



Special-Regular Meeting Agenda
Planning Commission

Liam Downey - Chairman
Joseph Mueller - Planning Commissioner
Mohammad Habib - Planning Commissioner
Juan Miguel Munoz Morris - Planning Commissioner
Wayne Tanda - Planning Commissioner
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Tuesday, January 22, 2019 6:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

STUDY SESSION 6:00 P.M.

A Study Session of the Planning Commission is for the purpose of discussing two proposed Block Level Master Plans.

REGULAR MEETING

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

MINUTES APPROVAL

1. APPROVE THE DECEMBER 11, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

2. RD2018-0002/DA2018-0007: DEPOT-LATALA: PLANNING COMMISSION AWARD OF 49 DOWNTOWN RD2018-0002 SET-ASIDE BUILDING ALLOTMENTS AND DEVELOPMENT AGREEMENT TO CONFIRM RD2018-0002 PUBLIC BENEFIT COMMITMENTS. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-13-049, IS LOCATED ON THE EAST SIDE OF DEPOT STREET, NORTH OF EAST DUNNE AVENUE.

Recommendation:

1. Adopt a Resolution awarding 49 Downtown RD2018-0002 building allotments to RD2018-0002: Depot-Latala, and;
2. Adopt a Resolution recommending City Council approval of a Development Agreement for the project.

3. ZA2019-0001: MONTEREY CORRIDOR BLOCK ONE - CITY OF MORGAN HILL. CITY COUNCIL INITIATED ZONING AMENDMENT FROM THE PLANNED UNIT DEVELOPMENT (PUD) AND SERVICE COMMERCIAL (CS) ZONING DISTRICTS TO THE MIXED USE FLEX/PLANNED DEVELOPMENT (PD) COMBINING DISTRICT TO ESTABLISH A BLOCK-LEVEL MASTER PLAN (BLMP) FOR MONTEREY ROAD CORRIDOR BLOCK ONE LOCATED AT THE NORTHEAST CORNER OF MONTEREY ROAD AND BURNETT AVENUE, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 725-01-018, -032, AND -033 (LUCKYSHING LLC; WEST ELAINE C TRUSTEE & ET AL; MORGAN HILL UNIFIED SCHOOL DISTRICT, OWNERS)

Recommendation:

Adopt a Resolution recommending the City Council consider the Addendum to the Morgan Hill 2035 EIR for the Zoning Code Update in accordance with CEQA and approve a Zoning Amendment from the Planned Unit Development (PUD) and Service Commercial (CS) Zoning Districts to the Mixed Use Flex/Planned Development (PD) Combining District to establish a Block-Level Master Plan (BLMP) for Monterey Road Corridor Block One.

4. **ZA2019-0002: MONTEREY CORRIDOR BLOCK FOUR - CITY OF MORGAN HILL. CITY COUNCIL INITIATED ZONING AMENDMENT TO ADD A PLANNED DEVELOPMENT (PD) COMBINING DISTRICT TO ESTABLISH A BLOCK-LEVEL MASTER PLAN (BLMP) FOR MONTEREY ROAD CORRIDOR BLOCK FOUR LOCATED ON THE EAST SIDE OF MONTEREY ROAD OPPOSITE OLD MONTEREY ROAD, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-25-006 AND -005 (DOBKIN ROBERT C TRUSTEE & ET AL AND SUTTER JOE L AND NANCY L TRUSTEE, OWNERS)**

Recommendation:

Adopt a Resolution recommending City Council consider the Addendum to the Morgan Hill 2035 EIR for the Zoning Code Update in accordance with CEQA and approve a Zoning Amendment to add a Planned Development (PD) Combining District to establish a Block-Level Master Plan for Monterey Road Corridor Block Four.

OTHER BUSINESS

5. **SELECTION OF PLANNING COMMISSION VICE-CHAIR**

Recommendation:

Select member to serve as Vice-Chair of the Planning Commission until June 2019.

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.