COMPETITION UNITS FOR RENT

Applicable to non-profit agency sponsored projects. (Does not include up to 25% market rate rental share)

Points	Percent of Affordable Units Extremely Low	Percent of Affordable Units Very Low Income	Percent of Affordable Units Low Income
15	8%	50%	40%
11	4%	40%	55%
7	0	30%	70%

Applicable to non-profit agency sponsored projects.(Does not include up to 25% market rate rental share)

NOTE: In your answer below state the type(s) of project (Sale, Rental, Market Rate, Affordable, etc) and the specific rate of BMRs the project is committing to.

Applicant's Answers			Staff Comments	
3.	Comment	Pts	Comment	Pts
a.	Applicant commits to 4% (7) Very Low Income and 4% (7) Low Income BMR units for rent within this Market Rate Rental project.	11	The applicant commits to the 4% (7) Very Low Income and 4% (7) Low Income BMR units for rent within this Market Rate Rental project.	11
Sub total	Maximum points: 15	11	Maximum points: 15	11

b. In lieu of BMR commitment, a Downtown Area project may be awarded points for overall housing affordability as follows:

i. 100% of the units are affordable to less than moderate income households **(8 points), OR**

ii. 75% of the units are affordable to less than moderate income households and 25% of the units are affordable to less than median income households. **(10 points)**

Applicant's Answers			Staff Comments	
3.b.	Comment	Pts	Comment	Pts
i.	100% of the units are affordable to less than moderate income households: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	0	100% of the units are affordable to less than moderate income households: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	0
ii.	75% of the units are affordable to less than moderate income households and 25% of the units are affordable to less than median income households: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	0	75% of the units are affordable to less than moderate income households and 25% of the units are affordable to less than median income households: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	0
Sub total	Maximum points: 10	0	Maximum points: 10	0

- c. In lieu of BMR commitment, a large multi-family rental project (> 150 units) may be awarded eight points for overall housing affordability if at least ten percent of the units are affordable to median income households. **(8 points)**

Applicant's Answers			Staff Comments	
3.	Comment	Pts	Comment	Pts
c.	n/a	0	The applicant is not committing to this requirement.	0
Sub total	Maximum points: 8	0	Maximum points: 8	0

4. A project may also be awarded 13 points if at least 8 percent of the dwellings are affordable at below market rates and the BMR units are constructed in a joint venture with a non-profit builder. The following criteria shall apply to the joint venture development:
- A letter of intent signed by both parties must be included with the Measure C application.
 - The homes are to be built by the non-profit agency through a self help building program or other applicable program approved by the City
 - The project must provide an area for a minimum of 8 BMR units as part of the joint venture agreement. If 10 percent of the project is less than 8 dwelling units, allocations above 10 percent of the project may be drawn from the affordable allotment set-aside if available, to achieve the 8 unit minimum.
 - The price range and target income of the buyers shall be determined and approved by the City and non-profit agency prior to the Measure C application.
 - The site and architectural plans for the affordable units shall be shown on the plans and shall be considered part of the market rate application.

NOTE: If the applicant and non-profit agency are unable to obtain the necessary funding, allotments, or encounter other obstacles and are unable to produce the affordable housing through the joint venture agreement; then the applicant will be required to choose one of the other options to achieve the **13 points** under criteria B4 in this category. Any unused affordable building allotment transfer shall be returned to the affordable allotment set-aside category.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
4.	At least 8% of the dwellings are affordable at below market rates and the BMR units are constructed in a joint venture that is consistent with the criteria above:	0	At least 8% of the dwellings are affordable at below market rates and the BMR units are constructed in a joint venture that is consistent with the criteria above:	0
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Sub total	Maximum points: 13	0	Maximum points: 13	0

5. For multi-family rental projects, a project providing fifty percent of the units with an enclosed garage will receive **one point**. A project providing seventy five percent of the units with an enclosed garage will receive **two points**. A project providing seventy five percent of the units with an enclosed garage that is directly accessible to the living unit will receive **three points**. Property management shall require that on-site parking occurs within the garages and that garages are not utilized solely for storage purposes.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
5.	Each unit has an enclosed garage. Property management will require that on-site parking occur within the garages, and that garages are not utilized solely for storage purposes.	2	Project does not meet criteria. Plans state 198 covered garages, 168 units, it is not clear how many garages are enclosed. Points will not be awarded.	0
Sub total	Maximum points: 3	2	Maximum points: 3	0

Total Points Requested by the Applicant	Total Points Recommended by Staff
13	11

MAXIMUM POINTS: 15

18.78.270 Housing Types.

A. "The extent to which the proposed development itself consists of a diversity of housing types to meet the goals of the housing element of the general plan.
.....(15 points)"

B. Standards and Criteria

1. Provides for a diversity of housing:

- a. Utilizes a mix of the various housing categories to provide housing diversity as follows by housing type*: (A maximum of **seven points, two points** per housing type, excepting the 15% single story housing type which is worth **three points**).

NOTE: 100 percent rental projects will receive seven points. Owner occupied single family detached projects will receive three points for one housing type, five points for two housing types and seven points for three housing types. Because multi-family housing is underrepresented within Morgan Hill, to promote the development of multi-family, all CL-R and CC-R zoned projects and multi-family R2, R3 and R4 zoned projects will receive seven points for one housing type and five points for two or more housing types.

* **Housing Types are defined as follows:**

- Single-family detached
- Single-family attached
- Vertical Mixed use; multi-family or stacked condominiums or condominium units in buildings containing three or more units.
- Custom Lots
- Secondary dwelling units
- Single story dwelling units (must represent at least 15% of the total dwelling units)

For the above determination, the number of units for a particular housing type when divided by the total number of units in the project must represent at least ten percent of the total number of housing units in the development (fifteen percent for single story units). The ten percent requirement would be in addition to any housing type used for below market rate (BMR) units. Single story BMR units may be counted toward the fifteen percent overall requirements for single story units.

Note: Only projects that have obtained partial allocations prior to and including FY 2015-2016 shall be permitted to utilize the R1-4,500 lot as a Housing Type for scoring purposes for the subsequent phases of their projects to compete for allocations. The percentage requirements stated above are absolute figures. Rounding to the nearest whole number is not permitted. A minimum of 10 percent (fifteen for single story units) is required, i.e. rounding up to get 10 percent is not allowed except when necessary to meet the ten percent commitment for example ten percent of 43 units is 4.3 which means 5 units would be needed to meet the ten percent requirement.

Applicant's Answers			Staff Comments		
1.	Comments		Pts	Comments	Pts
a.	100% rental project		7	Project meets criteria. This is a 100 percent rental project.	7
	Housing Type	# of units		Housing Type	# of units
	Single-family detached			Single-family detached	
	Single-family attached			Single-family attached	
	Multi-family	168		Multi-family	168
	Custom Lots			Custom Lots	
	Mobile Homes			Mobile Homes	
Sub total	Maximum points: 7		7	Maximum points: 7	7

- b. Over and above the BMR units committed in this section, the project provides an additional 10% detached units in an R-2 project or an additional 10% attached units in an R-1 project or an additional 10% ownership (e.g., townhouse units) in an R-3 project. **(two points)**.

Projects that have both R-2 and R-1 zoning designations can receive **one point** for providing an additional 10% detached units in the R-2 project area and/or one point for providing an additional 10% attached units in an R-1 portion of the project.

NOTE: The 10 percent determination will be based on the overall project. For ongoing projects, this criterion will be applied to the remaining phases only. The percentage requirements stated above shall be an absolute figure, rounding to the nearest whole number is not permitted except when necessary to meet the ten percent commitment for example ten percent of 43 units is 4.3 which means 5 units would be needed to meet the ten percent requirement. A minimum of 10 percent is required, i.e., rounding up to get 10 percent is not allowed. For projects that contain R-1 (4,500) lots and have obtained partial allocations prior to and including FY 2015-2016, if the project provides an additional ten percent R-1 (4,500) lots in an R-1 project, the project could obtain two points.

