CITY OF MORGAN HILL

Special-Regular Meeting Agenda

Planning Commission

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

Tuesday, July 23, 2019 6:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

SPECIAL/REGULAR MEETING

A special meeting of the Planning Commission is called at 6:00 p.m. for the purpose of conducting a workshop.

6:00 p.m. Cannabis Workshop

7:00 p.m. Regular Meeting

SPECIAL MEETING

6:00 p.m.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

WORKSHOP

CANNABIS LAND USE STANDARDS WORKSHOP

The Purpose of this workshop is to:
· Discuss potential land use standards for future cannabis uses, including what zones would be appropriate for different types of cannabis uses and what types of land use permits should be required; and
· Discuss whether buffer distance requirements for potential cannabis uses should exceed state required distances and if so, how much; and
· Discuss how many retail establishments would be appropriate for the City should City Council choose to allow the use in the future.

REGULAR MEETING

7:00 p.m.

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 MAY 28, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE JUNE 11, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

3. 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.156 OF THE CITY OF MORGAN HILL MUNICIPAL CODE.

Recommendation:

1. Adopt a Resolution awarding RDCS residential building allotments to qualifying projects.

The Following are the 2018 RDCS Competition Applications:

A. 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).

B. 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).

C. 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).

D. 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).

E. 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).

F. 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).

G. 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).

OTHER BUSINESS

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 cityclerk@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 cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.