



City of Morgan Hill

Legislation Text

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PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 17, 2017

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

RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) DRAFT COMPETITION MANUAL

RECOMMENDATION(S):

Review, discuss, and provide feedback on the revised Public Review Draft RDCS Competition Manual and Testing Framework

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 tenth workshop 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, November 29, December 6, December 13 2016, and January 10, 2017. At the last (ninth) workshop the Commission discussed and provided feedback on Section III (Competition Criteria, Standards, and Points) and briefly on Section IV (Implementation) of the Draft Competition Manual. With respect to Section III, the Commission discussed the balance between types of available points (i.e., funds contributed, off-site improvements, location, and on-site project features). The Commission agreed that the balance would need to be revisited, but should be done after initial testing of the Draft Manual. The attached Draft Manual incorporates all prior suggested edits and only shows the most recent modifications as track-changes.

For the tenth workshop to be held on January 17, 2017, the Commission will review and provide feedback on the attached Draft Competition Manual Testing Template. The Testing Template will be used by volunteers from the development community to complete and submit their test applications based on existing Measure C RDCS projects that represent a variety of application categories (e.g.,

Micro, Downtown, Multi-family Rental large, Senior). The purpose of the initial testing is to identify significant challenges with the provisions of the Draft Manual that will be discussed with the Commission's along with potential modifications at the next workshop on February 7, 2017.

ATTACHMENTS:

1. Draft RDCS Competition Manual
2. Draft Competition Testing Template