Applicant's Answers			Staff Comments		
1.	Comments		Pts	Comment	Pts
b.	n/a		0	N/A	0
Sub total	Maximum points: 2		0	Maximum points: 2	0

2. Provides for an economic diversity within the project.

- a. The proposed project would augment the existing housing stock by providing housing which would be affordable under the income categories described below. A maximum of **two points (or four points if for rent)** may be awarded to projects which reserve a portion of the total units (see table below) as affordable to very low income households within 100 percent rental projects or low income (ownership units) in other projects.

NOTE: A Micro or Small project, will receive **two points** if it chooses to pay the standard housing fee computed at 10 percent of the total project (including replacement units), or **four points** if it chooses to pay double the housing fee. Any project where all lots are in excess of 12,000 square feet, will receive two points if it chooses to pay the standard housing mitigation fee.

For Sale Projects:

(Please check-off your level of commitment and comment below)

8% BMR Commitment Provides for Percentage of Affordable Units			
Pts	% of units Low Income		% of units Median/Moderate
4*			
2	8		
2	6	2	
1.5	4	4	

*Applicable to 75% affordable/up to 25% market rate projects.

**Moderate BMR units must be on appropriately sized lots (≥4,000 square feet)

NOTE: If the applicant and non-profit agency are unable to obtain the necessary funding, allotments, or encounter other obstacles and are unable to produce the affordable housing through the joint venture agreement, then the applicant will be required to choose one of the other options to achieve the **2 points** in this (for sale) category. Any unused affordable building allotment transfer shall be returned to the affordable allotment set-aside category.

For Rent Projects:

(Please check-off your level of commitment and comment below)

8% BMR Commitment Provides for Percentage of Affordable Units					
Pts	% of Units Extremely Low Income		% of Units Very Low Income		% of Units Low Income
4	2%		6%		
4			4%		4%
3			2%		6%
2					8%

Applicant's Answers			Staff Comments	
2.	Comments	Pts	Comment	Pts
a.	Applicant commits to 4% (7) Very Low Income and 4% (7) Low Income BMR units for rent within this Market Rate Rental project.	4	Applicant commits to 4% (7) Very Low Income and 4% (7) Low Income BMR rental units. Note: Applicant did not complete the "check off your level of commitment box" above under the For Rent Projects.	
	Category		Category	# of units
	Very Low Income (for rental units)		Very Low Income (for rental units)	7
	Low Income		Low Income	7
	Median Income		Median Income	
	Moderate Income		Moderate Income	
	Above Moderate Income		Above Moderate Income	154
Sub total	Maximum points: 4	4	Maximum points: 4	4

- b. For a proposed large multi-family rental project (>150 units) the project would augment the existing housing stock by reserving ten percent of the units that would be affordable to median income households. **(two points)**

Applicant's Answers		Pts	Staff Comments	
2.	Comments		Comment	Pts
b.	n/a	0	N/A	0
Sub total	Maximum points: 2	0	Maximum points: 2	0

3. A project may be awarded points for housing variation under one of the following criteria:

- a. For single family/ownership projects, the proposed project provides for a variation of housing sizes within the project. The proposed project provides at least a fifty percent variation in house size from the smallest to largest floor plan and each house size represents at least ten percent of the total units. **(three points)** For purposes of making the above determination, there must be at least three (3) different floor plans and one hundred, twenty square foot difference between the size of each floor plan where the floor plans do not exceed 1,500 square feet (less than one hundred twenty square feet difference will be aggregated as one floor plan). Where the floor plans exceed 1,500 square feet, there must be a two hundred square foot difference between the size of each floor plan (less than two hundred square feet difference will be aggregated as one floor plan). The square footage shall be based on the conditioned living space.
- b. For multi-family projects, and 75% affordable and up to 25% market rate projects the variation will be based on number of bedrooms. A project which provides one bedroom units only, will receive **one point**. A project which provides a mix of one and two bedroom units, or two bedroom units only, will receive **two points**. A project which provides dwelling units with a mix of one, two, three, and four bedroom units or dwelling units with three or more bedrooms only within the development, will receive **three points**. Each bedroom category must represent at least 10 percent of the total units. Affordable ownership projects must provide a minimum of three floor plans to be eligible for points under this criterion.

- c. For vertical mixed-use and Downtown Area projects, the variation will be based on number of studio, one and two-bedroom units. A project which provides a mix of studio, one and two bedroom units will receive **three points**. A project which provides a mix of one and two bedroom units will receive **two points**. A project which provides dwelling units with two bedrooms only within the development, will receive **one point**. Each bedroom category must represent at least 20 percent of the total units.

NOTE: Three bedroom units are allowed as part of the remaining percentage of the total dwelling units and will not affect the points given under this criterion. BMR units may not be used when determining housing size variations.

NOTE: For projects that contain R-1 4,500 lots and have obtained partial allocations prior to and including FY2015-2016, the variation will be based on the number of bedrooms. A project which provides a mix of units with two bedrooms and three bedroom units will receive **two points**. A project with four bedroom units or an additional five percent single-story units will receive **three points**.

Applicant's Answers		Pts	Staff Comments	
3.	Comments		Comment	Pts
a.	n/a	0	N/A	0
b.	The project provides a combination of one bedroom, two bedroom and three bedroom units. Each unit type is represented by at least 10 percent of the overall unit total (17 unit minimum each). Note that three points were awarded in this criterion last year for an identical commitment to bedroom combination.	3	The project provides a total of 168 units, 24 one bedroom, 126 two bedroom and 18 three bedroom units. Each unit type is represented by at least 10 percent of the overall unit total.	3
c.	n/a	0	N/A	0
Sub total	Maximum points: 3	3	Maximum points: 3	3

4. A project providing at least 25 percent of the dwellings as visitability accessible units will be awarded **one point**. Visitability units are accessible dwellings that have one zero-step entrance; all main floor interiors, including bathrooms, with 32 inches of clear passage space; and at least a half-bath on the main floor usable for a person in a wheelchair.

Applicant's Answers		Pts	Staff Comments	
	Comments		Comment	Pts
4.	Applicant commits to providing 25% of the dwellings as accessible units.	1	Applicant commits to providing 25% of the dwellings as visitability accessible units.	1
Sub total	Maximum point: 1	1	Maximum point: 1	1

Total Points Requested by the Applicant	Total Points Recommended by Staff
15	15

MAXIMUM POINTS: 15

18.78.280 Quality of Construction Standards

- A. "Architectural design quality as indicated by the quality of construction and by the architectural elevations of the proposed buildings, judged in terms of architectural style, size, and height.

.....(15 points)"

B. Standards and Criteria

1. Over and above commitments made in B1 above or in the Natural and Environmental category, the proposed development will install the following:

(Check the box(es) next to the letter below for those items the project is committing to. The corresponding points will update automatically)

	Pts
<input checked="" type="checkbox"/> a. Installation of full exterior OSB/Plywood wrap. (three points)	3
<input checked="" type="checkbox"/> b. Foundations: 20% reduction of cement in the concrete mix design by use of fly ash, slag, silica fume or rice hull ash. (three points)	3
<input checked="" type="checkbox"/> c. Installation of light weight wallboard for all walls excluding code requirement for fire walls (two points)	2
<input checked="" type="checkbox"/> d. Installation of one dedicated ¾ inch electrical raceway for a future circuit to accommodate two 220 Volt electric car charging stations inside the garage. (two points)	2
<input type="checkbox"/> e. Installation of storm doors for exterior non-sliding doors that lead into habitable space. (two points)	
<input checked="" type="checkbox"/> f. Installation of 90% high efficiency fan forced heating. (two points)	2
<input checked="" type="checkbox"/> g. Zoned heating and air conditioning for all one and two-story homes. For multi-family projects with multi-story units, air returns are installed on two floors to improve temperature distribution. (two points)	2
<input checked="" type="checkbox"/> h. The proposed development will provide all the following (two points) 1. Listed sound attenuated materials in walls that adjoin a bathroom and/or bedroom walls; 2. Installation of high efficiency energy star water heater with energy factor of 0.70; 3. Installation of ultra high efficiency or dual flush toilet; and 4. Installation of rain sensor monitor on irrigation system.	2

