



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, June 11, 2019 7:00 pm

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

CALL TO ORDER

Chair Downey called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Liam Downey	Chairman	Present	
Juan Miguel Munoz-Morris	Vice Chairman	Present	
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

Planning Commissioner Kumar lead the Pledge of Allegiance.

ASSISTANT CITY ATTORNEY'S REPORT

Assistant City Attorney, Cynthia Hasson, gave a report on a California Legislative bill, SB330 - Housing Crisis Act of 2019.

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the Public Comment Period. The following individuals addressed the Commission:

- Joe Baranowski
- Terry Williams
- Rick Kent

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

ORDERS OF THE DAY

No changes made.

PUBLIC HEARINGS

1. 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDACS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDACS IN ACCORDANCE WITH CHAPTER 18.156 OF THE CITY OF MORGAN HILL MUNICIPAL CODE

Recommendation:

1. Open the public hearing;
2. Adjust scores as necessary;
3. Adopt resolution of final RDACS scores; and
4. Close the public hearing.

Gina Paolini Principal Planner presented the staff report.

Chair Downey opened the Public Hearing at 7:24 p.m. The following individual addressed the Commission:

- Dick Oliver

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

The Planning Commission awarded 4 points to the RDACS2019-0006 Half-Brookfield project in Section 9 Project Quality - Criteria 9h: Individual Residences - Attached Projects.

Chair Downey re-opened the Public Hearing at 8:07 p.m. The following individual addressed the Commission.

- David Halvorsen

Chair Downey recused himself during the public testimony for the Watsonville-Blackrock item due to a conflict.

- Rocky Garcia
- Vince Burgos

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

Chair Downey took his seat at the dais.

MOTION:

Adopt a resolution recommending the City Council approve the final RDCS Scores as amended.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Laura Gonzalez-Escoto, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Vice Chairman
AYES:	Downey, Munoz-Morris, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar

The Following are the 2018 RDCS Competition Applications:

A. RDCS2019-0001: 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).

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).

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).

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).

E. RDCS2019-0005: Monterey - Lucky 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).

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).

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).

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).

2. **SD2018-0002, DA2018-0001, EA2018-0004: OLD MONTEREY - KELLY VO - SUBDIVISION MAP, DEVELOPMENT AGREEMENT, AND ENVIRONMENTAL ASSESSMENT FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 764-24-061 LOCATED AT 18755 OLD MONTEREY ROAD AT THE SOUTHWEST CORNER OF OLD MONTEREY ROAD AND MUSTARD AVE.**

Recommendation:

1. Open/Close public hearing;
2. Adopt resolution approving a Tentative Subdivision Map; and,
3. Adopt resolution recommending the City Council approve a Development Agreement.

Commissioner Habib recused himself from this item due to a conflict.

Associate Planner, Joey Dinh, presented the Staff Report at 8:56 p.m.

Chair Downey opened the public hearing at 9:05 p.m. The following individual addressed the Commission:

- Vince Burgos

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

MOTION:

Adopt a resolution approving a Tentative Subdivision Map.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Vice Chairman
AYES:	Downey, Munoz-Morris, Mueller, Tanda, Gonzalez-Escoto, Kumar
RECUSED:	Habib

MOTION:

Adopt a resolution recommending the City Council approve the Development Agreement.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Vice Chairman
AYES:	Downey, Munoz-Morris, Mueller, Tanda, Gonzalez-Escoto, Kumar
RECUSED:	Habib

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director, Jennifer Carman, gave a report on the following:

- An FAQ for the Trammal Crow project can be found on our website,
- Last week City Staff was required to attend a harassment training. The Planning Commission will be required to complete the training as well, and
- The next Planning Commission meeting will be held on July 25, 2019 at 7:00 p.m.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 9:16 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk