



CITY OF MORGAN HILL

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, November 13, 2018 8:00 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. APPROVE THE OCTOBER 25, 2016 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE OCTOBER 9, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

CONTINUED PUBLIC HEARINGS

3. DA2018-0002/EA2018-0014: E. DUNNE-YOUNG: APPROVAL OF A DEVELOPMENT AGREEMENT FOR A 46-UNIT MULTI-FAMILY OWNER OCCUPIED DEVELOPMENT. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER, 726-02-007 IS LOCATED ON THE NORTH SIDE OF E. DUNNE AVENUE (TSAI YOUNG H AND SO M ET AL, OWNER).

Recommendation:

Open/close the public hearing and continue to the November 27, 2018 Planning Commission meeting.

OTHER BUSINESS

4. HOLIDAY SCHEDULE

Recommendation:

1. Accept information.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Information Services will assist the Planning Commission in setting up their new e-mail accounts.

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.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: November 13, 2018

PREPARED BY: Jenna Luna, Municipal Services Assistant

APPROVED BY: Jennifer Carman, Community Development Director

OCTOBER 25, 2016 MEETING MINUTES

RECOMMENDATION(S)

Approve Minutes.

During the transition from the Legistar agenda management system and the Accela agenda management system, it was discovered during the auditing of the City's archival records that these minutes had not been officially adopted by the Planning Commission. The attached minutes are part of the archival record.

LINKS/ATTACHMENTS:

1. 10-25-16 Minutes

DRAFT



Meeting Minutes Planning Commission

Joseph Mueller - *Chairman*
Rene Spring - *Planning Commissioner*
John McKay - *Planning Commissioner*
Michael Orosco - *Planning Commissioner*
Pat Toombs - *Planning Commissioner*
Liam Downey - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*

Tuesday, October 25, 2016 1:00 p.m.

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Tanda called the meeting to order at 1:00 p.m.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Joseph Mueller	Chairman	Present	
Rene Spring	Planning Commissioner	Present	
John McKay	Planning Commissioner	Late	2:00 PM
Michael Orosco	Planning Commissioner	Late	5:00 PM
Pat Toombs	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

Attachment: 10-25-16 Minutes (2055 : OCTOBER 25, 2016 MEETING MINUTES)

PLEDGE OF ALLEGIANCE

Commissioner Downey led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Tanda opened the Public Comment Period. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

PUBLIC HEARINGS

1. [16-710](#) **PUBLIC HEARINGS FOR THE 2016-02017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENT PROJECTS HAVE REQUESTED ALLOTMENTS PURSUANT TO THE CITY'S RDCE IN ACCORDANCE WITH CHAPTER 18.78 OF THE CITY OF MORGAN HILL MUNICIPAL CODE:**

Recommendation:

1. Conduct a public hearing for each RDCE application;
2. Adjust scores as necessary; and
3. Continue the Public Hearing to October 27, 2016, if additional time is required to continue the evaluations of the RDCE applications; or,
4. Continue the Public Hearing to November 8, 2016, for adoption of the Resolution of final scores

Interim Principal Planner Gina Paolini presented the staff report.

- a. **RDCS2016-0008: OLD MONTEREY – VO:** Request for six residential building allotments for Fiscal Year 2018-2019. The proposed development would be for 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 at the intersection with Campoli Drive (Kelly Vo, Applicant).

Chair Tanda opened the Public Hearing.

Speaker is in support of this development. The speaker did not provide a card.

Hearing no further requests to speak, the Public Hearing was closed.

No action taken.

- b. **RDCS2016-0009: E. DUNNE- MANA:** Request for 16 residential building allotments for Fiscal Year 2018-2019. The proposed development would be 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).

Chair Tanda Opened the Public Hearing.

Vince Burgos was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

Morgan Hill School District Representative, Anessa Espinosa was called to the podium to address the Commissions questions.

No action taken.