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
1.	Applicant commits to 13 points in this category	16	Project commits to B.1.a, b, c, d, f, g and h above.	16
Sub total	Maximum points: 15	15	Maximum points: 15	15

Total Points Requested by the Applicant	Total Points Recommended by Staff
15	15

MAXIMUM POINTS: 15

18.78.290 Lot Layout and Orientation

- A. "Site design quality as indicated by lot layout, orientation of the units on the lots, and similar site design consideration.
.....(15 points)"

B. Standards and Criteria

1. Provides good site design considerations in all lot layouts.
 - a. Project will not require any deviations from the lot size and dimensions and setback standards of the base zoning district (excluding BMR units) **(one point)**.
 - b. The project must provide side yards setbacks, at the first level, of at least 20% in excess of the minimum setback required within the zone district to avoid crowding and to enhance spatial relationships **(one point)**.
 - c. Building separations in multi-family (three or more attached units) developments shall be a minimum of 20 percent in excess of the minimum setback required by the municipal code. **(one point)**
 - d. Arranges buildings and access-ways and locates parking areas and open space to minimize the use of sound walls next to the freeway, railroad and arterial or collector streets. **(one point)**
 - e. Avoids driveways greater than 150 feet in length for access. **(one point)**
 - f. A sufficient transition in lot sizes, or building sizes and vertical mixed use developments, is proposed in the site plan design to allow compatibility between existing and proposed neighborhoods. **(one point)**

- g. Over-all excellence of lot layout. Layouts deemed to be average will receive **zero points**, above average layouts will receive **one point**, and superior layouts will receive **two points**.

For scoring purposes points for overall excellence of lot layout will be assigned as follows:

Average Project: A project requiring 2 or more major design changes, or which has 4 or more minor problems. **(zero points)**

Above Average Project: A project requiring 1 major design change, or which has 3 minor problems. **(one point)**

Superior Project: A project requiring no major design change, or which has 2 or less minor problems. **(two points)**

- h. Provides harmonious use of exterior building materials and varying front elevations with low repeat factors. A reverse floor plan does not count as a separate elevation. An elevation to be considered different must include significant modifications to the exterior appearance of the structure.

Floor plan & elevation repeats 0 - 3.5 times: **one point**

-For single-family detached buildings, repeat factor is the total number of building lots divided by the number of floor plans multiplied by the number of alternate elevations for each plan
[i.e. repeat factor = number of building lots/floor plans * elevations]

-For single-family attached, repeat factor is the number of structures divided by the number of different footprints times the number of alternate elevations for each footprint (must have a minimum of two elevations within the project).

-For multi-family buildings, project must have a minimum of two elevations within the project which may be satisfied by different building types when a theme architectural style is utilized.

-For projects where all dwelling units are contained within a single building, the project will be scored as having no repeat elevations provided that each side of the building provides architectural interest consistent with the Design Review Ordinance (Chapter 18.74 of the Municipal Code) and Design Standards and Guidelines and is designed consistent with requirements in the City's Downtown Plan (Downtown projects only).

(Fill values in this table and comment below)

Repeat Factor			
		Applicant	Staff
h.	Number of Lots	1	
	Number of Floor Plans	2	
	Number of Elevations	2	
	Repeat Factor		Multifamily

Applicant's Answers			Staff Comments	
1.	Comment	Pts	Comment	Pts
a.	At the time of this submittal, it is anticipated that R-3 zoning district will be amended to increase the overall building height to 40'. All other development standards are in compliance with the R-3 zone.	1	The project does comply with the base zone district site development standards.	1
b.	n/a	0	The project is a single lot, multi-family project.	0
c.	Side separations between buildings exceed R3 minimum (5') by greater than 20 percent. See accompanying exhibits for proposed building separations.	1	The project will provide separation between buildings greater than 20%.	1
d.	The design avoids the use of sound walls along San Pedro Avenue and Condit Road.	1	The design avoids the use of sound walls along San Pedro Avenue and Condit Road.	1
e.	The project's internal circulation is composed of drive aisles; the primary drive aisle is a loop; other drive aisles that intersect the primary loop are all less than 150' long. Please refer to the RDCS exhibits, which illustrate the lengths of drive aisle stubs.	1	The entire circulation within the project is one long internal driveway exceeding 150 feet. The project indicates that these are drive isles.	0
f.	Buildings are 2 story product around the perimeter to provide compatability with proposed two story R-2 development to the east [Note criteria states existing and proposed neighborhoods]. Buildings on the interior are 3-story.	1	Connectivity between neighborhoods has been provided.	1

g.	Applicant has been working diligently with Staff since November 2014 and has invested significant resources to develop a walkable residential master plan. As shown, the proposed development complies with the Standards for Medium Density Residential Development.	2	The applicant has been working with Planning staff to address design issues and has complied with the newly adopted City Ordinance Chapter 18.29 of the Municipal Code.	2
h.	This Multi Family rental project consists of 18 buildings. Two building types are provided (an 8-plex and a 12-plex). In addition, two elevations are proposed. This satisfies the criteria providing different building types with a themed architectural style.	1	The project complies with this criteria.	1
Sub total	Maximum points: 9	8		7

2. Provides street design which complements lot layout and building orientation:

- a. Locates streets, walkways and arranges units to provide a system of continuous park/open space areas aggregated as to be useful in part for recreation that are conveniently located within the development.

(one point)

Note: In order to avoid spotty, scattered park/open space areas of inadequate size, the reservation for open space in one subdivision should whenever possible, be combined with similar reservations in adjoining subdivisions.

- b. Locates streets, designs lots, and arranges units to enhance neighborhood security by arranging a minimum of 75 percent of the units so that entrances are visible from the public right-of-way or private circulation areas and pedestrian walkways. An additional point may be awarded for other security measures **(up to two points)**

Applicant's Answers			Staff Comments	
2.	Comment	Pts	Comment	Pts
a.	Common passive/active open space & amenities are conveniently located & easily accessible to each building. Open space & amenities specific to the rental project is centrally-located. Pedestrian promenade is centrally located w/in the master-planned residential development, providing pathways through to the north, per Staff & PC recommendation.	1	Open space area is centrally located and useable.	1
b.	Conforms. A minimum of 75% of the units have entrances visible from the public right of way or private roads and pedestrian walkways. The community will be gated, and security cameras will be placed on-site to monitor activity outside the units. The property manager will be located on-site.	2	Agree with Project comments. Two points will be awarded as other security measures have been identified.	2
Sub total	Maximum points: 3	3	Maximum points: 3	3

3. Project provides a variety of setbacks which complements the overall site design.
- The minimum zone district setback shall be met with a minimum five-foot front setback variation provided between adjoining units for single-family dwellings, and four foot front setback variation provided between adjoining buildings for multi-family developments **(one point)**
 - The minimum zone district setback shall be met with a minimum five-foot rear setback variation for single-family dwellings, and four-foot rear setback variation for multi-family dwellings provided between adjoining units **(one point)**

NOTE: For projects that contain R-1 (4,500) lots and have obtained partial allocations prior to and including FY2015-2016, if the project provides a minimum four foot setback variation on one side yard or rear yard between adjoining units in R-1 (4,500) zone, the project could obtain a maximum of **two points**. (In order to obtain two points, project must vary both side and rear setbacks)

