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## Development Design and Development Standards Checklist for Housing Development Projects

These requirements and the checklist implement requirements of Senate Bill (SB) 330 Housing Crisis Act of 2019 (Government Code Section 65589.5) and shall remain in effect until SB 330 is rescinded or extended.

All housing development projects must complete the Residential Development Design and Development Standard Checklist (below) demonstrating compliance with the City of Morgan Hill adopted Standards.

Applicant's Name \_\_\_\_\_

Ph # \_\_\_\_\_ Fax # \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_

Zip \_\_\_\_\_ Email \_\_\_\_\_

1. Identify the specific location of the proposed housing development project:
  - (A) List all parcel numbers: \_\_\_\_\_
  - (B) A legal description is attached. \_\_\_\_ (Initials)
  - (C) Site address, if applicable, is: \_\_\_\_\_
  - (D) Cross streets, if applicable: \_\_\_\_\_

2. List the existing uses on the project site and identify major physical alterations to the property on which the project is to be located. Attach additional pages if necessary.

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3. Attached is a site plan showing the location on the property, elevations, showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied. \_\_\_\_ (Initials)

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4. Identify the proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance. Attach additional pages if necessary.

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5. List the proposed number of parking spaces. \_\_\_\_\_  
List the number of spaces that will include EV charging stations. \_\_\_\_\_

6. Identify any proposed point sources of air or water pollutants. Attach additional pages if necessary.

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7. Identify any species of special concern known to occur on the property. Attach additional pages if necessary.

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8. Identify whether a portion of the property is located within any of the following:

	YES	NO
(A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.		
(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).		
(C) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.		
(D) A special flood hazard area subject to inundation by the 1 percent annual chance flood		

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	YES	NO
(100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.		
(E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.		
(F) A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.		

9. List any historic or cultural resources known to exist on the property. Attach additional pages if necessary.

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10. Identify the number of proposed below market rate units and their affordability levels. Attach additional pages if necessary.

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11. The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915. Attach additional pages if necessary.

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The project must provide:

- a. Description of how each concession or waiver directly relates to the affordability of the project;
  - b. Cost Pro-Forma- Financial justification for EACH specific development concession or waiver requested that clearly demonstrates how granting each individual concession or waiver will make affordability of the project feasible; and,
  - c. A cost comparison of the project without the requested concession or waiver versus with the concession.
12. Are you requesting any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map?  
YES Identify type of map being sought:  
Parcel Map  
Final Map  
Condominium Map  
Other: \_\_\_\_\_
- NO approvals are being sought under the Subdivision Map Act
13. The applicant owns the property, or consent from the property owner to submit the application is attached. \_\_\_\_ (Initials)
14. Identify the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.  
\_\_\_\_\_
15. Attached is a site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands, or

The property is not subject to a streambed alteration agreement. \_\_\_\_\_ (Initials)

16. Identify the location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way. Attach additional pages if necessary.

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**RESIDENTIAL DEVELOPMENT ACKNOWLEDGEMENT**

I \_\_\_\_\_ hereby certify that the statements furnished in this application are true and correct. I have reviewed the [Residential Development Design and Development Standards](#) adopted by City Council Resolution No. 19-065 and have verified compliance with the adopted City Standards:

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Residential Development Design and Development Standards Checklist**

Standard Requirement	Sheet or Document location where information can be found	Comments (by Applicant)	Submittal compliance (Office Use Only)		
			Yes	No	N/A
1. Inclusionary Housing and Below Market Rate Program			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Accessory Dwelling Unit (ADU) Requirements			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Zoning Compliance			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Orientation to an <u>existing</u> Street			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Intersection Sight Distance/Clear Vision Triangle			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Sound Walls			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Agricultural Buffer			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. On-site Recreation Amenities			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Water Conservation in Landscaping			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Landscaping Plan			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Wildland-Urban Interface Fire Area			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Trees			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Useable Private and Common Open Space			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Required On-site Parking Spaces			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Standard Requirement	Sheet or Document location where information can be found	Comments (by Applicant)	Submittal compliance (Office Use Only)		
			Yes	No	N/A
15. Parking Design and Development Standards			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Parking Lot Layout			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Bicycle Parking and Storage			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Exterior Parking Lot Lighting			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Parking Area Landscaping			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Pedestrian Access			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Electric Vehicle Charging Stations			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Front Porches			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Balconies			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Fences			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. 360 Degree Architecture			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. Exterior Treatments and Materials			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. Roof Line Variation for three or more units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Height and Project Massing			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. Separate Structures-Attached Projects			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Building Colors			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Window Design			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Glazing			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Exterior Lighting and Illumination			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Equipment Screening			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Residential Parking Garages			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Standard Requirement	Sheet or Document location where information can be found	Comments (by Applicant)	Submittal compliance (Office Use Only)		
			Yes	No	N/A
36. Garage Door Design			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37. Driveway/Vehicle Pavement			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38. Pavement Design			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39. Multi-family Roof Form			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40. Massing for three story buildings or taller			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
41. Distinct material changes for three story buildings or taller			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
42. Trash Enclosure, Solid Waste and Recyclable Materials			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43. Arterial Design and Landscaping			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
44. Street Improvements			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
45. Utility Location and Easement			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
46. Undergrounding Utilities			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
47. Meter Location			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
48. Stream Channel and Riparian Setbacks			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
49. Landscaping-Parkway/Park Strip Design			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
50. Projects abutting developed land			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
51. Project abutting undeveloped land			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
52. Off-street bicycle and pedestrian connections			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
53. Complete Streets			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
54. Bicycle and pedestrian improvements (Multi-family projects)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
55. Internal pedestrian connections			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Standard Requirement	Sheet or Document location where information can be found	Comments (by Applicant)	Submittal compliance (Office Use Only)		
			Yes	No	N/A
56. Continuous Sidewalks			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
57. Water Infrastructure			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
58. Wastewater Infrastructure			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
59. Storm Drainage Infrastructure			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
60. Storm Water Infrastructure			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
61. Floodplain Development			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
62. Broadband Connectivity			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>