- c. **RDCS2016-0010: MONTEREY – DYNASTY:** Request for two residential building allotments for Fiscal Year 2018-02019. The proposed development would be 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).

This item was taken out of order and heard after Item f.

Commissioner Downey was not present when the meeting reconvened after the recess.

Chair Tanda opened the Public Hearing.

Richard Liou was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

Program Administrator, Anthony Eulo, addressed the Commissions questions.

MOTION:

Award two points to Section B.1.c – Circulation Efficiency

RESULTS: AWARDED [5-0]

AYES: McKay, Toombs, Spring, Tanda, Mueller

EXCUSED: Downey, Orosco

Deputy Director for Engineering, Scott Creer, addressed the Commissions Concerns.

Commissioner Downey returned to the dais.

MOTION:

Award two points to Section B.3.a – Circulation Efficiency

RESULTS: FAILED [LACK OF A SECONDER]

MOVER: John McKay, Planning Commissioner

MOTION:

Award one additional point to Section B.4 – Circulation Efficiency.

RESULTS: AWARDED [6-0]

MOVER: Rene Spring, Planning Commissioner

SECONDER: Pat Toombs, Planning Commissioner

AYES: McKay, Toombs, Spring, Tanda, Mueller, Downey
 EXCUSED: Orosco

MOTION:

Remove one point from Section B.2.a – Open Space

Commissioner Pat Toombs pointed out to Staff that one point was mistakenly given to the applicant and the score should reflect 0. The Planning Commission was in agreeance.

MOTION:

Award six additional points to Section B.2.a – Open Space

Chair Tanda pointed out that this category was originally scored with the wrong chart and the points were adjusted accordingly.

RESULTS: AWARDED [6-0]

MOVER: Rene Spring, Planning Commissioner

SECONDER: Joseph Mueller, Planning Commissioner

AYES: McKay, Toombs, Spring, Tanda, Mueller, Downey

EXCUSED: Orosco

- d. **RDCS2016-0011: LLAGAS – SILVAS:** Request for three residential building allotments for Fiscal Year 2018-2019. The proposed development would be for 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 (Yancy and Lorinda Silvas, Applicants).

Chair Tanda opened the Public Hearing.

Yancey Silvas was called to speak.

Harry Singla was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

No action taken.

- e. **RDCS2016-0012: WALUNT GROVE – NEWLAND:** Request for four residential building allotments for Fiscal Year 2018-2019. The proposed development would be nine single-family units at full build-out. The properties, identified by Assessor Parcel Number(s) 726-07-089, 726-07-23 and 726-07-024, are located at Diana Avenue and Walnut Grove Drive, adjacent to U.S. 101 (Newland Homes, Applicant).

Chair Tanda opened the Public Hearing. Hearing no requests to speak, the Public Hearing was closed.

No action taken.

- f. **RDCS2016-0013: COCHRANE – CAL ATLANTIC:** Request for 52 residential building allotments for Fiscal year 2018-2019. The proposed development would be 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).

Morgan Hill Unified School District Representative, Anessa Espinosa, address the Commissions concerns.

Chair Tanda opened the Public Hearing.

Brigit Koller was called to speak.

Morgan Hill Unified School District Representative, Anessa Espinosa, address the Commissions concerns.

Deputy Director for Engineering, Scott Creer, addressed the Commissions Concerns.

Hearing no further requests to speak, the Public Hearing was closed.

MOTION:

Award two additional points in Section B.4 – Orderly and Contiguous.

RESULTS: AWARDED [5-1]

AYES: Tanda, Toombs, Mueller, Downey, McKay

NAYS: Spring

EXCUSED: Orosco

Chari Tanda re-opened the Public Hearing

Ross Doyle was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

Commissioner Downey was excused from the dais.

Commissioner Downey returned to the dais.

MOTION:

Award one point to Section B.3.a – Lot Layout and Orientation and one additional point to Section B.3.b – Lot Layout and Orientation.