- The proposed project complies with the minimum lot standards for the zone district and provides at least a four foot variation in standard lot widths (excluding cul-de-sac lots) and each lot width represents at least 10 percent of the total lots. For purposes of making the above determination, there must be at least three different standard lot widths and at least a four foot difference in the width of each standard lot. **(one point)**
- For all single family and multi-family projects, uses garage placement to provide lot variation. At least 25% of units have side-loading detached, rear garages, or two car garages with tandem parking space to accommodate a third vehicle inside the garage. **(one point**, when 25% of the units have garage orientation as stated above; **two points** when 50% of the units have garage orientation as stated above).
For multi-family developments, projects may satisfy this criterion by locating garages, carports, and parking spaces at the side or rear of building at locations not directly visible from the public right-of-way. **(Up to two points)**
- For multi-family projects, building articulation or varying placement provides visual variety from the public right-of-way. **(two points)**
- The unit entry and habitable living space extend at least three feet in front of the unit garage doors (uncovered porch areas not included). **(two points)**
- Garage door width will not exceed sixty-five percent of the width of the building façade **(one point)** or fifty-percent of the width of the building façade. **(two points)**

Applicant's Answers			Staff Comments	
3.	Comment	Pts	Comment	Pts
a.	n/a	0	N/A	0

b.	n/a	0	N/A	0
c.	n/a	0	N/A	0
d.	Garages and parking spaces are located on the site's interior, and are not directly visible from the public right of way. All perimeter units (Buildings A-F and M-R) front to public drives and the pedestrian promenade, with garages facing inward. Large open space at San Pedro provides visual buffer.	2	Parking is not visible from public view, as recommended by staff in pre-application.	2
e.	Individual multi-family buildings provide articulation among individual units. In addition, roof elements, window treatments, and building textures provide visual variety from the public right-of-way.	2	The project commits to these design techniques.	2
f.	n/a	0	N/A	0
g.	n/a	0	N/A	0
Sub total	Maximum points: 12	4	Maximum points: 12	4

4. Uses lot layout and design techniques that reduce noise. Such techniques where appropriate include increased setbacks, significant landscape buffer areas, sound insulation board in the building construction, placement of air conditioning units away from property lines and side yard areas to minimize noise impacts to adjoining dwellings, etc. **(one point)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
4.	Project conforms. The project includes a greater setback with a significant landscape buffer area along the project boundaries. San Pedro units retain a 115-foot setback from property line. Units along Condit retain a 35-foot setback from face-of-curb (25-feet to back-of-walk) which exceeds required setback by 10 feet. Windows to side yards are minimized and noise producing elements such as air conditioners will be located away from side yards and adjoining dwellings	1	Project has increased setbacks and a significant landscape buffer along Condit Road or San Pedro Avenue. Other techniques will be used to minimize noise at the site.	1
Sub total	Maximum points: 1	1	Maximum points: 1	1

5. For projects in the Downtown Area or for multi-family projects, building setback areas above the second story are articulated with design elements that provide visual interest, such as the use of outdoor decks and balconies (must be provided on at least one elevation visible from a public or private street. Articulation must be a minimum of three horizontal feet and be 30% of the extent of the story [not necessarily continuous]). **(one point)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
5.	Building setback areas above the second story are articulated with design elements that provide visual interest. Criteria reads "For projects in Downtown Area OR multi-family projects..."	1	This building does qualify for this point category.	1
Sub total	Maximum points: 1	1	Maximum points: 1	1

6. In the Downtown Area, for multi-family projects of three or more stories, the project addresses building to building variation in the façade and building space above through use of architectural details such as bay windows, decorative belt courses, moldings around windows, and planter boxes, etc., that span from one building to another. **(one point)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
6.	n/a	0	N/A	0
Sub total	Maximum points: 1	0	Maximum points: 1	0

7. Downtown area projects and all multi-family projects will receive one point for providing shared parking (used jointly by residential and non-residential uses) and/or rear parking lots not visible from the public right-of-way. **(one point)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
7.	Parking lots are placed away from the public-right-of-way and will be screened by buildings A-F, M-R, and/or landscaping. Nearly 90 percent of the project's public frontage interfaces with buildings, circulation aisles, pedestrian access points, or landscape. Project's San Pedro Ave. frontage will include perpendicular public parking.	1	Project parking is not visible from public right-of-way. In addition, project is providing public parking along San Pedro Avenue, as requested by the City.	1
Sub total	Maximum points: 1	1	Maximum points: 1	1

15	15
----	----

MAXIMUM POINTS: 15

18.78.300 Circulation Efficiency

- A. "Site and architectural design quality as indicated by the arrangement of the site for efficiency of circulation, on-site and off-site traffic safety and privacy.
.....(15 points)"

B. Standards and Criteria

NOTE: Project scoring in this section shall be based on the overall Project Master Plan and shall include improvements completed in previous phases of the same development.

1. Streets, access ways and parking shall be designed to city standards and shall achieve safe and efficient circulation.
 - a. Provides, if applicable, for the future extension of streets for proper access or circulation to adjacent properties by providing one or more stubs or other improvement internal to the project. The future street extension(s) for arterial or collector streets must be consistent with the General Plan or other adopted circulation plans. This criteria applies to any project adjacent to a vacant or underutilized parcel planned for future development or redevelopment within the City's General and for which it would be consistent with City policies to extend public streets. **(up to two points)**
 - b. Provides, if applicable, for the future extension of drive aisles, or connections to shared access drives or adjacent parking lots. This criteria applies to any project adjacent to a vacant or underutilized parcel planned for future development or redevelopment within the City's General Plan(not applicable to single family development). **(one point)**
 - c. Eliminates existing stub or substandard streets, if applicable. Frontage improvements will not apply to this criterion unless the improvements occur along an arterial or the project completes full width street improvements along the project frontage. **(up to two points)**
 - d. Avoids short blocks between existing and/or proposed streets. A short block is considered to be less than two hundred fifty two feet from centerline to centerline of streets. Within a project, an entry aisle less than two hundred fifty two feet from the entry is acceptable. This criterion is not applicable where a driveway and/or drive aisles and curb cuts are used to provide access to the entire project site. **(one point)**

NOTE: Should a project propose a short block due to site constraints such as parcel size, the project will need to go through the preliminary RDCS review process prior to the competition and receive written acknowledgement from city staff that the creation of a short block is unavoidable and acceptable. One point may be awarded under this process as an exception.

- e. Provides a minimum 20 foot clear view back-out distance between enclosed garage space the adjacent public street and a minimum three foot distance from a drive aisle or alley way. **(one point)**

Applicant's Answers			Staff Comments	
1.	Comment	Pts	Comment	Pts
a.	n/a	0	N/A	0
b.	This project provides for the extension of the drive aisle along the northerly boundary of the proposed project. See exhibit for specifics.	1	The project provides for the extension of the drive aisle along the northernly boundary of the proposed project.	1
c.	The project will improve Condit Road along the project frontage. This work will result in Condit Road being completed to its full width along this section of roadway.	2	The project will complete full width street improvements along the project frontage on Condit Road. However, the project does not commit to do full width street improvements along the San Pedro Avenue frontage	1
d.	n/a	0	N/A	0
e.	There is a minimum 3-foot distance between garage doors and drive aisles.	1	The project provides for a minimum 3-foot distance between garage doors and drive aisles.	1
Sub total	Maximum points: 7	4	Maximum points: 7	3

2. Streets, access ways and parking are designed to promote neighborhood connectivity.
- Access to the project is provided from at least two different locations from the same adjacent street or access is provided from two separate streets. **(one point)**
 - Project avoids creation of long cul-de-sacs (no greater than 400 feet) and stub roads (one point) or the project avoids the creation of new cul-de-sacs **(two points)**
 - Project includes detached sidewalks with a minimum five foot street landscape strip **(two points)**. Alternately, projects in an urban context (e.g. the Downtown) provide an attached sidewalk at least 10 feet in width with trees planted along the curb edge in tree wells. **(one point)**
 - Project provides circulation to facilitate emergency response and patrol as determined by the fire chief and police chief. Off-set intersections are avoided. The project shall include specific information to provide for turnarounds and secondary access proposal for phased projects. **(one point)**
 - Project provides public parking in the Downtown Area consistent with the Downtown Specific Plan (i.e., at mid block areas between E. Second and E. Third and E. Third and E. Fourth Streets, on the east side of Depot Street, etc.). **(up to two points)**

