



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, May 12, 2020 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

MEETING GUIDELINES

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways:

Members of the public may NOT physically attend meetings at the Morgan Hill City Council Chamber.

The Planning Commission meeting will be live-streamed on Channel 17 and on the City's website. Those members of the public wishing to participate remotely may do so via the electronic meeting at: <https://bit.ly/MHPlanningCommission> or by calling in to: (669) 900-9128, then enter the meeting id: 880 3694 1663.

Public comment for Planning Commission meetings will be accepted via email to pcpubliccomment@morganhill.ca.gov. Members of the public participating in the electronic meeting wishing to speak may do so during public comment.

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)

MINUTES APPROVAL

1. APPROVE THE APRIL 28, 2020 MEETING MINUTES

Recommendation:

Approve Minutes.

ORDERS OF THE DAY

PUBLIC HEARINGS

None.

OTHER BUSINESS

2. FY20/21-25/26 CAPITAL IMPROVEMENT PROGRAM

Recommendation:

1. Receive report on proposed FY 2020/21 through FY 2025/26 Capital Improvement Program (CIP); and,
2. Adopt Resolution accepting CIP and make a Finding of Consistency with the General Plan.

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.

DRAFT



Meeting Minutes Planning Commission

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

Tuesday, April 28, 2020 7:00 pm

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

MEETING GUIDELINES

*Please note that the phone number to call in to the Planning Commission Meeting has been corrected.

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways:

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Public comment for Planning Commission meetings will be accepted via email to pcpubliccomment@morganhill.ca.gov pcpubliccomment@morganhill.ca.gov. Members of the public participating in the electronic meeting wishing to speak may do so during public comment.

CALL TO ORDER

Chair Munoz-Morris called the meeting to order at 7:00 p.m.

Minutes Acceptance: Minutes of Apr 28, 2020 7:00 PM (Minutes Approval)

ROLL CALL ATTENDANCE

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

DECLARATION OF POSTING AGENDA

Minutes Clerk Angie Garcia Declared the Posting of the Agenda at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Gonzalez-Escoto led the Pledge of Allegiance at 7:02 p.m.

OPEN PUBLIC COMMENT PERIOD

Chair Munoz-Morris Opened the Public Comment Period at 7:03 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. APPROVE THE MARCH 24, 2020 MEETING MINUTES

Recommendation:

Approve Minutes.

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

PUBLIC HEARINGS

None.

OTHER BUSINESS

2. SENATE BILL 743 (SB 743) LEVEL-OF-SERVICE (LOS) TO VEHICLE-MILES-TRAVELED (VMT) PRESENTATION UPDATE

Recommendation:

Minutes Acceptance: Minutes of Apr 28, 2020 7:00 PM (Minutes Approval)

Accept presentation by Staff and Nelson\Nygaard Consulting Associates, Inc. regarding the City's implementation of State Senate Bill 743 (SB 743) transition from Level-of-Service (LOS) to Vehicle-Miles-Traveled (VMT) metric for transportation analysis under the California Environmental Quality Act (CEQA).

Principal Planner Adam Paszkowski presented the Staff Report and introduced Meghan Weir and Brian Manford from Nelson\Nygaard Consulting Associates, Inc. who gave a presentation.

Chair Munoz-Morris opened the Public Comment Period at 8:17 p.m. The following individuals addressed the Planning Commission:

- Joe Baranowski

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

No action taken. The Planning Commission reviewed/provided feedback and accepted the presentation.

RESULT:	ACCEPTED
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DIRECTOR'S REPORT/ANNOUNCEMENTS

The Community Development Director Jennifer Carman gave the report at 9:18 p.m.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 9:20 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

Minutes Acceptance: Minutes of Apr 28, 2020 7:00 PM (Minutes Approval)



PLANNING COMMISSION STAFF REPORT

MEETING DATE: May 12, 2020

PREPARED BY: Chris Ghione, Public Services Director

APPROVED BY: Jennifer Carman, Community Development Director

FY20/21-25/26 CAPITAL IMPROVEMENT PROGRAM

RECOMMENDATION(S)

1. Receive report on proposed FY 2020/21 through FY 2025/26 Capital Improvement Program (CIP); and,
2. Adopt Resolution accepting CIP and make a Finding of Consistency with the General Plan.

