



City of Morgan Hill

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PLANNING COMMISSION STAFF REPORT MEETING DATE: MARCH 7, 2017

PREPARED BY: John Baty, Principal Planner
APPROVED BY: Jennifer Carman, Community Development Director

Residential Development Control System (RDCS) Draft Competition Manual

RECOMMENDATION(S):

Review, discuss, and provide feedback on the 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:

BACKGROUND:

This is the 15th workshop in a series of workshops with the Planning Commission regarding the development of an RDCS Competition Manual to accompany the City's updated Residential Development Control System (RDCS), which became effective March 1, 2017.

The Planning Commission reviewed sections of the Draft Competition Manual at their prior workshops held on October 11, 18, November 1, 15, 22, 29, December 6, 13, 2016, January 10, 17, 24, February 7, 21, and 28, 2017. See attached schedule for completed and upcoming meetings.

The purpose of this workshop is for the Planning Commission to consider the attached revised Draft RDCS Competition Manual, focusing on Section III: Competition Criteria, Standards, and Points and Section IV: RDCS Implementation Policies.

After reviewing and discussing the scoring results from test projects submitted by volunteers from the development community at their February workshops, the Planning Commission suggested a number of modifications to the competition criteria, standards, and points which are reflected in Section III of the revised Draft Manual. Attached are additional recommendations from Commission Chair Tanda regarding further refinement of the point opportunities in each Objective.

In addition to their discussion at this workshop, the Commission will have a focused discussion at their March 14, 2017 public hearing on the number of available allotments for the 2017 RDCS competition and on the subject of how on-going projects transition from Measure C to Measure S.