2.	Comment	Pts	Comment	Pts
a.	Two points of access to the project are provided from Condit Road.	1	Two points of access to the project are provided from Condit Road.	1
b.	N/A	0	N/A	0
c.	Sidewalk contiguous with San Pedro Avenue and Condit Avenue is City-standard detached with a 5' landscape section between face of curb and sidewalk.	2	The project proposes to install detached sidewalks with a 5 foot park strip along the project frontage on Condit Road and San Pedro Avenue.	2

d.	Project provides circulation to facilitate emergency response and patrol. Note that two points of vehicular access will be provided during all project phases.	1	Project configuration will provide for adequate circulation for emergency response and police patrol.	1
e.	n/a	0	N/A	0
Sub total	Maximum points: 8	4	Maximum points: 8	4

3. Use of Environmentally Beneficial Technology

- a. Converts existing city lighting to energy efficient LED lights at a ratio of one street light conversion per dwelling unit. The cost of the light conversion shall be at least equal to or greater than \$ 750.00 per unit. **(one point)**
- b. In R-3 and Downtown Area projects, converts existing lighting to LED lights at a ratio of two light conversions per dwelling unit. **(two points)**

Applicant's Answers			Staff Comments	
3.	Comment	Pts	Comment	Pts
a.	n/a	0	N/A	0
b.	The project will convert existing lighting to LED at a ration of two lights per unit (168 x 2 = 336)	2	Given the zoning and commitment, the project will pay the streetlight conversion of \$1500 (2 x \$750) per dwelling unit.	2
Sub total	Maximum points: 3	2	Maximum points: 3	2

4. General Community Benefit

- a. Provides for dedication and improvement of extensions to existing streets and shared parking lots outside of the project boundaries. The cost of the offered dedication and public improvements shall be equal to or greater than \$1,100 per unit **per point**. Should the offered dedication and improvements be redundant to those made within the Public Facilities (PF) section, points will be awarded here first and then any excess applied to the PF section. For example, if \$1,500 per unit of improvements were recorded in this section and in PF, **one point** would be awarded here and \$400 per unit would be available to add to any non-redundant improvements made under the PF or Schools categories.

Projects which offer to complete adjacent or nearby off site public facility improvements which were committed to be installed by another project under a previously approved application will not receive points for the same commitment. **(Maximum of two points)**

NOTE: For the General Community Benefit Section, emphasis will be placed on improvements for dedicated extensions of existing streets within one mile of the project.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
4.	The project commits to public improvements at a cost of \$2,200 per unit (\$369,600). Improvements may include eligible San Pedro Avenue upgrades between Condit Road and Murphy Avenue as shown on the supplemental RDCS exhibits. Should the cost of these improvements be less than the committed amount, then the Applicant will coordinate with the City to determine how/where to direct the additional funds.	2	The project commits to public improvements in the amount of \$2,200 per dwelling unit.	2
Sub total	Maximum points: 2	2	Maximum points: 2	2

5. Downtown Area Benefit. Projects located in the Downtown Area may be awarded up to four points based on the following criteria:
- The project provides ground floor mid-block pedestrian connections through large buildings. For the criterion to apply, the pedestrian connection must be continuous and unrestricted during business hours. **(one point)**
 - The main project entries are oriented directly to the public streets to encourage connections through the existing network of sidewalks. **(one point)**
 - The project closes gaps in the pedestrian and bicycle network through replacement of extension of sidewalks, pathways or bike lanes beyond the project frontage. **(one point)**
 - The project provides bicycle parking with racks at convenient locations near building entrances and bus stops. **(one point)**

Applicant's Answers			Staff Comments	
6.	Comment	Pts	Comment	Pts
a.	n/a	0	N/A	0
b.	n/a	0	N/A	0
c.	n/a	0	N/A	0
d.	n/a	0	N/A	0
Sub total	Maximum points: 4	0	Maximum points: 4	0

6. In R-3 or higher density mixed use projects, each entry from a public street has a detailed and lighted circulation map to aid emergency response vehicles and delivery vehicles to easily locate units. **(one point)**

Applicant's Answers			Staff Comments	
6.	Comment	Pts	Comment	Pts
	Project will provide a detailed and lighted entry circulation map at vehicular entry.	1	The proposed commitment meets the criteria for this category.	1
Sub total	Maximum points: 1	1	Maximum points: 1	1

Total Points Requested by the Applicant	Total Points Recommended by Staff
13	12

MAXIMUM POINTS: 15

NOTE: Proposed developments must be assigned a minimum passing score of **seven points**, or a minimum of **five points** for Downtown Area projects under this category in order to qualify for building allotments.

18.78.310 Safety and Security

- A. "Site and architectural design quality as indicated by the amount of private safety and security provided in the design of the individual structures.
.....(10 points)"
- B. Standards and Criteria
1. Enhances safety and security as follows:
- a. Install a fire proof safe that is bolted to the floor or in another suitable location. **(one point)**
 - b. Provides a first aid kit with a poison control document to be installed in the kitchen area of the home. **(1/2 point)**
 - c. Any other fire protection device or construction technique approved by the fire chief not already required according to the California Fire Code. **(1/2 point)**
 - d. Provide outdoor lighting on all units/buildings to meet all police department specifications. Outdoor lighting is required by the California Electric Code, CEC and further defined in Chapter 18 of the MHMC. To enhance security, a motion detection light that meets all police department specifications shall be installed in the back side of each unit. **(1/2 point)**
 - e. For multi-family projects, pedestrian scaled lighting should be located along walkways and common areas. Lighting bollards should not be used. to substitute for pedestrian lighting as they do not illuminate areas large enough to discourage vandalism. **(1/2 point)**
 - f. Install illuminated address numbers for each unit and painted reflective curb numbers where possible. **(one point)**

NOTE: Application must stipulate that the reflective painted curb addresses will be maintained by a homeowners association. A small or micro project will receive **one point** without the requirement for painted curb addresses.

- g. Any other intrusion protection device or construction technique communicated to and approved by the Police Department to increase safety and security. **(1/2 point)**
- h. All large usable areas and parks will be provided with on-site (or modified electrolier) lighting to a minimum 1.5 foot candles. **(two points)**
- i. For multi-family projects, long-term enclosed and covered bicycle parking, including bicycle lockers or enclosed garages will be provided at a ratio of 10% of the required parking for residential units (guest parking included) for at least fifty percent of all second story units (multi-family projects only). **(two points)**
- j. Project will install security cameras to monitor all common areas such as laundry rooms, parking areas, recreation halls or similar areas. Camera system should be connected to a DVR with the ability to maintain recordings for a minimum of seven days. **(one point)**
- k. All pathways and pedestrian walkways will be illuminated with a minimum of one (1) foot candle to ensure safe nighttime conditions. **(one point)**

