



Meeting Minutes Planning Commission

Liam Downey - *Chairman*
Joseph Mueller - *Planning Commissioner*
Mohammad Habib - *Planning Commissioner*
Juan Miguel Munoz Morris - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*
-
-

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

Chair Downey called the meeting to order at ~~7:23 p.m.~~ 7:04 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance.

Attendee Name	Title	Status	Arrived
Liam Downey	Chairman	Present	
Joseph Mueller	Planning Commissioner	Present	
Mohammad Habib	Planning Commissioner	Present	
Juan Miguel Munoz Morris	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda.

PLEDGE OF ALLEGIANCE

Commissioner Munoz-Morris lead the pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the Public Comment Period at 7:06 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. APPROVE THE DECEMBER 11, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

MOTION:

Approve the December 11, 2018 Minutes with the correction that Commissioner Tanda had an excused absence. Staff will confirm if Steve Pace was the last speaker on agenda item 4.

RESULT:	APPROVED [4 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	Downey, Mueller, Habib, Munoz Morris
ABSTAIN:	Tanda

PUBLIC HEARINGS

2. RDCS2018-0002/DA2018-0007: DEPOT-LATALA: PLANNING COMMISSION AWARD OF 49 DOWNTOWN RDCS SET-ASIDE BUILDING ALLOTMENTS AND DEVELOPMENT AGREEMENT TO CONFIRM RDCS 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 RDCS building allotments to RDCS2018-0002: Depot-Latala, and;
2. Adopt a Resolution recommending City Council approval of a Development Agreement for the project.

Principal Planner Gina Paolini presented the Staff Report.

Chair Downey opened the Public Hearing at 7:40 p.m.

Paul Latala was called to speak.

John Moniz was called to speak.

Rocke Garcia was called to speak.

Hearing no further requests to speak, the Public Hearing was closed at 7:49 p.m.

MOTION:

Adopt a Resolution awarding 49 Downtown RDCS building allotments to RDCS2018-0002: Depot-Latala.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	Downey, Mueller, Habib, Munoz Morris, Tanda

MOTION:

Adopt a Resolution recommending City Council approval of a Development Agreement with a modification to Section 6 of the Resolution that would replace the word "project" with "Development Agreement".

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Downey, Mueller, Habib, Munoz Morris, Tanda

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.

Principal Planner John Baty presented the Staff Report.

Chair Downey opened the Public Hearing at 8:44 p.m.

Dick Oliver was called to speak.

Hearing no requests to speak, the Public Hearing was closed at 8:55 p.m.

MOTION:

Adopt a Resolution recommending City Council consider the Addendum to the Morgan Hill 2035 EIR in accordance with CEQA and approve the Zoning Amendment with the following edits to Exhibit B, Section 1.D - add Item 11. Incorporate design features that reflect project's location at a northern entrance to the City. In Section 2.A. - clarify that the PD Master Plan must include a plan for the future development of the entire block by modifying the last sentence to read, "The PD Master Plan shall be consistent with the approved Block Level Mast Plan PD and must plan for the future development and integration of all parts of the block."

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	Downey, Mueller, Habib, Munoz Morris, Tanda

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.

Principal Planner Baty presented the Staff Report.

Chair Downey opened the Public Hearing at 9:24 p.m.

Jason Bernstein was called to speak.

Hearing no further requests to speak, the Public Hearing was closed at 9:31 p.m.

MOTION:

Adopt a Resolution recommending City Council consider the Addendum to the Morgan Hill 2035 EIR in accordance with CEQA and approve the Zoning Code Update with the following edits to Exhibit B, Section 1:C.2: Tree Preservation: add a sentence, "Preserve all other significant trees to the greatest extent practicable." In Section 2.A - Clarify that PD Master Plan must include a plan for the future development of the entire block by modifying the last sentence to read, "The PD Master Plan shall be consistent with the approved Block Level Master Plan PD and must plan for the future development and integration of all parts of the block."

RESULT:	ADOPTED [4 TO 1]
MOVER:	Juan Miguel Munoz Morris, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Downey, Habib, Munoz Morris, Tanda
NAYS:	Mueller

OTHER BUSINESS

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

Recommendation:

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

Principal Planner Paolini presented this item to the Planning Commission.

MOTION:

The Planning Commission has appointed Commissioner Munoz - Morris as Vice-Chair.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Mohammad Habib, Planning Commissioner
AYES:	Downey, Mueller, Habib, Munoz Morris, Tanda

DIRECTOR'S REPORT/ANNOUNCEMENTS

Assistant City Attorney Cynthia Hasson reminded the Planning Commission of her e-mail that was sent out to confirm their addresses or other property owned within the City's limits so staff can update the City's maps to avoid any conflicts of interest. Community Development Director Jennifer Carman updated the Planning Commission on how many applications City Council received for the two vacancies on the Planning Commission and when to expect interviews to be held.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 10:05 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk