



City of Morgan Hill

Legislation Details (With Text)

File #:	15-705	Version:	1	Name:	RDCS Applications
Type:	Staff Report	Status:		Status:	Public Hearing
File created:	10/22/2015	In control:		In control:	Planning Commission
On agenda:	10/27/2015	Final action:		Final action:	4/1/2016
Title:	PUBLIC HEARINGS FOR THE 2015-2016 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED BUILDING ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.78 OF THE CITY OF MORGAN HILL MUNICIPAL CODE:				

- a. MC-15-05: Cochrane-Borello: Request for 39 residential building allotments for FY 2017/18. The proposed project would be a 244 unit single-family residential development at full build-out. The property, identified by Assessor Parcel Number 728-34-006, is located at Cochrane Road adjacent to the Alicante Estates and Alicante Ranch developments (MH Creekside Inc., applicant).
- b. MC-15-06: Laurel-DeRose: Request for 30 residential building allotments for FY 2017/18 and 30 building allotments for FY 2018/19. The proposed development would be 65 townhouse and single-family detached condominium units at full build-out. The property, identified by Assessor Parcel Number 726-01-008, is located at Laurel Road and East Dunne Avenue (Tri Pointe Homes, Inc., applicant).
- c. MC-15-10: Walnut Grove-Newland: Request for nine residential building allotments for FY 2017/18. The proposed development would be nine single-family residential units at full build-out. The properties, identified by Assessor Parcel Number(s) 726-07-089, 726-07-023 and 726-07-024, are located at Diana Avenue and Walnut Grove Drive, adjacent to U.S. 101(Newland Homes, applicant).
- d. MC-15-11: San Pedro-Presidio Mana: Request for five residential building allotments for FY 2017/18. The proposed development would be 12 single-family units at full build-out. The property, identified by Assessor Parcel Number 817-01-001, is located on the northwest corner of San Pedro Avenue and Church Street (Presidio Mana Monterey, LLC, applicant).
- e. MC-15-12: Jarvis-Mwest: Request for 166 residential building allotments for FY 2017/18 and FY 2018/19. The proposed development would be 374 multi-family rental units at full build-out. The properties, identified by Assessor Parcel Number(s) 726-25-078, 726-25-079, 726-25-066 and 726-25-067, are located at the northeast corner of Jarvis Drive and Monterey Road (MWest PropCo., applicant).
- f. MC-15-13: Lantana-Standard Pacific: Request for 36 residential building allotments for FY 2017/18 and 28 building allotments for FY 2018/19. The proposed development would be a mix of 135 single-family attached and detached residential units at full build-out. The properties, identified by Assessor Parcel Number(s) 728-36-014 and 728-36-013, are located at the corner of Cochrane Road and Mission View Drive (Standard Pacific Corp., applicant).
- g. MC-15-14: Monterey-UHC: Request for 32 residential building allotments for FY 2017/18. The proposed development would be 39 multi-family affordable units at full build-out. The properties, identified by Assessor Parcel Number(s) 817-36-032 and 817-36-033, are located on the northeast corner of Monterey Road and Bisceglia Avenue (Urban Housing Communities, applicant).
- h. MC-15-15: Butterfield-MH Butterfield: Request for 37 residential building allotments for FY 2017/18. The proposed development would be a mix of 78 single-family attached and detached units at full build-out. The property, identified by Assessor Parcel Number 726-26-005, is located on

Butterfield Boulevard, north of E. Central Avenue (MH Butterfield Investors LLC, applicant).

i. MC-15-16: E. Dunne-Mana: Request for 16 residential building allotments for FY 2017/18 and 16 building allotments for FY 2018/19. The proposed development would be 32 single-family attached residential units at full build-out. The property, identified by Assessor Parcel Number 726-02-014, is located on E. Dunne Avenue, east of Butterfield Boulevard (Mana, applicant).

j. MC-15-17: San Pedro-Presidio: Request for 30 residential building allotments for FY 2017/18, 30 building allotments for FY 2018/19 and 19 building allotments for FY 2019/20. The proposed development would be 79 condominium units at full build-out. The property, identified by Assessor Parcel Number 817-12-009, is located at the northwest corner of San Pedro Avenue and Murphy Avenue (Presidio Evergreen, LLC, applicant).

k. MC-15-18: San Pedro-Presidio: Request for 80 residential building allotments for FY 2017/18 and 80 building allotments for FY 2018/19. The proposed development would be a 168 unit multi-family rental development at full build-out. The property, identified by Assessor Parcel Number 817-12-006, is located on the northeast corner of San Pedro Avenue and Condit Avenue (Presidio Evergreen, LLC, applicant).

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC Staff Report-October 27, 2015, 2. Reso 15-071, 3. Part 1 Scores- Exhibit A-October 27, 2015, 4. 2015 Part 2 Scores -October 27, 5. Ventura Investors (Ongoing), 6. MH Butterfield Investors LTD, 7. CalAtlantic, 8. SanSebastian, 9. TriPointe Homes, 10. Newland Homes, 11. Newland Homes-Map, 12. MWest Comments on RDCS Scoring Sheet 10.22.15 FINAL FINAL 2.0, 13. MWest Response to Staff RDCS Scoring 10.21.15 FINAL, 14. MWest Parks and Paths_amenities points, 15. MWest-Butterfield Village Data Table Option 3_A2 (002), 16. MWest 15-1021_ELEVATION ARTICULATION

Date	Ver.	Action By	Action	Result
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PLANNING COMMISSION STAFF REPORT MEETING DATE: OCTOBER 27, 2015

PREPARED BY: Gina Paolini, Senior Planner/Planning Department

APPROVED BY: Andrew Crabtree, Community Development Director/Planning Department

PUBLIC HEARINGS FOR THE 2015-2016 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED BUILDING ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.78 OF THE CITY OF MORGAN HILL MUNICIPAL CODE:

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RECOMMENDATION(S):

1. Conduct a public hearing for each RDCS application;
2. Adjust scores as necessary; and
3. Continue the Public Hearing to October 29, 2015, if additional time is required to continue the evaluations of the RDCS applications; OR,
4. Continue the Public Hearing to November 10, 2015 for adoption of the Resolution of final scores.

CEQA (California Environmental Quality Act):

Not a Project

The RDCS scoring and award of allotments is not a project subject to CEQA.

PROJECT SUMMARY:

The Planning Commission is scheduled to evaluate the RDCS applications on October 27, 2015 and to continue that evaluation on October 29, 2015 if additional time is required. Final adjusted scores will be prepared and presented to the Planning Commission on November 10, 2015. The Planning Commission will award allotments on January 12, 2016.