Applicant's Answers			Staff Comments	
1.	Comment	Pts	Comment	Pts
a.	n/a	0	Project does not propose the installation of fire proof safes.	0
b.	Applicant will provide a first aid kit with poison control document in the kitchen of each unit.	0.5	Project will provide a first aid kit with a poison control document to be installed in the kitchen area of each home.	0.5
c.	n/a	0	Project does not propose any additional fire protection devices or techniques.	0
d.	Applicant commits to providing outdoor lighting on buildings in conformity with police department specifications to fully conform to this criteria. A motion detector light will be installed per the criteria to each unit.	0.5	Applicant commits to providing lighting on all buildings that meet Police Department specifications, California Electrical Code and MHMC. Applicant commits to installation of motion detector light on each unit per police department specifications	0.5
e.	Pedestrian-scale lighting will be installed along walkways and common areas to fully conform to the criteria.	0.5	Applicant commits to installing pedestrian scaled lighting along walkways and in common areas. Applicant will not utilize bollard style lighting.	0.5

f.	Applicant commits to providing lighted numbers on each individual building with unit numbers illuminated as well as painted reflective curb numbers where possible.	1	Project will install illuminated address numbers on each individual building, with unit numbers illuminated as well, and painted reflective curb numbers where possible.	1
g.	n/a	0	N/A	0
h.	Applicant commits to providing on-site lighting in all large usable areas and parks to a minimum of 1.5 foot candles or modified electrolier.	2	site lighting in all large usable areas and parks to a minimum of 1.5. foot candles or modified electrolier.	2
i.	Project will provide long term enclosed and covered bicycle parking including lockers at a ration of 10% of the required parking for residential units and guest parking per the criteria.	2	Applicant commits to provide long-term bicycle parking at a ratio of 10% of the required parking for residential units (including guest parking) .	2
j.	Project will provide cameras to monitor all common areas as per criteria. The system will be connected to a DVR with the ability to retain recordings for a minimum of seven days.	1	1 Applicant commits to installing security cameras to monitor common areas such as laundry, parking and recreational areas/halls. Applicant commits to connecting security camera to DVR to maintain recordings for a minimum of 7 days.	1
k.	All pathways and pedestrian walkways will be provided with on-site lighting to a minimum of 1 ft candles to conform.	1	Applicant commits to illuminating all pathways and pedestrian walkways with a minimum of 1 foot candle.	1
Sub total	Maximum points: 10.5	8.5	Maximum points: 10.5	8.5

2. For single-family projects, the following principles of Crime Prevention through Environmental Design (CPTED) will be incorporated in the development design **(one point)**:
- a. Natural Surveillance – the concept of “eyes on the street” which promotes features that maximize the visibility of people, parking and entrances
 - b. Territorial Reinforcement – the concept which promotes features such as landscape plantings, paving designs, and gateway treatments that define property lines and distinguish private space from public space
 - c. Natural Access Control – this concept promotes natural access control by designing streets, walkways and entrances to clearly indicate public routes and discourage access to private areas

For multi-family projects the following CPTED principles will be incorporated in the development design **(one point)**:

- a. Windows and entries should be placed to natural surveillance of the site. Site lines from dwelling units to the parking area(s) should be provided
- b. Open spaces, courtyards, circulation corridors and individual dwelling unit entrances should be designed to be visible from as many dwelling units as possible. Enclosure of private open space should not prevent common open space surveillance by residents.
- c. If management office is located on site, the office should be centrally located in a visible location. Community and/or meeting rooms and other amenities should also be located in close proximity to other heavily used areas.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
2.	The project will conform to the CPTED principles specified in the criteria for multi-family projects item a,b and c.	1	Applicant commits to utilize CPTED design principles of Natural Surveillance, Territorial Reinforcement per A,B,C above for multi-family projects.	1
Sub total	Maximum points: 1	1	Maximum points: 1	1

3. Lockable hardware on all side yard or patio gates **(1/2 point)**

NOTE: Gas and electric metering equipment must be located in front of to lockable yards or outside of patio or gated areas.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
3.	Lockable hardware will be provided on side yard, patio and pool gates	0.5	Applicant commits to installing lockable hardware on all side yard and patio gates.	0.5
Sub total	Maximum points: 0.5	0.5	Maximum points: 0.5	0.5

4. Installation of an intrusion, fire alarm and heat detector system, monitored by a central station, or to include auto dialer which meets City ordinance. For multi-family projects, points will be awarded for a fire alarm system without central monitoring and NO intrusion system (**two points; three points** when the developer includes a one-year monitoring contract with the home purchase and commits to deliver to the homeowner a City specific responsible listing card that the City Police Department can keep on file.)

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
4.	n/a	0	Project does not propose the installation of an alarm system.	0
Sub total	Maximum points: 3	0	Maximum points: 3	0

5. Neighborhood Emergency Preparedness Program administered through a homeowners association or central property management. Emergency Preparedness Program shall be instituted within 180 days of the first homeowners taking occupancy. Within 180 days, the homeowner association shall contact the Morgan Hill Office of Emergency Services to schedule a resident meeting to assist community/neighborhood development of an emergency preparedness program.(**one point**)

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
5.	Applicant commits to establishing a Neighborhood Preparedness Program administered through the property management agency. Applicant will direct said agency to contact Office of Emergency Services within 180 days of first five homeowners taking occupancy to schedule a resident meeting	1	Project will establish a Neighborhood Preparedness Program administered through the property management agency.	1
Sub total	Maximum points: 1	1	Maximum points: 1	1

6. The developer shall include provisions in the Covenants, Conditions and Restrictions (CC&R's) of the homeowners association which directs a Board representative to the City of Morgan Hill Police Department's Community Service Officer to enact a neighborhood watch program to be established as part of the first phase of the development. Neighborhood watch program shall be established within 120 days of the first five homeowners taking occupancy. For rental projects, neighborhood watch programs shall be administered through a central property management company. Neighborhood watch program for rental projects shall be established 90 days from issuance of Certificate of Occupancy. (**one point, criterion does not apply to Small or Micro projects**)

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
6.	Applicant commits to including in the CC&Rs of the development provisions the establishment of a Neighborhood Watch Program, which will be administered through a property management company. The Applicant commits to establishing the program within 90 days of the first five tenants taking occupancy.	1	Applicant commits to establishing a Neighborhood Preparedness Program administered through the HOA. Applicant will direct HOA to contact Office of Emergency Services within 90 days of issuance of the Certificate of Occupancy.	1
Sub total	Maximum points: 1	1	Maximum points: 1	1

Total Points Requested by the Applicant	Total Points Recommended by Staff
10	10

MAXIMUM POINTS: 10

NOTE: Proposed developments must be assigned a minimum passing score of **five points** under this category in order to qualify for building allotments.

18.78.320 Landscaping, Screening and Color

A. "Site and architectural design quality as indicated by the amount and character of landscaping and screening and color of buildings.
(10 points)"

B. Standards and Criteria

(NOTE: Custom lots and custom lot developments may receive points in pertinent sections below where landscaping will be provided by the lot owner. This requires development agreement commitments being recorded against each such lot, including a statement that landscaping requirements must be in place or bonded prior to receiving City approval for occupancy.)

1. Uses landscaping techniques that enhance the quality of the site.
 - a. Applicant agrees to provide twenty-four inch box-size trees, including street trees from a city approved list, with a minimum height of nine feet and a spread of three to four feet. The box-size trees will be provided within the development at a ratio of one box-size tree per ten trees provided with the landscape area to be installed by the developer. The one box-size tree per ten trees calculation does not include street trees. **(one point)**
 - b. Provides sufficient planting around all necessary and appropriate group off-street parking areas (single family unit driveways not included) to achieve shading and visual screening as viewed from a public street or private street. **(one point)**
 - c. Varied front yard landscaping plans are installed by the developer. For multi-family projects this criterion shall apply to varied landscaping installed along the project frontage and for the landscaping installed in front of the buildings in the interior portions of the project. Varied landscaping may mean different accent trees in various areas and/or themed landscaping in courtyards. **(one point)**
 - d. Project provides or conforms to a Street Tree Master Plan that addresses tree selection, location of trees on each lot, proper tree spacing, and preservation of any existing trees (excluding orchard trees). **(one point)**

