



City of Morgan Hill

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PLANNING COMMISSION STAFF REPORT MEETING DATE: DECEMBER 13, 2016

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APPROVED BY: Leslie Little, Assistant City Manager/Community Development

RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDACS) DRAFT COMPETITION MANUAL

RECOMMENDATION(S):

Review, discuss, and provide feedback on the revised Public Review Draft RDACS 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 (RDACS) 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 eighth in a series of workshops with the Planning Commission regarding the development of an RDACS Competition Manual to accompany the proposed update of the City's Residential Development Control System (RDACS).

The Planning Commission reviewed sections of the Draft Competition Manual at their prior workshops held on October 11, October 18, November 1, November 15, November 22, November

29, and December 6, 2016. At the last (seventh) workshop the Commission discussed and provided feedback on the third Draft Competition Manual focusing on Section III Competition Criteria, Standards, and Points. The Commission completed their review of Objectives 1 through 8 and Criteria 9A, B, and C in Objective 9 Project Quality.

For the eighth workshop to be held on December 13, 2016, the Commission will complete its review of Objective 9, discuss the overall weighting of points among the nine Objectives and their Criteria, and time-permitting discuss a new implementation section for the Competition Manual.

The existing City Council RDCS Policies associated with Measure C were attached to the staff reports for the October 18 and November 29, 2016 Planning Commission Workshops.

ATTACHMENTS:

1. RDCS Competition Manual Schedule