NARRATIVE:

Engineering is preparing to submit the final draft of the Fiscal Years 2020/21 through Fiscal Years 2025/26 Capital Improvement Program (CIP) to the City Council for adoption in the Fiscal Years 2018/19 and 2019/20 budget (Attachment 2). The Planning Commission's role in the CIP development process is to review the proposed 6-year program and determine whether it is consistent with the General Plan. The engineering team has prepared a detailed list of the CIP projects and the corresponding General Plan goal/policy (Attachment 3).

In determining projects for the proposed CIP, the following factors are considered:

- Projects must be consistent with the goals of the General Plan
- Projects included in an adopted Master Plan
- City Council priority
- Addressing a maintenance or deficiency issue
- Available revenues to pay for project
- Long term maintenance is considered

The engineering team will present the proposed 6-year CIP to the Planning Commission at the May 20, Planning Commission meeting. Comments received from the Planning Commission will be forwarded to the City Council as they consider the entire budget for adoption.

It is recommended that the Planning Commission adopt the attached Resolution accepting the Fiscal Years 2020/21 through 2025/26 CIP and make a finding that the proposed Fiscal Years 2020/21 and 2021/22 CIP is consistent with the General Plan.

LINKS/ATTACHMENTS:

1. FY 20/22 Proposed Operating and Capital Budget (Weblink)
2. GP Consistency Resolution

3. GP Consistency Table - 05062020

RESOLUTION NO. 20-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING ACCEPTANCE OF THE CITY'S CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2020/21 THROUGH 2025/26 AND FINDING THE PROGRAM YEARS 2020/21 AND 2021/22 CONSISTENT WITH THE GENERAL PLAN

WHEREAS, such request was considered by the Planning Commission at their regular meeting on May 12, 2020 at which time the Planning Commission recommended acceptance of the Capital Improvement Program for Fiscal Years 2018/19 through 2023/24 after finding the Program Fiscal Years 2020/21 and 2021/22 consistent with the General Plan;

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1: The proposed Fiscal Years 2020/21 and 2021/22 Capital Improvement Program is consistent with the General Plan, in that the infrastructure improvements shown in the Program will support the goals, policies and programs of the General Plan, enabling orderly development of the City.

SECTION 2: The proposed Capital Improvement Program is found to be Exempt from the California Environmental Quality Act pursuant to Section 15262 of the CEQA Guidelines.

SECTION 3: The Planning Commission hereby recommends acceptance of the proposed Capital Improvement Program for Fiscal Years 2021/22 through 2025/26.

PASSED AND ADOPTED THIS 12th DAY OF MAY 12, 2020, AT A REGULAR MEETING OF THE MORGAN HILL PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

APPROVED:

Jenna Luna, Deputy City Clerk

Juan Miguel Munoz Morris, Chair

Attachment: GP Consistency Resolution [Revision 2] (2734 : FY2021-25/26 Capital Improvement Program)