Applicant's Answers			Staff Comments	
1.	Comment	Pts	Comment	Pts
a.	Applicant agrees to install 24" box trees from City approved list, with a minimum height of 9 ft and spread of 3 to 4 feet at a ratio of 1 such tree per 10 trees installed (not including street trees) per the criteria.	1	Project will provide 24 inch box size trees at the established ratio.	1
b.	Applicant agrees to install 24" box trees from City approved list, with a minimum height of 9 ft and spread of 3 to 4 feet at a ratio of 1 such tree per 10 trees installed (not including street trees) per the criteria.	1	Project agrees to provide planting around group parking.	1

c.	Project will provide varied landscaping plans for project street landscaped frontage, front-of-building and interior portions will have varied landscaping to include different accent trees in various areas and/or themed landscaping in courtyards to satisfy this criteria.	1	Project will provide varied frontage landscaping as required for multi-family projects.	1
----	---	---	--	---

d.	Project provides/conforms to a Street Master Plan addressing selection, location and spacing of trees.	1	Project commits to comply with the Master Plan requirement.	1
Sub total	Maximum points: 4	4	Maximum points: 4	4

2. Landscape planting and irrigation systems are designed to conserve water usage.
- The landscape to be installed by the developer will include pervious hardscape coverage such as decorative paving, wood decking, decorative stone and similar non-irrigated areas on at least fifteen percent of the landscape area. Pedestrian walkways across circulation aisles are not included in this item. **(1/2 point)**
 - All other planting in non turf areas shall be composed of low to moderate water use plants identified in Water Use Classification of Landscape Species Guide or East Bay Municipal District's Plants and Landscape for Summer-Dry Climates of the San Francisco Bay Region or other species, including native plants, that are well adapted to the climate of the region and require minimum water once established. **(one point)**
 - Project connects to an existing water supply separate from the City's water system (e.g., an off-site irrigation well) for landscape irrigation. Applies to Small and Micro projects only. **(one point)**

Applicant's Answers			Staff Comments	
2.	Comment	Pts	Comment	Pts
a.	Non-irrigated landscapaing will be installed on at least 15% of the landscape area.	0.5	Applicant has committed to this requirement.	0.5
b.	Planting palletes will comply with this creteria	1	The project has committed to planting low to moderate landscaping.	1
c.	n/a	0	N/A- Not a small or micro project.	0
Sub total	Maximum points: 2.5	1.5	Maximum points: 2.5	1.5

3. Landscaping is installed on all areas (i.e. common areas and open space areas) visible from public and private rights-of-way. The use of wildflower mix, hydroseeding, or areas predominantly covered in mulch or mulch-type groundcover will not achieve commitment. **(one point)**

Applicant's Answers				Staff Comments			
	Comment			Pts	Comment		
3.	Landscaping is installed on all areas visible from public and private rights-of-way?			1	Landscaping is installed on all areas visible from public and private rights-of-way?		1
	x	Yes	No		x	Yes	No
Sub total	Maximum points: 1			1	Maximum points: 1		

4. Project site drainage may be reduced by first-flush underground retention system, with testing results demonstrating sufficient percolation which is greater than 0.6 inches per minute. Alternately, project uses pervious pavement in all open parking lots, driveways and sidewalk areas to minimize drainage runoff. Project must be located in an area of rapid soil permeability for pervious pavement criterion to apply. **(two points)**

Applicant's Answers				Staff Comments			
	Comment			Pts	Comment		
4.	First-flush underground retention system will be implemented on-site. See attached report for testing results demonstrating sufficient percolation rates.			2	The applicant will be implementing an underground retention system.		
Sub total	Maximum points: 2			2	Maximum points: 2		

5. Downtown Area project uses building color to enhance architectural details and to add to the visual interest of facades. **(one point)**

Applicant's Answers				Staff Comments			
	Comment			Pts	Comment		
5.	n/a			0	Project is not located within the downtown area.		
Sub total	Maximum points: 1			0	Maximum points: 1		

Total Points Requested by the Applicant	Total Points Recommended by Staff
8.5	8.5

MAXIMUM POINTS: 10

18.78.330 Natural and Environmental Features.

A. "Site design quality in adapting the development to the setting, including the preservation of vegetation, trees, natural terrain, and other natural and environmental features.
(10 points)"

B. Standards and Criteria

1. The proposed development utilizes environmental preservation techniques.

Foundation types are designed to minimize grading of the site and road alignment follows and maintains existing ground elevation to the greatest extent possible. Minimal grading is considered a fill or excavation of less than two feet in depth (four feet is acceptable for detention ponds and three feet is acceptable as required fill for flood protection), and restricts the amount of runoff caused by impervious surfaces and the covering of land area suitable for percolation or bio-swales where applicable. **(one point)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
1.	Project commits to criterion as described above, will minimize site grading, and will restrict the amount of runoff caused by impervious surfaces and the covering of land area suitable for percolation or bio-swales where applicable.	1	Site grading will be minimized and will conform to preservation techniques.	1
Sub total	Maximum points: 1	1	Maximum points: 1	1

2. Over and above commitments made in B1a above, the proposed development will install the following:

NOTE: For criteria b-e, points will be awarded to single highest level of commitment.

(Check the box(es) next to the letter below for those items the project is committing to.
Corresponding points will update automatically)

			Pts
<input type="checkbox"/>	a. Install solar water heating system properly sized to meet 50% of the anticipated hot water demand for home. (three points)		
<input type="checkbox"/>	b. Install solar photovoltaic panels to offset 50% of anticipated electrical energy demand of residential unit (four points)		
<input type="checkbox"/>	c. Install solar photovoltaic panels to offset 60% of anticipated electrical energy demand of residential unit. (five points)		
<input type="checkbox"/>	d. Install solar photovoltaic panels of offset 70% of energy demand of residential unit. (six points)		
<input type="checkbox"/>	e. Install solar photovoltaic panels to offset 80% of anticipated electrical energy demand of residential unit. (seven points)		
<input checked="" type="checkbox"/>	f. Install solar photovoltaic panels to offset fifty percent of the anticipated energy demand of the clubhouse facility in a multi-family rental project. (two points)		2
<input type="checkbox"/>	g. Building performance exceeds Title 24 - One point for every 5% better than Title 24 up to a maximum of 5 points (TYPE IN PERCENT)		0
<input checked="" type="checkbox"/>	h. Additional Build It Green (BIG) Points - 1 point for every 10 BIG points greater than 70 points up to a maximum of 5 points. (TYPE IN ADDITIONAL BIG POINTS)	ADDITIONAL BIG PTS	
		0	0
	For multi-family residential projects 1 point for every 7 BIG points greater than 70 points up to a maximum of seven points. (TYPE IN ADDITIONAL BIG POINTS)	ADDITIONAL BIG PTS	
		14	2
	i. For multi-family rental projects, provides one 220 Volt outlet in a garage for the percent of residential units as follows:		
<input type="checkbox"/>	15% (one point)	<input type="checkbox"/> 30% (two points)	<input checked="" type="checkbox"/> 60% (three points)
			3
<input checked="" type="checkbox"/>	j.1. Any community pool utilizing solar water heating (one point)		1
<input checked="" type="checkbox"/>	j.2. Any community pool utilizing a pool system with salt-chlorinator (one point)		1

Applicant's Answers			Staff Comments	
2.	Comment	Pts	Comment	Pts
2.	The project commits to the maximum points (9) from the above list.	9	The project commits to B.2.f, B.2.h, B.2.j.1 and B.2.j.2.	9
Sub total	Maximum points: 9	9	Maximum points: 9	9

Total Points Requested by the Applicant	Total Points Recommended by Staff
10	10

MAXIMUM POINTS: 10

15.78.335 Livable Communities

- A. The extent to which the proposed development exhibits overall project excellence and/or incorporates or otherwise embodies the concept of Livable Communities, such as proximity to transit, pedestrian orientation, efficiency of street system, mixed use, infill and maximization of use of existing infrastructure.

