



Regular Meeting Agenda
Planning Commission

Liam Downey - Chairman
Yvonne Martinez Beltran - Vice Chair
Mohammad Habib - Planning Commissioner
Juan Miguel Munoz Morris - Planning Commissioner
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
John McKay - Planning Commissioner

Tuesday, September 25, 2018 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

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

CONSENT AGENDA

These are items of a routine or generally uncontested nature. Any member of the Planning Commission or member of the public may request to have an item pulled from the Consent Calendar and acted on individually by the Planning Commission. Items pulled will be discussed after action is taken on the balance of the Consent Calendar and before moving on to the public hearings.

1. **AAE2018-0011: CONDIT - PARADIGM ENGINEERING: A DEVELOPMENT AGREEMENT AMENDMENT TO INCORPORATE COMMITMENTS AND 17 RESIDENTIAL BUILDING ALLOTMENTS AWARDED FROM THE 2016 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM FOR THE SAN PEDRO-PRESIDIO APARTMENT DEVELOPMENT PROJECT (ALSO KNOWN AS PRESIDIO EVERGREEN OR CONDIT MANA) (RDCS2016-0018).**

Recommendation:

Adopt a Resolution approving an amendment to a Development Agreement (DA2016-0004) to incorporate three awarded allotments for FY 2018/2019, and 14 awarded allotments for FY 2019/2020.

2. **APPROVE THE SEPTEMBER 11, 2018 MEETING MINUTES**

Recommendation:

Approve Minutes.

CONTINUED PUBLIC HEARING

3. **UP2018-004 MONTEREY-BLUEWAVE: CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THROUGH, SELF-SERVICE, AUTOMATED CAR WASH ON PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 764-10-008 LOCATED ON THE NORTHWEST CORNER OF MONTEREY ROAD AND COCHRANE ROAD.**

Recommendation:

1. Open/close public hearing and continue to the October 23, 2018 Planning Commission meeting.

PUBLIC HEARINGS

4. **DA2017-0008, EA2017-0016: LLAGAS - STROLATA - DEVELOPMENT AGREEMENT AND ENVIRONMENTAL ASSESSMENT FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 773-32-013 LOCATED AT THE NORTHEAST END OF SABINI COURT.**

Recommendation:

1. Open/Close public hearing; and,
1. Adopt a Resolution recommending the City Council approve a Development Agreement.

5. **GP2018-0001/ZA2018-0001/EA2018-0001: GENERAL PLAN AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM RESIDENTIAL ESTATE TO RESIDENTIAL DETACHED LOW AND ZONING AMENDMENT TO CHANGE THE ZONING CLASSIFICATION FROM RESIDENTIAL ESTATE ONE-ACRE TO RESIDENTIAL DETACHED LOW DENSITY (RDL-12,000) ON AN 8.34 ACRE SITE. ENVIRONMENTAL ASSESSMENT FOR GENERAL PLAN AMENDMENT AND ZONING AMENDMENT. THE PROPERTY IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 728-02-002 IS LOCATED NORTH OF SORREL WAY AND SADDLEBACK DRIVE.**

Recommendation:

1. Open/close public hearing;
2. Adopt a Resolution recommending the City Council approve the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project;
3. Adopt a Resolution recommending the City Council approve an amendment to the General Plan land use; and,
4. Adopt a Resolution recommending the City council approve an amendment to the Zoning classification.

OTHER BUSINESS

6. **PRESENTATION OF THE BELOW-MARKET-RATE (BMR) PROGRAM DEVELOPMENT STANDARDS**

Recommendation:

Receive information and provide comments regarding the proposed BMR Program Development Standards.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email michelle.wilson@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email michelle.wilson@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.