

CITY OF MORGAN HILL CITY COUNCIL POLICIES AND PROCEDURES

CP-06-04

SUBJECT: TENTATIVE SUBDIVISION MAP APPROVAL PRIOR TO THE AWARD OF BUILDING ALLOCATIONS THROUGH THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM.

EFFECTIVE DATE: AUGUST 23, 2006

REVISION DATE: June 17, 2011

Pursuant to the General Plan, the Residential Development Control RDCS, applies to all residential development in the city and to any residential development that requires provision of urban services by the City. Specifically the General Plan states that "No residential development shall be undertaken, and no discretionary or building permit shall be issued, in the City of Morgan Hill unless a development allotment has been obtained."

The creation of residential lots beyond the provision for a single lot exemption has always been required to first secure building allotment through the RDCS. To minimize City processes and facilitate the completion of residential developments the City will allow for the processing of tentative subdivision maps which exceed the number of allocations currently assigned to a development if the following criteria are met:

- The overall project must have an approved precise development plan.
- The tentative map shall be non-vesting.
- The recordation of a final map will not be permitted until allocations are secured under the RDCS and a development agreement has been recorded.
- The tentative map approval would expire after two years (or sooner as specified by the Planning Commission) and the tentative map approval period will not be automatically extended through the filing of a final map but may be extended through separate application and approval by the Planning Commission.

This policy shall remain in effect until modified by the City Council.

APPROVED:



STEVE TATE, MAYOR