.....(10 points)"

- B. Standard and Criteria:

1. Proposed project phase(s) are subjectively judged by the Planning Commission to be superior with respect to overall project excellence. **(two points when awarded by a super majority of the voting members, or one point when awarded by a majority of the voting members of the Planning Commission) The Planning Commission will be reviewing and considering the design component of the project.**

NOTE: The determination of project excellence will include input from the Building and Planning Divisions and the Public Works Department regarding the performance of the developer during any previous building permit processes. The timeliness and accuracy of the application submittal by the developer for any previous project will be an important consideration. Negative performance factors include more than two plan checks and/or projects which submit for building permits prior to ARB approval and prior to application for Final Map approval. No recommendation will be provided for developers or applicants who have not previously built in the City.

City staff may award up to two points under this criterion when it is determined that project changes proposed as part of the City's entitlement process will improve the overall project excellence.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
1.	Note that Applicant has received approvals for, and is currently building, the Esperanza project on Diana Avenue in Morgan Hill. Applicant is also processing four other projects within the City limits: Young, Alcini, Busk, and Donut.		To be awarded by the Planning Commission.	0
Sub total	Maximum points: 2	0	Maximum points: 2	0

2. Encourages the use of public transportation:

In residential areas by constructing bus shelters, benches, reinforced street sections or bus pullout areas and these improvements are located on an approved or planned Valley Transportation Agency (VTA) transit route and accepted by the VTA for maintenance. A letter from the VTA shall be submitted confirming VTA's acceptance and maintenance of the proposed bus stop. For planned bus routes, the VTA letter shall provide confirmation of the future bus route extension. This criterion may apply to a bus stop constructed in the initial or previous phase that would serve subsequent phases of the same development. **(up to two points)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
2.	n/a	0	N/A Project is not located along an established transit route.	0
Sub total	Maximum points: 2	0	Maximum points: 2	0

3. Project is located within a quarter mile walking distance of the bus stop or other transit facility (the W. Main/Hale Park & Ride Facility, Caltrain Station, regional or community transit lines). **(two points; one point if the project is within ½ mile walking distance of the above bus stop or transit facilities)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
3.	Project is within 1/4 mile walking distance of MST Route 55, the Monterey-San Jose Express Bus Route. Please refer to the attached VTA map for details.	2	The project is not located within a 1/4 mile or 1/2 mile of a transit facility.	0
Sub total	Maximum points: 2	2	Maximum points: 2	0

4. Project is designed as “vertical mixed use” with retail/commercial on the ground level and residential above. Larger mixed use projects that combine commercial and residential uses will receive **maximum points** in this category only to the extent that the residential and commercial uses are well integrated with each other, sufficient pedestrian connections between uses exist and parking lots are minimized from the public view. **(up to two points)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
4.	n/a	0	Project is not a mixed use project.	0
Sub total	Maximum points: 2	0	Maximum points: 2	0

5. Builds to planned densities. Downtown Area projects that build in the upper one third of the allowable density range will be awarded **(two points)**. Projects that build to the upper 15 percent of the density range will be awarded **(three points)**.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
5.	n/a (not a downtown project)	0	Project is not located within the downtown.	0
Sub total	Maximum point: 3	0	Maximum point: 3	0

6. Provides architectural variation and differentiation by providing the following (all criteria must be met to receive points) **(three points)**:
- a. Uses porches, balconies, for any area viewed from the public right-of-way or multi-unit courtyards interior to the project on at least 25% of units to promote a neighborhood feel
 - b. Uses at least two different roof lines and two different pitches throughout the project, i.e. gable, hipped, dormers, Mansard, etc.
 - c. Uses architecture and profiles and massing that are compatible and works with the existing surrounding neighborhoods. Applicable only where a project adjoins an existing neighborhood on at least one side or twenty-five percent of the project's frontage.
 - d. Provides a consistent level of architectural relief and detailing on all four building elevations. Where two-story rear and/or side-yard building elevations occur, architectural relief shall include some third dimensional design element such as bay windows, balconies, covered porches, decorative trellis, etc. In addition, each standard trim and base color must represent no more than 15% (project size permitting) of the project. For multi-family rental projects, the paint scheme may be uniform to enhance village-architecture theme, and alley-loaded garage side may have limited architectural detailing.

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
6.	At least 25% of the units use porches, decks, verandas, and balconies that can be viewed from the public right-of-way. The project uses at least two different roof lines and two different roof pitches throughout the project. The project is adjacent to R2 development to the west. Proposed product is consistent with size and mass of homes that exist to the north. Architectural relief, articulation, and detailing are consistent on all four building elevations. Each standard base and trim color will represent no more than 15% of the project.	3	Project has committed to all criteria within this category to receive points.	3
Sub total	Maximum points: 3	3	Maximum points: 3	3

7. Uses design and layout techniques that give individuals maximum privacy within and outside the homes. Such techniques include the off set of windows between units, alternating outdoor patio areas and entrance and consideration of fence height in relation to grade changes. **(one point)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
7.	Windows will alternate. Alternating outdoor patio areas. Noise producing elements [i.e. air conditioners] are located away from adjacent unit.	1	The windows on units will alternate. Noise producing elements will be located away from other units.	1
Sub total	Maximum points: 1	1	Maximum points: 1	1

8. For multi-family projects all units have washer and dryers for convenience and safety of residents. **(three points)**

Applicant's Answers			Staff Comments	
	Comment	Pts	Comment	Pts
8.	All units will include a washer and dryer.	3	The project is a multi-family project that has committed to providing washer and dryers within the units.	3
Sub total	Maximum points: 3	3	Maximum points: 3	3

Total Points Requested by the Applicant	Total Points Recommended by Staff
9	7

MAXIMUM POINTS: 10

File Number: MC-15-18:San Pedro-Presidio (Rental)

Scoring Summary for Non-Micro Project Competition Points Requested

CATEGORY	MAXIMUM POSSIBLE SCORE	APPLICANT'S POINT REQUEST	STAFF'S POINT RECOMMENDATION	PLANNING COMMISSION CHANGES	FINAL SCORE
Schools	25	24	22		22
Open Space	20	15	15		15
Orderly and Contiguous	20	14	14		14
Public Facilities	10	10	10		10
Parks and Paths	10	10	9		9
Housing Needs	15	13	11		11
Housing Types	15	15	15		15
Quality of Construction	15	15	15		15
Lot Layout and Orientation	15	15	15		15
Circulation Efficiency	15	13	12		12
Safety and Security	10	10	10		10
Landscaping	10	8.5	8.5		8.5
Natural and Environmental	10	10	10		10
Livable Communities	10	9	7		7
GRAND TOTAL	200	181.5	173.5	0	173.5

ESTIMATED COSTS FOR RDCS COMMITMENTS

*The estimated costs below are based on a limited number of RDCS criteria which stipulate a minimum cost/value of improvements committed to by the project. This does not include all fees (impact, in-lieu, or other) to be collected at time of development or any other required public improvement associated with the project. This page is for **reference purposes only** of certain criteria, is not to be used as a substitute for the commitments the project has made throughout other sections of the Project Narrative, and will not be used in determining points awarded to the project.*

Criteria	Commitment	Estimated Cost (Per Unit)
SCHOOLS		
3	Provides off-site pedestrian safety improvements or traffic safety improvements	\$4,950
PUBLIC FACILITIES		
2f	Provides public facility, off-site storm drainage improvements or pedestrian improvements from a City-approved list or improvements on or adjacent to the project in excess of standard requirement	\$3,300
2g	RDCS Capital Improvement Program Fund	\$1,100
PARKS AND PATHS		
6	Lesser of double the required in-lieu park fees or \$1,100 per point	None
7	Projects of 50 units or less who do not provide a park will pay the lesser of triple the required in lieu park fees or \$1,100 per point	None
HOUSING NEEDS		
2a	Standard housing fees	None
2b	Double the standard housing fees	None
2c	Double the standard housing fees	None
CIRCULATION EFFICIENCY		
4	Dedication and improvement of extensions to existing streets and shared parking lots outside of the project boundaries	\$2,200
TOTAL		\$11,550