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

Sponsors:

Indexes:

Code sections:

Attachments: 1. October 11, 2016 Workshop Staff Report, 2. Revised Draft RDCS Competition Manual-1.pdf, 3. Competition Criteria Spreadsheet-1.pdf, 4. Handouts from Chair Tanda 10/11/16, 5. CP-06-01.pdf, 6. CP-06-04.pdf, 7. CP-07-01.pdf, 8. CP-07-02.pdf, 9. CP-07-04.pdf, 10. CP-09-02 amended-1.pdf, 11. CP-09-03.pdf

Date	Ver.	Action By	Action	Result
10/18/2016	1	Planning Commission		

PLANNING COMMISSION STAFF REPORT
MEETING DATE: OCTOBER 18, 2016

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

RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) DRAFT COMPETITION MANUAL WORKSHOP

RECOMMENDATION(S):
Review, discuss, and provide feedback on the revised Public Review Draft RDCS Competition Manual

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 second in a series of workshops with the Planning Commission regarding the development of an RDCS Competition Manual to accompany the proposed update of the City's Residential Development Control System (RDCS).

At the October 11, 2016 Planning Commission workshop, the Commission made a number of decisions regarding changes to the Draft Manual that would be incorporated into a revised draft. The three specific action items listed below were identified for staff to complete prior to the second workshop:

1. Assemble all existing City Council approved RDCS policies for the Planning Commission to review and consider adding to the Competition Manual (see links to policies).
2. Prepare ideas for how subjective "qualitative" criteria could be changed to more objective criteria.
3. Assemble information on financial contribution per unit for past projects that received allotments; distinguish between monetary contribution and construction of improvements; consider fiscal impacts to City if future RDCS financial contributions change.

Staff has provided the City Council policies related to RDCS for Planning Commission review, as requested. Due to the short turnaround between workshops, the other requested information may be provided during the second workshop or at a later date.

For background on the RDCS Update and the development of the Draft RDCS Competition Manual, follow the links below to the October 11, 2016 workshop staff report and attachments. Also attached are the handouts provided by Planning Commission Chair Tanda at the first workshop.

Attachments:
1. October 11, 2016 PC Workshop Staff Report
2. Revised Draft RDCS Competition Manual
3. Competition Criteria Spreadsheet
4. Handouts from PC Chair Tanda from October 11, 2016 Workshop
5. Existing City Council RDCS Related Policies
   a. CP-06-01: Early Start of Construction for Residential Projects Awarded a Building Allotment
b. CP-06-04: Tentative Subdivision Map Approval Prior to the Award of Building Allocations through the Residential Development Control System
c. CP-07-01: Policy for Establishing Procedures for Scoring and Awarding the 100 Allotments Made Available November 2006 (Competition)
d. CP-07-02: Policy for Establishing Procedures for Scoring and Awarding the 100 Allotments Made Available November 2006 (No Competition)
   e. CP-07-04: Residential Development Control System Implementation Policies
f. CP-09-02: Policy Guidance for Decisions on Exception to the Loss of Building Allocation (ELBA) Requests Filed by Developers
   g. CP-09-03: Allocations for On-going Projects