**CITY OF MORGAN HILL
CAPITAL IMPROVEMENT PROGRAM – FY2020/21-2021/22
CONSISTENCY WITH GENERAL PLAN**

PARKS & RECREATION

<u>Project Title</u>	<u>Consistent with:</u>
Borello School/Park	2017 Bikeways, Trails, Parks & Recreation Master Plan Parks Master Plan, GP Goal HC-3, Policies 3.1, 3.2, 3.22 and 3.23
Parks Land Purchase and Development	2017 Bikeways, Trails, Parks & Recreation Master Plan Parks Master Plan, GP Goal HC-3, Policies 3.1, 3.2 and 3.24
West Little Llagas Creek Trail	2017 Bikeways, Trails, Parks & Recreation Master Plan Parks Master Plan, GP Goal HC-3, Policies 3.1, 3.2, 3.12, 3.14, 3.15 and 3.25
Madrone Channel Trail Improvements	2017 Bikeways, Trails, Parks & Recreation Master Plan Parks Master Plan, GP Goal HC-3, Policies 3.1, 3.2, 3.12, 3.14 and 3.25
Park Renovation	2017 Bikeways, Trails, Parks & Recreation Master Plan Parks Master Plan, GP Goal HC-3, Policies 3.1, 3.2, 3.12, 3.14 and 3.25
El Toro Trail	2017 Bikeways, Trails, Parks & Recreation Master Plan Parks Master Plan, GP Goal HC-3, Policies 3.1, 3.2, 3.25, Action 3.n
Villa Mira Monte Improvements	2017 Bikeways, Trails, Parks & Recreation Master Plan Parks Master Plan, GP Goal HC-3, Policy 3.25, GP Goal HC-4, Policy 4.7, GP Goal HC-8, Policy 8.2
Sports Facility Development	2017 Bikeways, Trails, Parks & Recreation Master Plan Parks Master Plan, GP Goal ED-4, Policies 4.1, 4.3 GP Goal HC-3, Policy 3.17

PUBLIC FACILITIES

<u>Project Title</u>	<u>Consistent with:</u>
New Fire Stations	2016 General Plan, Goal SSI-11, Policy 11.1

STORM DRAINAGE

<u>Project Title</u>	<u>Consistent with:</u>
Storm System Expansions	2018 Storm Drainage System Master Plan
Storm Pipe Installation	2016 General Plan, Goal SSI-6, Policies 6.1, 6.4 and 6.8
Llagas Flood Control	2016 General Plan, Goal SSI-6, Policies 6.1, 6.4, 6.5 and 6.8
Trash Compliance	Statewide Trash Provisions

Attachment: GP Consistency Table - 05062020 (2734 : FY2021-25/26 Capital Improvement Program)

STREETS AND ROADS

Project Title

Intersection Improvements

Pavement Rehabilitation Program
Hale Avenue Extension
Sidewalk Repairs

Consistent with:

2016 General Plan, Goal TR-2, Policy 2.1, Goal TR-3, Policy 3.10
2016 General Plan, Goal TR-1, Policies 1.1 and 1.3
2016 General Plan Goal ED-9, Policies 9.2 and 9.3
2016 General Plan Goal CNF-8, Policy 8.15, Goal TR-9, Policy 9.c

SEWER

Project Title

Sewer System Repair and Replacements
East 5th Street & Tennant Ave Sewer Project
Sewer Plant Expansion (SCRWA)
Sewer Plant Improvements
Lift Station Improvements
New Trunk Line
New/Replacement Sewer Lines
Wastewater Planning

Consistent with:

2017 Sewer Master Plan
2017 Sewer Master Plan

2017 Sewer Master Plan, GP Goal SSI-15, Policy 15.2
2017 Sewer Master Plan, GP Goal SSI-15, Policy 15.2
2017 Sewer Master Plan
2017 Sewer Master Plan
2017 Sewer Master Plan
2017 Sewer Master Plan, GP Goal SSI-13, Policy 13.2

WATER

Project Title

Water Storage System – Glen Ayre Tank
Water Storage System – Woodland Tank
New Water Mains
Water Facility Rehabilitation
Water Pipeline Repair and Replacement
Holiday Lake Improvements
Water Supply Facility Improvements
Reservoir Recoating
El Toro Tank Improvements
Holiday Tank Repair #2
Water Planning
Well Demolition and Abandonment

Consistent with:

2017 Water Master Plan
2017 Water Master Plan
2017 Water Master Plan
2017 Water Master Plan
2017 Water Master Plan
2017 Water Master Plan
2017 Water Master Plan
2017 Water Master Plan
2017 Water Master Plan
2017 Water Master Plan
2017 Water Master Plan, GP Goal SSI, Policy 13.2
2017 Water Master Plan