RESULTS: FAILED [LACK OF A SECONDER]

MOVER: Joseph Mueller

The Commission took a short recess.

The Commission reconvened the meeting and discussed Item C.

- g. **RDCS2016-0014: LAUREL DEROSE:** Request for 45 residential building allotments for Fiscal Year 2018-2019. The proposed development would be 65 condominium 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).

Chair Tanda opened the Public Hearing.

Tiffany Grubbs was called to speak.

Hearing no requests to speak, the Public Hearing was closed.

MOTION:

Award one additional point to Section B.1.h – Safety and Security

RESULTS: AWARDED [6-0]

Planning Commissioner Mueller questioned why the point score was 1 and not 2. Staff concluded this was an error and will award one additional point. The Planning Commission agreed.

- h. **RDCS2016-0015: COCHRANE – BORELLO:** Request for 30 residential building allotments for Fiscal Year 2018-2019. The proposed development would be a 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).

Planning Commissioner Michael Orosco took the dais.

Chair Tanda opened the Public Hearing.

Rick Nelson was called to speak.

Ross Doyle was called to speak.

John Telfer was called to speak.

Morgan Hill School District Representative, Anessa Espinosa, was called to the podium to address the Commissions questions.

Hearing no further requests to speak, the Public Hearing was closed.

MOTION:

Award one additional point to Sections B.3.a and another point to Section B.3.b – Public Schools.

RESULTS: AWARDED [6-1]

MOVER: Joseph Mueller, Planning Commissioner

SECONDER: Liam Downey, Planning Commissioner

AYES: Tanda, McKay, Toombs, Spring, Mueller, Downey

NAYS: Orosco

MOTION:

Award one additional point to Section B3 – Orderly and Contiguous.

RESULT: AWARDED [5-2]

MOVER: Joseph Mueller, Planning Commissioner

SECONDER: Liam Downey, Planning Commissioner

AYES: McKay, Toombs, Mueller, Downey, Orosco

NAYS: Tanda, Spring

- i. **RDCS2016-0016: JARVIS – MWEST:** Request for 10 residential building allotments for Fiscal year 2018-2019. The proposed development would be 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).

Chair Tanda opened the Public Hearing.

Kerry Williams was called to speak.

Paul Anderson was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

Chair Tanda re-opened the Public Hearing.

Kerry Williams was called to speak.

Hearing no further request to speak, the Public Hearing was closed.

MOTION:

Approve alternative amenities in Section B.2 – Parks and Paths

RESULT: APPROVED [UNANIMOUS]

MOVER: Rene Spring, Planning Commissioner

SECONDER: John McKay, Planning Commissioner

AYES: McKay, Toombs, Downey, Orosco, Tanda, Spring

NAYS: Mueller

The Commission took a short recess.

The Commission reconvened the meeting

MOTION:

Award one additional point to Section B.3.d - Public Schools

RESULT: AWARDED [UNANIMOUS]

MOVER: Pat Toombs, Planning Commissioner

SECONDER: Rene Spring, Planning Commissioner

AYES: Unanimous

MOTION:

Decrease the points to “0” in Section B.2.a – Lot Layout and Orientation

RESULT: APPROVED [5-2]

MOVER: Joseph Mueller, Planning Commissioner

SECONDER: John McKay, Planning Commissioner

AYES: McKay, Toombs, Spring, Tanda, Mueller

NAYS: Downey, Orosco

MOTION:

Decrease the points to “1” in Section B.5 – Orderly and Contiguous Development

RESULT: FAILED [2-5]

MOVER: Joseph Mueller, Planning Commissioner

SECONDER: John McKay, Planning Commissioner

AYES: McKay, Mueller,

NAYS: Downey, Orosco, Spring, Tanda, Toombs

- j. **RDCS2016-0017: MURPHY – PRESIDIO EVERGREEN:** Request for 44 residential building allotments for Fiscal Year 2018-2019. The proposed development would be 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).

