



# City of Morgan Hill

## Legislation Details (With Text)

<b>File #:</b>	16-751	<b>Version:</b>	1	<b>Name:</b>	RDCS
<b>Type:</b>	Staff Report	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	11/2/2016	<b>In control:</b>		<b>In control:</b>	Planning Commission
<b>On agenda:</b>	11/8/2016	<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:				
	<p>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).</p>				
	<p>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).</p>				
	<p>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)</p>				
	<p>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)</p>				
	<p>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).</p>				
	<p>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).</p>				
	<p>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).</p>				
	<p>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</p>				

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-November 2016.pdf, 2. RDCS Preliminary Scores and Comments -Oct. 25.pdf, 3. Resolution Final Scores 11-8.pdf, 4. Exhibit A-2016 Part 1 Scores.pdf, 5. Exhibit B-2016 Part 2 Scores.pdf, 6. Evergreen Project Excellence Request, 7. Cal Atlantic Project Excellence Request, 8. Toll Brothers Project Excellence Request, 9. 01 B Supplement 1 (E. Dunne Mana), 10. 01 F Supplement 1 (Cochrane Cal Atlantic), 11. 01 F Supplement 2 (Cochrane Cal Atlantic), 12. 01 G Supplement 1 (Laurel DeRose), 13. 01 I Supplement 1 (Jarvis MWest), 14. 01 J and K Supplement 1 (Murphy and Condit Presidio Evergreen)

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

### MEETING DATE: NOVEMBER 8, 2016

PREPARED BY: Gina Paolini, Interim Principal Planner/Planning Department

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

**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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located on E. Dunne Avenue, east of Butterfield Boulevard (Mana Hanalei VD, Applicant).

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- 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).
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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).

**RECOMMENDATION(S):**

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

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

Not a Project

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

**PROJECT SUMMARY:**

The Planning Commission is requested to continue the review of the RDCS applications that began October 25, 2016 and, awarding the Livable Communities Project Excellence point(s), where applicable. Project scores are requested to be finalized. To meet the statutory deadlines required by Ordinance, the Planning Commission is expected to award allotments on January 10, 2017.