

RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) 2016 COMPETITION EVALUATION OF PROJECTS FOR THE FISCAL YEAR 2018-2019 ALLOTMENT

November 8, 2016
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BACKGROUND

The Planning Commission reviewed the Residential Development Control System (RDCS) applications at the October 25, 2016 meeting. Changes to the project narratives and point adjustments, as directed by the Planning Commission, are reflected in Attachment 1.

Livable Communities-Project Excellence

Prior to adjusting the final score for each project narrative, the Planning Commission may award points for overall project excellence within the Livable Communities Category. Two points can be awarded by a super majority of the voting members of the Commission or one point when awarded by a majority of the voting members.

The Planning Commission adjusted scores from the October 25, 2016 meeting, information regarding developer performance and prior project excellence scores (if available) are summarized below. The Planning Commission adjusted score would be revised following the award of the project excellence point(s).

A. Open Market

1. **RDCS2016-0009 E. Dunne-Mana:** The applicant is requesting 16 building allotments for FY 2018/19 to complete the project. The proposed development would be 32 single-family attached residential units at full build-out. The City has experience with the applicant; however, the applicant has not developed a project within the City. The project civil engineer has provided complete and timely submittals involving other projects. The Planning Commission project excellence score from the 2015 RDCS competition was 0. **The Planning Commission adjusted score is 180.**
2. **RDCS2016-0010 Monterey-Dynasty:** The applicant is requesting 2 building allotments for FY 2018/19. The project at build-out would be 131 units. The applicant is an experienced developer within the community. **The Planning Commission adjusted score is 163.5.**
3. **RDCS2016-0013 Cochrane-Cal Atlantic:** The applicant is requesting 52 building allotments for FY 2018/19 to complete the project. The project at build-out would be 135 units. The developer knows the City's development process and is responsive to the City's requests. The Planning Commission project excellence score from the 2015 RDCS competition was 1. **The Planning Commission adjusted score is 179.5.**

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4. **RDCS2016-0014 Laurel-DeRose:** The applicant is requesting 45 building allotments for FY 2018/19 to complete the project. The project at build-out would include 15 single family units and 50 condominiums. The developer knows the City's development process and is responsive to the City's requests. The Planning Commission project excellence score from the 2015 RDCS competition was 0. **The Planning Commission adjusted score is 176.5.**
5. **RDCS2016-0015 Cochrane-Borello:** The applicant is requesting 30 building allotments for FY 2018/19. The project at build-out would be 244 single family units. Toll Brothers Northern California, an experienced developer, has entered into a purchase agreement with the property owner and will be developing the property. The Planning Commission project excellence score from the 2015 RDCS competition was 2. **The Planning Commission adjusted score is 178.5.**
6. **RDCS2016-0017 Murphy-Presidio Evergreen:** The applicant is requesting 44 building allotments for FY 2018/2019 to complete the project. The proposed development would be 74 condominium units at full build-out. The City has experience with the applicant; however, the applicant has not developed a project within the City. The project civil engineer has provided complete and timely submittals involving other projects. The Planning Commission project excellence score from the 2015 RDCS competition was 0. **The Planning Commission adjusted score is 180.**

D. Small Projects

7. **RDCS2016-0012 Walnut Grove-Newland:** The applicant is requesting 4 building allotments for FY 2018/19 to complete the project. The proposed development consists of nine single-family units. The developer has some experience with the City. The Planning Commission project excellence score from the 2015 RDCS competition was 0. **The Planning Commission adjusted score is 163.**

E. Large Multi-Family

8. **RDCS2016-0016 Jarvis-MWest:** The applicant is requesting 10 residential building allotments for FY 2018/19. Applicant's optimal request would be for up to 100 units. This developer has not processed projects within the City. The Planning Commission project excellence score from the 2015 RDCS competition was 0. **The Planning Commission adjusted score is 182.**

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9. **RDCS2016-0018 Condit-Presidio:** The applicant is requesting an additional 17 building allotments for FY 2018/19. The proposed development at full build-out is a 182 unit multi-family rental project. The City has experience with the applicant; however, the applicant has not developed a project within the City. The project civil engineer has provided complete and timely submittals involving other projects. The Planning Commission project excellence score from the 2015 RDCS competition was 0. **The Planning Commission adjusted score is 178.**

D. Micro Projects

10. **RDCS2016-0008 Old Monterey-Vo:** The applicant is requesting six building allotments for FY 2018/19. The proposed development is six single-family units. This is not an experienced developer within the community. **The Planning Commission adjusted score is 153.5.**
11. **RDCS2016-0011 Llagas-Silvas:** The applicant is requesting three allotments for FY 2018/19. The proposed development is three single-family units. This is not an experienced developer within the community. **The Planning Commission adjusted score is 150.5.**

CONCLUSION

Following award of Livable Communities project excellence point(s), a final score will be assigned to each application and the Planning Commission will adopt a resolution with the final scores. In accordance with Section 18.78.130 of the Morgan Hill Municipal Code, an applicant may appeal the final scoring to the City Council within 15 days after notice of final evaluations. In addition, all City Departments and the Morgan Hill Unified School District are to be notified of the final evaluations. Any appeal filed would be heard at the December 21, 2016 City Council meeting.

Attachments:

1. RDCS Preliminary Scores and Comments
2. Planning Commission Resolution
4. Evergreen Project Excellence Request
5. Cal Atlantic Project Excellence Request
6. Toll Brothers Project Excellence Request