

RESOLUTION NO. 17-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING THE BUILDING ALLOTMENT FOR THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) ON-GOING, MICRO, SMALL PROJECT, OPEN/MARKET AND MULTI- FAMILY RENTAL (<150) PROJECTS FOR FISCAL YEAR 2018-2019

WHEREAS, the Planning Commission has received eleven project applications requesting residential building allotments pursuant to Chapter 18.78 (Residential Development Control System) of the Morgan Hill Municipal Code; and

WHEREAS, the City Council has established competition categories for open/market rate residential projects including a separate set-aside for small residential projects, micro projects and multi-family rental projects; and

WHEREAS, each residential project has been evaluated according to a specific set of standards and criteria as required by the Residential Development Control System; and

WHEREAS, the City Council has determined that the Planning Commission may adjust the distribution of allotments as deemed necessary to respond to changes in the housing market (such as changes in the build-out rate for existing projects, lack of applications in set-aside categories, and increased demand for particular housing types, etc.), provided no less than 33 percent of the allotment is awarded to single family dwellings; and

WHEREAS, testimony received at a duly-noticed public hearings, along with exhibits and drawings and other materials have been considered in the review process; and

WHEREAS, on January 10, 2017, the Planning Commission did duly adopt a Resolution approving the distribution for Residential Development Control System building allotments for Fiscal Year 2018-19; and

NOW, THEREFORE, BE IT RESOLVED BY THE MORGAN HILL PLANNING COMMISSION OF THE CITY OF MORGAN HILL THAT:

SECTION 1: Pursuant to City Council Resolution No. 16-080, the Planning Commission may adjust the distribution of allotments, which have been adjusted as follows:

Fiscal Year 2018/2019

<u>Competition Category</u>	<u>Allotment</u>
On-going Projects	15
Micro Projects	8
Small Projects	4
Multi-Family Rental (>150)	98
Open/Market	<u>125</u>
Total	250

SECTION 2: Pursuant to the Residential Development Control System, the award and distribution of residential building allotments for the 2016 RDCS Competition shall be as follows:

Fiscal Year 2018-2019

On-Going		
RDCS2016-0013 Cochrane-Cal Atlantic	15	
Micro Projects		
RDCS2016-0008 Old Monterey-Vo	5	
RDCS2016-0011 Llagas-Silvas	3	
Small Projects		
RDCS2016-0012 Walnut Grove-Newland	4	
Multi-family Rental (<150 units)		
RDCS2016-0016 Jarvis-MWest	10	
RDCS2016-0018 Condit- Presidio Evergreen	88	(includes 85 previously awarded allotments)
Open/Market Projects		
RDCS2016-0009 E. Dunne-Mana	15	
RDCS2016-0010 Monterey-Dynasty	2	
RDCS2016-0013 Cochrane-Cal Atlantic	37	
RDCS2016-0014 Laurel-DeRose	11	
RDCS2016-0015 Cochrane-Borello	16	
RDCS2016-0017 Murphy-Presidio Evergreen	44	
Total		250

PASSED AND ADOPTED THIS 10th DAY OF JANUARY, 2017, AT A REGULAR MEETING OF THE MORGAN HILL PLANNING COMMISSION BY THE FOLLOWING VOTE:

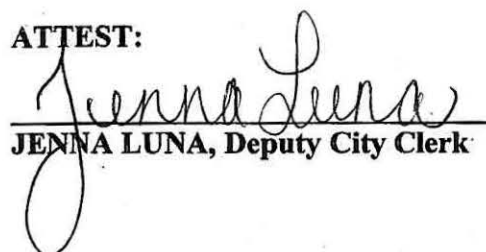
AYES: COMMISSIONERS: MCKAY, TOOMBS, TANDA, MUELLER, OROSCO, DOWNEY

NOES: COMMISSIONERS: NONE

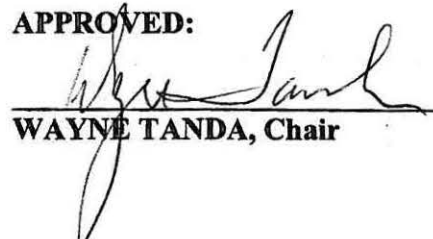
ABSTAIN: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ATTEST:


JENNA LUNA, Deputy City Clerk

APPROVED:


WAYNE TANDA, Chair