Chair Tanda opened the Public Hearing. Hearing no requests to speak, the Public Hearing was closed.

MOTION:

Decrease the points to “0” in Section B.3.a – Lot Layout & Orientation

RESULT: FAILED [2-5]

MOVER: Joseph Mueller, Planning Commissioner

SECONDER: Michael Orosco, Planning Commissioner

AYES: Spring, Mueller

NAYS: Downey, Orosco, Toombs, McKay, Tanda

- k. **RDCS2016-0018: CONDIT – PRESIDIO EVERGREEN:** Request for 17 residential building allotments for Fiscal Year 2018-2019. The proposed development would 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).

Chair Tanda opened the public hearing.

Vince Burgos was called to speak.

Hearing no further requests to speak, the public hearing was closed.

No action taken.

MOTION:

Continue the Residential Development Control System (RDCS) item to November 8, 2016.

RESULT:	CONTINUED [UNANIMOUS]	Next: 11/08/2016 7:00 PM
MOVER:	Rene Spring, Planning Commissioner	
SECONDER:	Liam Downey, Planning Commissioner	
AYES:	McKay, Downey, Mueller, Tanda, Spring, Toombs, Orosco	

ANNOUNCEMENTS

Next meeting: Recap of any adjustments to the scoring. Receive full staff review of RDCS scoring adjustments, if any.

ADJOURNMENT

There being no further business, Chair Tanda adjourned the meeting at 8:36 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk



Meeting Minutes 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, October 9, 2018 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Downey called the meeting to order.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Liam Downey	Chairman	Present	
Yvonne Martinez Beltran	Vice Chair	Present	
Mohammad Habib	Planning Commissioner	Present	
Juan Miguel Munoz Morris	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
John McKay	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda.

PLEDGE OF ALLEGIANCE

Commissioner Munoz-Morris led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the Public Comment Period at 7:02 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Yvonne Martinez Beltran, Vice Chair
AYES:	Downey, Martinez Beltran, Habib, Munoz Morris, Mueller, Tanda, McKay

1. **AAE2018-0013 (DAA 09-05): COCHRANE – TOLL BROTHERS DEVELOPMENT AGREEMENT AMENDMENT TO INCORPORATE 25, FISCAL YEAR 2019/2020 RESIDENTIAL BUILDING ALLOTMENTS AWARDED FROM THE 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM FOR THE COCHRANE-BORELLO PROJECT (ALSO KNOWN AS BORELLO RANCH BY TOLL BROTHERS).**

Recommendation:

Adopt a Resolution approving an amendment to a Development Agreement (DA 09-05) to incorporate 25 residential building allotments for Fiscal Year 2019/2020.

2. **APPROVE THE APRIL 11, 2017 MEETING MINTUES**

Recommendation:

Approve Minutes.

3. **APPROVE THE APRIL 25, 2017 MEETING MINUTES**

Recommendation:

Approve Minutes.

This item was pulled from the Consent Agenda. See action below.

4. **APPROVE THE SEPTEMBER 25, 2018 MEETING MINUTES**

Recommendation:

Approve Minutes.

ITEMS PULLED FOR DISCUSSION

APPROVE THE APRIL 25, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

Commissioner Martinez-Beltran asked staff to take a look at her time of arrival as there may be a discrepancy between her time of arrival and the vote results.

RESULT:	CONTINUED [UNANIMOUS]	Next: 10/23/2018 7:00 PM
MOVER:	Yvonne Martinez Beltran, Vice Chair	
SECONDER:	Joseph Mueller, Planning Commissioner	
AYES:	Downey, Martinez Beltran, Habib, Munoz Morris, Mueller, Tanda, McKay	

OTHER BUSINESS

5. MORGAN HILL 2018 ELECTION AND BALLOT MEASURE OVERVIEW

Recommendation:

No action necessary.

Interim Deputy City Manager Chris Ghione presented the Staff Report.
No action was taken.

