



Meeting Minutes Planning Commission

Liam Downey - *Chairman*
Juan Miguel Munoz-Morris - *Vice Chairman*
Mohammad Habib - *Planning Commissioner*
Joseph Mueller - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*
Laura Gonzalez-Escoto - *Planning Commissioner*
Malisha Kumar - *Planning Commissioner*

Tuesday, May 28, 2019 1:00 pm

**Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037**

CALL TO ORDER

Chair Downey called the meeting to order at 1:02 p.m.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Liam Downey	Chairman	Present	
Juan Miguel Munoz-Morris	Vice Chairman	Absent	
Mohammad Habib	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Malisha Kumar	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

PLEDGE OF ALLEGIANCE

Commissioner Habib led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the Public Comment Period at 1:04 p.m. Hearing no requests to speak, the Public Hearing was closed.

ORDERS OF THE DAY

Chair Downey requested that Item 1: Watsonville - Blackrock be moved to the last item due to a conflict.

MINUTES APPROVAL

1. APPROVE THE APRIL 23, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Mohammad Habib, Planning Commissioner
AYES:	Downey, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar
ABSENT:	Munoz-Morris

PUBLIC HEARINGS

2. 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDSCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDSCS IN ACCORDANCE WITH CHAPTER 18.156 OF THE CITY OF MORGAN HILL MUNICIPAL CODE

Recommendation:

1. Conduct a public hearing for each RDSCS application;
2. Adjust scores as necessary; and
3. Continue the Public Hearing to June 11, 2019 for adoption of the Resolution of final scores.

Principal Planner Gina Paolini presented the Staff Report.

RESULT:	CONTINUED [UNANIMOUS]
AYES:	Downey, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar
ABSENT:	Munoz-Morris

The Following are the 2018 RDSCS Competition Applications:

A. RDSCS2019-0001: WATSONVILLE - BLACKROCK:

Request for 12 residential building allotments. This is a multi-year request. The proposal includes 13 custom lots at full build-out. The property, identified by Assessor Parcel Number 779-02-023, is located at Watsonville Road and Santa Teresa Boulevard (Blackrock LLC A Calif LLC, Owner).

The order of this item was moved to the last item for discussion.

Planning Commissioner Tanda opened the Public Hearing at 5:09 p.m. The following individuals addressed the Commission:

- Vince burgos was called to speak
- Rocke Garcia was called to speak
- Bruce Schelgel was called to speak
- Vince Burgos was called to speak

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

Commissioner Tanda re-opened Public Hearing at 5:55 p.m.

- Rocke Garcia was called to speak
- Bruce Schelgel was called to speak

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

The Planning Commission discussed Section 3. Affordable Housing - Criteria 3B: Development of Affordable Units.

The Planning Commission did not award any additional points to this category.

B. RDCS2019-0002: LLAGAS - SABINI/STROLATA:

Request for one residential building allotment. The proposal includes 4 custom lots at full build-out. The property, identified by Assessor Parcel Number 773-32-013, is located at the northeast end of Sabini Court (Strolata Properties, Owner).

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

There were no proposed changes to the sore for this item.

C. RDCS2019-0003: TENNANT - OSITO HOLDINGS:

Request for 11 residential building allotments. The proposal includes 11 residential attached units at full build-out. The property, identified by Assessor Parcel Number 817-04-059, is located along Tennant Avenue, west of Vineyard Boulevard (Osito Holdings, LLC, Owner).

Chair Downey opened the Public Hearing at 1:21 p.m. Hearing no request to speak, the Pubic Hearing was closed.

Chair Downey re-opened the Public Hearing at 1:34 p.m. The following individual addressed the Commission:

- Catherine Hugoo

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

There were no proposed changes to the sore for this item.

D. RDCS2019-0004: MONTEREY - DOBKIN:

Request for 115 residential building allotments. This is a multi-year request. The proposal includes 116 multi-family units at full build-out. The property, identified by Assessor Parcel Number 726-25-006, is located east side of Monterey Road opposite the southerly terminus of Old Monterey Road (Robert C. Dobkin Trustee & Et al., Owner).

Chair Downey opened the Public Hearing at 1:43 p.m. The following individual addressed the Commission:

- Jason Bernstein

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

The Planning Commission recommended awarding points in the following Sections:

4 points in Section 4. Housing Diversity- Criteria 4D. Small Units, and

2 additional points in Section 7. Transportation- Criteria 7G: Electric Vehicle Charging Stations.

