



# City of Morgan Hill

## Legislation Details (With Text)

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<b>File #:</b>	16-863	<b>Version:</b>	1	<b>Name:</b>	RDCS Allotments
<b>Type:</b>	Staff Report	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	1/4/2017	<b>In control:</b>		<b>In control:</b>	Planning Commission
<b>On agenda:</b>	1/10/2017	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	PUBLIC HEARING - 2016-2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION : APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENT PROJECTS HAVE REQUESTED ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.78 OF THE CITY OF MORGAN HILL MUNICIPAL CODE:				

- a. RDCS2016-0008: OLD MONTEREY - VO: Request for six residential building allotments for Fiscal Year 2018-2019. The proposed development contains six single-family homes at full build-out. The property, identified by Assessor Parcel Number 764-24-061, is located on the west side of Old Monterey Road at the intersection with Campoli Drive (Kelly Vo, Applicant).
- b. RDCS2016-0009: E. DUNNE - MANA: Request for 16 residential building allotments for Fiscal Year 2018-2019. The proposed development contains 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 Hanalei VD, Applicant).
- c. RDCS2016-0010: MONTEREY - DYNASTY: Request for two residential building allotments for Fiscal Year 2018-2019. The proposed development contains 131 single-family attached residential units at full build-out. The property, identified by Assessor Parcel Number 767-54-035 is located on Monterey Road, south of Vineyard Boulevard (Monterey Dynasty, Applicant)
- d. RDCS2016-0011: LLAGAS - SILVAS: Request for three residential building allotments for Fiscal Year 2018-2019. The proposed development contains three single-family homes at full build-out. The property, identified by Assessor Parcel Number 773-32-013, is located on Llagas Road at Sabini Court (Yancey and Lorinda Silvas, Applicants)
- e. RDCS2016-0012: WALNUT GROVE - NEWLAND: Request for four residential building allotments for Fiscal Year 2018-2019. The proposed development contains nine single-family 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).
- f. RDCS2016-0013: COCHRANE - CAL ATLANTIC: Request for 52 residential building allotments for Fiscal Year 2018-2019. The proposed development contains 135 single-family attached and detached 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 (Cal Atlantic, Applicant).
- g. RDCS2016-0014: LAUREL DEROSE: Request for 45 residential building allotments for Fiscal Year 2018-2019. The proposed development would be 65 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).
- h. RDCS2016-0015: COCHRANE - BORELLO: Request for 30 residential building allotments for Fiscal Year 2018-2019. The proposed development contains 244 single-family unit gated community at full build-out. The property, identified by Assessor Parcel Number 728-34-028 and 728-34-029, is located at Cochrane Road adjacent to the Alicante Estates and Alicante Ranch developments (Toll

Brothers Northern California, Applicant).

i. RDCS2016-0016: JARVIS - MWEST: Request for 10 residential building allotments for Fiscal Year 2018-2019. The proposed development contains 383 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).

j. RDCS2016-0017: MURPHY - PRESIDIO EVERGREEN: Request for 44 residential building allotments for Fiscal Year 2018-2019. The proposed development contains 74 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. RDCS2016-0018: CONDIT - PRESIDIO EVERGREEN: Request for 17 residential building allotments for Fiscal Year 2018-2019. The proposed development will be a 182 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-January 10, 2017.pdf, 2. Resolution-Allotment Awards.pdf, 3. Planning Commission Resolution 16-65.pdf, 4. City Council Resolution No. 16-080, 5. Cochrane-Cal Atlantic-On-going request, 6. Laurel-DeRose-On-going request, 7. Cochrane-Borello- On-going Request, 8. Murphy-Presidio Evergreen-On-going request, 9. Condit-Presidio Evergreen-On-going request, 10. City Council Policy CP-09-03.pdf, 11. Jarvis-MWest Development Schedule, 12. Condit-Presidio Development Schedule, 13. Laurel-DeRose Phasing, 14. Cochrane-Borello Development Schedule, 15. RDCS Proposed Allotments.pdf, 16. 02 Supplement 1, 17. 02 Supplement 2

Date	Ver.	Action By	Action	Result
1/10/2017	1	Planning Commission		

## PLANNING COMMISSION STAFF REPORT MEETING DATE: JANUARY 10, 2017

PREPARED BY: Gina Paolini, Principal Planner/Development Services Department

APPROVED BY: Leslie Little, Assist. City Manager/Development Services Department

**PUBLIC HEARING - 2016-2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION : APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENT PROJECTS HAVE REQUESTED 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):**

Adopt a Resolution awarding RDCS building allotments to qualifying projects.

**CEQA (California Environmental Quality Act):**

Not a Project

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

**PROJECT SUMMARY:**

To meet the statutory deadlines required by Ordinance, the Planning Commission is expected to award building allotments at the January 10, 2017 meeting.