



City of Morgan Hill

Legislation Text

File #: 16-863, Version: 1

PLANNING COMMISSION STAFF REPORT MEETING DATE: JANUARY 10, 2017

PREPARED BY: Gina Paolini, Principal Planner/Development Services Department
APPROVED BY: Leslie Little, Assist. City Manager/Development Services Department

**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:**

- 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).
- 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).
- 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).
- 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).
- 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).
- 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).

- 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).
- 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 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).

RECOMMENDATION(S):

Adopt a Resolution awarding RDCS building allotments to qualifying projects.

CEQA (California Environmental Quality Act):

Not a Project

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

PROJECT SUMMARY:

To meet the statutory deadlines required by Ordinance, the Planning Commission is expected to award building allotments at the January 10, 2017 meeting.

