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Title: RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) DRAFT COMPETITION MANUAL

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Attachments: 1. Test Findings and Recommendations, 2. Test Summary, 3. Individual Test Summary Sheets, 4. MH engineering letter, 5. MH engineering table, 6. Supplement 1

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PLANNING COMMISSION STAFF REPORT
MEETING DATE: FEBRUARY 7, 2017

PREPARED BY: John W. Baty, Principal Planner/Development Services
APPROVED BY: Leslie Little, Assistant City Manager/Development Services

RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) DRAFT COMPETITION MANUAL

RECOMMENDATION(S):

Review, discuss, and provide feedback on the initial Draft RDCS Competition Manual testing results

CEQA (California Environmental Quality Act):

Project, Description of CEQA requirements

An Environmental Impact Report (EIR) for the Morgan Hill 2035 Project, which included the Residential Development Control System (RDCS) Update, was prepared in accordance with the California Environmental Quality Act (CEQA) and certified by the Morgan Hill City Council on July 27, 2016. (SCH #2015022074)

PROJECT SUMMARY:

This is the 12th workshop in a series of workshops with the Planning Commission regarding the development of an RDCS Competition Manual to accompany the City's updated Residential Development Control System (RDCS), which becomes effective March 1, 2017.

The Planning Commission reviewed sections of the Draft Competition Manual at their prior workshops held on October 11, 18, November 1, 15, 22, 29, December 6, 13, 2016, January 10, 17, and 24, 2017.

At the tenth workshop held on January 17th, the Commission discussed and provided feedback on a Competition Manual Testing Template that would help determine whether or not different types of projects in a variety of locations can feasibly obtain a minimum score and to ascertain whether the costs to obtain allotments are generally consistent with costs under the existing system.

With help from a number of volunteers from the development community that submitted their completed testing templates representing 15 different projects, attached is a summary of findings and recommendations, a table summarizing the all of the test scores, and the individual summary sheets from each of the 15 test projects.

The purpose of this 12th workshop is for the Planning Commission to review the test results and discuss staff recommendations for possible changes to the competition criteria and points, including the recalibration of the cost of points.

ATTACHMENTS:

1. Summary of Findings and Recommendations
2. Scoring Summary Table
3. Individual Summary Sheets
4. Letter from MH Engineering
 - a. Comparison Table