



**Workshop Agenda**  
**Planning Commission**

*Wayne Tanda - Chairman*  
*John McKay - Planning Commissioner*  
*Michael Orosco -*  
*Patricia Toombs - Planning Commissioner*  
*Joseph Mueller -*  
*Liam Downey -*  
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**Tuesday, March 7, 2017 4:00 PM**

**Council Chamber**  
**1755 Peak Avenue, Morgan Hill, CA 95037**

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**A SPECIAL MEETING OF THE PLANNING COMMISSION IS CALLED TUESDAY MARCH 7, 2017 AT 4:00 P.M. FOR THE PURPOSE OF CONDUCTING THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM MANUAL.**

**CALL TO ORDER**

**DECLARATION OF POSTING OF AGENDA**

Pursuant to Government Code Section 54954.2

**OPEN PUBLIC COMMENT**

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

## **ORDERS OF THE DAY**

### **WORKSHOP**

#### **1. RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) DRAFT COMPETITION MANUAL**

Recommendation:

Review, discuss, and provide feedback on the Draft RDCS Competition Manual

### **ANNOUNCEMENTS**

### **ADJOURNMENT**



## **PLANNING COMMISSION STAFF REPORT**

### **MEETING DATE: March 7, 2017**

PREPARED BY: John Baty, Principal Planner/Development Services

## **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDACS) DRAFT COMPETITION MANUAL**

### **RECOMMENDATION(S)**

Review, discuss, and provide feedback on the Draft RDACS Competition Manual

### **CEQA (California Environmental Quality Act):**

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)

### **BACKGROUND:**

This is the 15th workshop in a series of workshops with the Planning Commission regarding the development of an RDACS Competition Manual to accompany the City's updated Residential Development Control System (RDACS), 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 RDACS Competition Manual, focusing on Section III: Competition Criteria, Standards, and Points and Section IV: RDACS 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 RDACS competition and on the subject of how on-going projects transition from Measure C to Measure S.

**LINKS/ATTACHMENTS:**

1. RDCS Schedule 02-28-2017
2. Wayne Tanda Scoring Input
3. Rev. Draft RDCS Competition Manual

**SCHEDULE FOR RDCS COMPETITION MANUAL**

Date	Meeting	Time (hrs)	RDCS Material	Agenda
10/11/2016	Workshop	3.5	2nd Draft	Section I and II
10/18/2016	Workshop	7.5	2nd Draft	Section III: 1, 2
11/1/2016	Workshop	7.5	2nd Draft	Section III: 3, 4
11/15/2016	Workshop	7.5	2nd Draft	Section III: 5, 6, 7, 8
11/22/2016	Workshop	5.0	2nd Draft	Section III: 8, 9
11/29/2016	Workshop	7.5	2nd Draft	Section III: 9, 6 and Implementation
12/6/2016	Workshop	7.5	3rd Draft	Implementation; All Sections
12/13/2016	Workshop	5.5	3rd Draft / Proposed Test	Section III: 9, Points
1/10/2017	Workshop	3.5	3rd Draft	Section III 9 Points; Implementation
1/17/2017	Workshop	2.5	Proposed Test	Approve Test; Implementation Policies
1/24/2017	Workshop	3.0	4th Draft	Section IV Implementation Policies
1/25/2017	CC Meeting	0.5		Progress Report
2/7/2017	Workshop	5.5	Test Results	Review Test Results, Adjustments to Section III

Attachment: RDCS Schedule 02-28-2017 (1058 : RDCS Draft Competition Manual)

**SCHEDULE FOR RDCS COMPETITION MANUAL**

Date	Meeting	Time (hrs)	RDCS Material	Agenda
2/21/2017	Workshop	5.0	Test Results	Review Manual Section III Scoring
2/28/2017	Workshop	5.5	4th Draft	Review Manual Section III Scoring, Section IV Implementation Policies
3/7/2017	Workshop	5.0	4th Draft	Review Manual All Sections
3/14/2017	PC Hearing	1.0		Evaluation and Recommendation on Available Allotments/On-going
4/5/2017	CC Meeting	0.5		Progress Report and Determination on Possible Reduction to Allotments
4/11/2017	PC Hearing	2.0	Final Draft	Recommendation to City Council
5/3/2017	CC Hearing	1.0	Final Draft	Adopt Competition Manual

Attachment: RDCS Schedule 02-28-2017 (1058 : RDCS Draft Competition Manual)

OBJECTIVE	MAXIMUM POINTS BY OBJECTIVE			CRITERIA									TANDA RECOMMENDATIONS
	#2	#3	Tanda	On-Site (Design)			Location			Off-Site (Contributions)			
				Criteria	#3	Tanda	Criteria	#3	Tanda	Criteria	#3	Tanda	
1 Schools	17	12	12		0	0		9	9		8	8	
2 Location	22	28	22		0	0		28	22		0	0	Reduce max to 22
3 Affordable Housing	24	32	36		32	36		0	0		22	18	Increase max to 36
				BMR Units	32	36							Increase by 4
										Housing Fund	22	18	Reduce by 4
4 Housing Diversity	22	22	22		22	22		0	0		0	0	
5 Parks & Open Space	30	28	28		28	28		0	3		26	15	
				Proximity				0	3				Move to #2 Location
										Ag/OS fund	18	9	Either 5-C or 5-D but not both
										Ag/OS ease.			Separate from 5-C
6 Environmental	22	22	22		22	22		0	0		0	0	
7 Transportation	15	15	15		12	12		0	0		12	12	
8 Infrastructure	15	10	10		0	7		0	0		8	8	
				Com. Tech	0	7							New criteria = 7 pts
9 Project Quality	33	31	33		31	33		0	0		0	0	Increase max to 33
	200	200	200		147	160		37	34		76	61	

**Key parameters of 200 point scoring system**

All projects have the opportunity to score at least 160 points through on-site (design) and location criteria

Worst case scenario is 0 points through location criteria: therefore 160 points through on-site (design) criteria

All projects have opportunity to score at least 40 points through off-site (community benefit contributions) criteria

**Test Assumptions:**

Projects will revise their design to achieve maximum number of 2017 design points

Projects will contribute to community benefits at the same level of previous RDCCS competitions

1093

Need to attach/provide revised Draft Competition Manual. Waiting for Ben to update and send to me. -John B.

Attachment: Rev. Draft RDCS Competition Manual (1058 : RDCS Draft Competition Manual)