CITY OF MORGAN HILL

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, October 22, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

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

CONSENT AGENDA

1. APPROVE THE SEPTEMBER 10, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE SEPTEMBER 24, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

3. APPROVE THE OCTOBER 8, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

4. APPROVE THE OCTOBER 15, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

CONTINUED PUBLIC HEARING

5. SR2019-0029 DEPAUL - TC MORGAN HILL VENTURES: PRELIMINARY PLAN REVIEW FOR A PROPOSED PLANNED DEVELOPMENT COMMERCIAL AND INDUSTRIAL PROJECT ALSO REFERRED TO AS THE MORGAN HILL TECHNOLOGY PARK (TRAMMELL CROW).

Recommendation:

Open/close the continued public hearing to allow the Planning Commission to provide preliminary comments on the proposed Planned Development.

6. SD2018-0006, DA2018-0003, EA2018-0023, ZA2019-0006: DIANA - MANA HANALEI PROJECT (MONTECITO ESTATES) - SUBDIVISION MAP, DEVELOPMENT AGREEMENT, ENVIRONMENTAL ASSESSMENT, AND ZONING AMENDMENT FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-09-001 AND 726-09-002 LOCATED AT 815 DIANA AVENUE AT THE NORTHWEST CORNER OF DIANA AVENUE AND LOTUS WAY.

Recommendation:

1. Open/close the continued public hearing;
2. Adopt a Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project;
3. Adopt a Resolution approving a Tentative Subdivision Map;
4. Adopt a Resolution recommending the City Council approve a Zoning Amendment for a Planned Development Combining District; and
5. Adopt a Resolution recommending the City Council approve a Development Agreement.

PUBLIC HEARINGS

7. ZA2019-0013- ZONING TEXT AMENDMENT AMENDING SECTION 18.92.030 OF CHAPTER 18.92 SUPPLEMENTAL STANDARDS OF TITLE 18 ZONING OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL REGARDING THE SEPARATION BETWEEN CONVENIENCE MARKETS.

Recommendation:

1. Open/close public hearing; and
2. Continue the public hearing to the November 12, 2019 Planning Commission meeting.

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.