



**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, November 12, 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

CONTINUED PUBLIC HEARING

1. **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 the continued public hearing; and
2. Adopt Resolution recommending City Council approval of the Zoning Amendment.

PUBLIC HEARINGS

2. **SIGNS019-0024: E. MAIN-THE RANCH: AMENDMENT TO UNIFORM SIGN PROGRAM TO ADD A SECOND MONUMENT SIGN. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-22-054, IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF EAST MAIN AVENUE AND BUTTERFIELD BOULEVARD.**

Recommendation:

1. Open/close public hearing; and,
2. Approve resolution amending the Master Sign Program for The Ranch.

3. **AAE2019009 (DAA 09-05): COCHRANE-TOLL BROTHERS- DEVELOPMENT AGREEMENT AMENDMENT TO INCORPORATE 25 ONGOING RESIDENTIAL BUILDING ALLOTMENTS AWARDED FROM THE 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM COMPETITION**

Recommendation:

1. Open/close public hearing; and,
2. Adopt a Resolution approving an amendment to a Development Agreement.

4. **E. DUNNE-YOUNG DEVELOPMENT AGREEMENT AMENDMENT TO INCORPORATE 26 BUILDING ALLOTMENTS FOR FISCAL YEAR 2020/2021 AWARDED FROM THE 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM AND TRANSFERRED FROM THE MONTEREY-LUCKY SHING PROJECT FOR THE EAST DUNNE-YOUNG PROJECT (ALSO KNOWN AS ANDALUSIA) AAE2019-0010(DAA2018-0002)**

Recommendation:

1. Open/close public hearing; and,
2. Adopt a Resolution recommending City Council approval of an amendment to a Development Agreement (DA 2018-0002) and a transfer of allotments from the Monterey-Lucky-Shing project.

WORKSHOP

5. **WORKSHOP: DISCUSSION OF THE CITY OF MORGAN HILL RESIDENTIAL DEVELOPMENT DESIGN AND DEVELOPMENT STANDARDS**

Recommendation:

Planning Commission to discuss and provide comments on the draft Residential Development Design and Development Standards.

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.