PUBLIC HEARINGS

6. ZA2018-0005: CITY OF MORGAN HILL - AN AMENDMENT TO TITLE 18, DIVISION I ZONING CODE, PART 2 ZONING DISTRICTS, CHAPTER 18.28 - OPEN SPACE, PUBLIC, AND RECREATION ZONING DISTRICTS TO MODIFY THE USES ALLOWED IN THE SRL-B - SPORTS RECREATION AND LEISURE SUB-ZONE B ZONING DISTRICT, OF THE MORGAN HILL MUNICIPAL CODE

Recommendation:

1. Open/close the public hearing; and,
2. Adopt a Resolution recommending City Council approval of ZA2018-0005: City of Morgan Hill

Interim Principal Planner John Baty presented the Staff Report.

Chair Downey opened the Public Hearing at 7:54 p.m. Hearing no requests to speak, the Public Hearing was closed.

MOTION

Martinez-Beltran recommended City Council adopt a Resolution to deny the amendment to Title 18.
Motion failed due to a lack of a seconder.

RESULT:	LACK OF SECONDER
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MOTION

Chair Downey motioned to adopt a Resolution recommending City Council approve an amendment to Chapter 18.28 that would modify the uses for the three lots. All the uses from the SRL- B district should be removed except for health and fitness clubs, indoor recreation centers, indoor swimming pools, and restaurants as an Ancillary Use.

Commissioner Munoz-Morris Second.

Chair Downey withdrew his motion.

RESULT:	WITHDRAWN
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MOTION

Adopt a Resolution recommending City Council approve an amendment to Chapter 18.28 that would modify the uses allowed in the SRL- B District; with a modification to remove all uses from this zoning district except for health and fitness clubs, indoor recreation centers, indoor swimming pools, and restaurants as an Ancillary Use.

RESULT:	DEFEATED [2 TO 5]
MOVER:	Juan Miguel Munoz Morris, Planning Commissioner
SECONDER:	John McKay, Planning Commissioner
AYES:	Munoz Morris, McKay
NAYS:	Downey, Martinez Beltran, Habib, Mueller, Tanda

DIRECTOR'S REPORT/ANNOUNCEMENTS

Interim Principal Planner Gina Paolini provided the Planning Commission with an update on the Hale Lumber project and City Councils decision to approve the item. RDCS (Residential Development Control System) is kicking off on October 22, 2018 with an orientation.

ADJOURNMENT

Chair Downey adjourned the meeting at 9:09 p.m.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: November 13, 2018

PREPARED BY: Gina Paolini, Interim Principal Planner
APPROVED BY: Jennifer Carman, Community Development Director

DA2018-0002/EA2018-0014: E. DUNNE-YOUNG: APPROVAL OF A DEVELOPMENT AGREEMENT FOR A 46-UNIT MULTI-FAMILY OWNER OCCUPIED DEVELOPMENT. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER, 726-02-007 IS LOCATED ON THE NORTH SIDE OF E. DUNNE AVENUE (TSAI YOUNG H AND SO M ET AL, OWNER).

RECOMMENDATION(S)

Open/close the public hearing and continue to the November 27, 2018 Planning Commission meeting.

PROJECT SUMMARY:

The City has requested that this project be continued to allow staff to complete the necessary documentation for the project and include review of the subdivision map for Planning Commission consideration. This project will be re-noticed to the public.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: November 13, 2018

PREPARED BY: Gina Paolini, Interim Principal Planner
APPROVED BY: Jennifer Carman, Community Development Director

HOLIDAY SCHEDULE

RECOMMENDATION(S)

1. Accept information.

DISCUSSION

Because the Planning Division team schedules items for Planning Commission review several months in advance, we are looking at regularly scheduled Planning Commission meetings that would be impacted due to the City's mandatory furlough. At this time, the December 25, 2018 Planning Commission meeting would be cancelled due to the Christmas holiday and the January 8, 2019 Planning Commission meeting would tentatively be cancelled due to the furlough impacts.