Chair Downey re-opened the Public Hearing at 2:17 p.m. The following individual addressed the Commission:

- Jason Bernstein

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

The Planning Commission recommended awarding points in the following Sections:

No points awarded in Section 8. Municipal infrastructure - Criteria 8E- Broadband connectivity

Chair Downey re-opened the Public Hearing at 2:31 p.m. The following individual addressed the Commission:

- Jason Bernstein

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

The Planning Commission awarded points in the following Sections:

2 points awarded in Section 9. Project Quality- Criteria 9A: Exterior Building Design

Chair Downey re-opened the Public Hearing at 2:55 p.m. The following individuals addressed the Commission:

- Jason Bernstein
- Dick Oliver

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

The meeting recessed at 3:06 p.m.

The meeting reconvened at 3:26 p.m.

E. RDCS2019-0005: MONTEREY - LUKY SHING:

Request for 62 residential building allotments. This is a multi-year request. The proposal includes 62 multi-family units at full build-out. The property, identified by Assessor Parcel Number 725-01-018, is located at the northeast corner of Monterey Road and Burnett Avenue (Luckyshing, LLC, Owner).

Chair Downey opened the Public Hearing at 3:29 p.m. The following individual addressed the Commission:

- Dick Oliver

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

The Planning Commission recommended awarding points in the following Sections:

No additional points awarded in Section 1. Schools- Criteria 1b: Proximity to Schools with Capacity,
2 points in Section 8. Municipal Infrastructure- Criteria 8.5a Broadband Connectivity,
1 point in Section 8. Municipal Infrastructure- Criteria 8.5b and Broadband Connectivity,
1 point in Section 8. Municipal Infrastructure- Criteria 8.5c Broadband Connectivity,
1 point in Section 9. Project Quality- Criteria 9.1a Exterior Building Design,
1 point in Section 9. Project Quality- Criteria 9.1b Exterior Building Design, and
1 point in Section 9. Project Quality- Criteria 9.1c Exterior Building Design.

F. RDCS2019-0006: HALF - BROOKFIELD:

Request for 246 residential building allotments. The proposal includes 247 residential attached units at full build-out. The property, identified by Assessor Parcel Number 728-30-001, is located on the north side of Half Road between Condit Road and Mission View Drive (Llagas, LLC, Owner).

Chair Downey opened the Public hearing at 3:54 p.m. The following individuals addressed the Commission:

- Ross Doyle
- Dick Oliver

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

The Planning Commission awarded points in the following Sections:

No point awarded in Section 5. Parks and Open Space - Criteria 5-I: Proximity to Parks at this time. The Planning Commission requested additional research to be conducted before a point adjustment can be considered for this Section.

Chair Downey opened the Public Hearing at 4:28 p.m. The following individuals addressed the Commission:

- Ross Doyle
- Dick Oliver

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

The Planning Commission awarded points in the following Sections:

1 point in awarded in Section 5.J- Open Space and Outdoor Amenities,
No point awarded in Section 9.A - Exterior Design,
No point awarded in Section 9-A.d - Facade Articulation and Finishes, and
No point awarded in Section 9-A.e 360-Degree Architecture.

G. RDCS2019-0007: SPRING - GIANCOLA:

Request for 26 residential building allotments. This is a multi-year request. The proposal includes 26 residential attached units at full build-out. The property, identified by Assessor Parcel Number 767-11-030, is located on Spring Avenue between Lone Hill Drive and Barnell Avenue (Giancola Joseph Trustee & Et al., Owner).

Staff made an adjustment to the original score due to an oversight and awarded 1 additional point in Section 5.10b - Open Space Design and Outdoor Amenities.

There where no speakers for this item.

H. RDCS2019-0008 DAKOTA - DUNNE:

Request for three residential building allotments. The proposal includes 4 single-family units at full build-out. The property, identified by Assessor Parcel Number 726-09-024, is located on Dakota Drive between Lotus Way and Corsica Way (Dunne Michael F. Jr. and Jonna Trustee, Owner).

Chair Downey opened the Public Hearing period at 4:43 p.m. The following individuals addressed the Commission:

- Vince Burgos

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

The Planning Commission recommended awarding points to the following Sections:

2 points in Section 85a Broadband Connectivity,
1 point in Section 8.5b and Broadband Connectivity, and
1 point in Section 8.5c Broadband Connectivity.

OTHER BUSINESS

None.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Our next Planning Commission meeting will be on June 11, 2019 at 7:00 p.m.

ADJOURNMENT

There being no further business, Planning Commissioner Tanda adjourned the meeting at 6:02 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk