



City of Morgan Hill

Legislation Text

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PLANNING COMMISSION STAFF REPORT

MEETING DATE: DECEMBER 6, 2016

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

RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) DRAFT COMPETITION MANUAL

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 seventh 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).

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, and November 29, 2016. At the last (sixth) workshop the Commission discussed and provided feedback on the proposed criteria, standards, and points for Objective 6 Environmental Protection and Objective 9 Project Quality.

For Objective 6 Environmental Protection the Commission generally supported the draft criteria, but had a number of questions for staff to follow-up on regarding the applicability and practicality of implementing these criteria.

The Commission resumed its earlier discussion and generally supported the proposed revisions to Objective 9 Project Quality. An eleventh criteria, 9-K Enhanced Telecommunications, was added. The Commission requested that the standards in this criteria be based on the City's Telecommunications Master Plan, which is currently under development.

For the seventh workshop on December 6, 2016, staff intends to present a 3rd draft of the Competition Manual that incorporates feedback from the six previous workshops. The Commission will also be asked to discuss the components of a new section of the Competition Manual regarding implementation policies.

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

ATTACHMENTS:

1. RDCS Competition Manual Schedule
2. Competition Manual