



# City of Morgan Hill

## Legislation Details (With Text)

<b>File #:</b>	15-774	<b>Version:</b>	1	<b>Name:</b>	RDCS Evaluations
<b>Type:</b>	Staff Report	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	11/5/2015	<b>In control:</b>		<b>In control:</b>	Planning Commission
<b>On agenda:</b>	11/10/2015	<b>Final action:</b>		<b>Final action:</b>	4/1/2016
<b>Title:</b>	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-November 2015, 2. Parking Ratio - Letter from UHC, 3. RDCS Preliminary Scores and Comments -Oct.pdf, 4. 2015 Part 2 Scores -November 10, 2015, 5. MHUSD Letter- October 28, 2015, 6. Resolution Final Scores 11-10-15

Date	Ver.	Action By	Action	Result
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## PLANNING COMMISSION STAFF REPORT

### MEETING DATE: NOVEMBER 10, 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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- 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).
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**RECOMMENDATION(S):**

1. Continue the review of the RDCS applications;
2. Adjust scores as necessary;
3. Award the Planning Commission Livable Communities Project Excellence point(s); and
4. Adopt the Resolution of final scores.

**PROJECT SUMMARY:**

The Planning Commission will continue the review of the RDCS applications that began on October 27, 2015 and will award the Livable Communities project excellence point(s), where applicable. Project scores will be finalized. The Planning Commission will award allotments on January 12, 2016.