



Regular Meeting Agenda
Planning Commission

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

Tuesday, September 8, 2020 7:00 pm

Virtual Zoom Meeting

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: <http://bit.ly/090820PlanningCommissionMtg> or by calling in to: (669) 900-9128, then enter the meeting id: 835 3245 9219.

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

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

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 AUGUST 11, 2020 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

2. SR2020-0006: HILL – MORGAN HILL DEVCO.: PRELIMINARY PLAN REVIEW OF A RESIDENTIAL PLANNED DEVELOPMENT ON 69.43-ACRES. THE DEVELOPMENT PROJECT WOULD REQUIRE AN AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION FOR 2.6 ACRES OF THE SITE, TO INCREASE THE DENSITY FROM RESIDENTIAL DETACHED MEDIUM (7-UNITS/ACRE) TO RESIDENTIAL ATTACHED MEDIUM (6-24 UNITS/ACRE) TO ALLOW FOR A SENIOR LIVING COMMUNITY. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 817-20-031, IS LOCATED ON NORTHEAST QUADRANT OF HILL ROAD AND BARRETT AVENUE.

Recommendation:

Open and close public hearing for Planning Commission to provide preliminary input on the proposed Planned Development. This is a Preliminary Plan Review application. No action will be taken on the project as this is advisory only.

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, August 11, 2020 7:00 pm

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

MEETING GUIDELINES

Meeting Guidelines

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CALL TO ORDER

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

ROLL CALL ATTENDANCE

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

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna Declared the Posting of the Agenda

PLEDGE OF ALLEGIANCE

Planning Commissioner Downey led the Pledge of Allegiance at 7:01 p.m.

OPEN PUBLIC COMMENT PERIOD

Chair Munoz-Morris opened the Public Comment Period at 7:04 p.m. The following individuals addressed the Planning Commission:

- Joe Baranowski

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

ORDERS OF THE DAY

Community Development Director, Jennifer Carman, requested Item 1 be moved to the end of the agenda. The Planning Commission agreed to change the order.

CHAIR SELECTION

This item was moved to the end of the agenda.

Community Development Director, Jennifer Carman, requested the Planning Commission make a motion to extend the meeting past 11:00 p.m. The Planning Commission agreed and continued the meeting.

1. SELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR

Recommendation:

Select members to serve as Chair and Vice-Chair of the Planning Commission for a one-year term.

Community Development Director, Jennifer Carman, presented the staff report.

MOTION:

The Planning Commission appointed Planning Commissioner Habib as Chair and Planning Commissioner Kumar as Vice-Chair.

RESULT: ACCEPTED

MINUTES APPROVAL

Minutes Acceptance: Minutes of Aug 11, 2020 7:00 PM (MINUTES APPROVAL)

2. APPROVE THE JUNE 23, 2020 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Juan Miguel Munoz-Morris, Chairman
SECONDER:	Malisha Kumar, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar, Downey

PUBLIC HEARINGS

3. DAA09-05 D (AAE2020-0002): COCHRANE – BORELLO RANCH (TOLL BROTHERS): AMENDMENT TO A DEVELOPMENT AGREEMENT FOR THE 244-UNIT BORELLO RANCH PROJECT TO ADD THE FINAL 123 BUILDING ALLOTMENTS INTO THE DEVELOPMENT AGREEMENT. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 728-34-029, -030 AND 728-60-056 ARE LOCATED ON THE NORTHSIDE OF HALF ROAD, WEST OF COCHRANE ROAD AND EAST OF PEET ROAD (TOLL BROTHERS, OWNER).

Recommendation:

1. Open/Close public hearing; and,
2. Approve Resolution incorporating 123 building allotments into project Development Agreement.

Senior Planner, Terry Linder, presented the Staff Report.

Chair Munoz-Morris opened the Public Hearing at 7:23 p.m. The Following individuals addressed the Planning Commission:

- Joe Baranowski

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

Chair Munoz-Morris reopened the Public Hearing to allow comments from the applicant:

- Daniel Raia, Applicant

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

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

OTHER BUSINESS

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

Recommendation:

Accept presentation by Staff and Nelson\Nygaard Consulting Associates, Inc. and provide recommendation/direction on adopting Screening Criteria and Thresholds of Significance 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) for development projects.

Principal Planner, Adam Paszkowski, introduced Meaghan Weir and Brian Manford from Nelson\Nygaard Consulting Associates, Inc. who gave a presentation.

The Planning Commission meeting recessed at 9:06 p.m.
The Planning Commission meeting reconvened at 9:11 p.m.

Chair Munoz-Morris opened the Public Comment Period. The Following individuals addressed the Planning Commission:

- Joe Baranowski

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

MOTION:

Recommend City Council approve the proposed Screens as presented and revisit the Screens within an 18-month time frame when a local model can be developed that provides the substantial evidence required by the State to deviate from the Screens presented.

RESULT:	FAILED [3 TO 3]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Chairman
AYES:	Munoz-Morris, Mueller, Kumar
NAYS:	Habib, Tanda, Downey
ABSENT:	Gonzalez-Escoto

Planning Commissioner Gonzalez-Escoto rejoined the meeting and provided her comments on the above motion for the proposed Screens. Planning Commissioner Gonzalez-Escoto stated that she listened to the discussion, but was unable to present her views due to technical difficulties. She expressed her support of the motion, resulting in the revised vote below.

RESULT:	PASSED [4 TO 3]
AYES:	Munoz-Morris, Mueller, Gonzalez-Escoto, Kumar
NAYS:	Habib, Tanda, Downey

MOTION:

Recommend City Council approve the proposed Thresholds as presented and revisit the Thresholds within an 18-month time frame when a local model can be developed that provides the substantial evidence required by the State to deviate from the Thresholds presented.

Chair Munoz-Morris opened the Public Comment Period. The following individual addressed the Planning Commission:

- Joe Baranowski

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

RESULT:	FAILED [3 TO 4]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Chairman
AYES:	Munoz-Morris, Mueller, Gonzalez-Escoto
NAYS:	Habib, Tanda, Kumar, Downey

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director, Jennifer Carman, made an announcement.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 11:19 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

Minutes Acceptance: Minutes of Aug 11, 2020 7:00 PM (MINUTES APPROVAL)



PLANNING COMMISSION STAFF REPORT

MEETING DATE: September 8, 2020

PREPARED BY: Tiffany Brown, Associate Planner

APPROVED BY: Jennifer Carman, Community Development Director

SR2020-0006: HILL – MORGAN HILL DEVCO.: PRELIMINARY PLAN REVIEW OF A RESIDENTIAL PLANNED DEVELOPMENT ON 69.43-ACRES. THE DEVELOPMENT PROJECT WOULD REQUIRE AN AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION FOR 2.6 ACRES OF THE SITE, TO INCREASE THE DENSITY FROM RESIDENTIAL DETACHED MEDIUM (7-UNITS/ACRE) TO RESIDENTIAL ATTACHED MEDIUM (6-24 UNITS/ACRE) TO ALLOW FOR A SENIOR LIVING COMMUNITY. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 817-20-031, IS LOCATED ON NORTHEAST QUADRANT OF HILL ROAD AND BARRETT AVENUE.

RECOMMENDATION(S)

Open and close public hearing for Planning Commission to provide preliminary input on the proposed Planned Development. This is a Preliminary Plan Review application. No action will be taken on the project as this is advisory only.

POLICY CONSIDERATIONS

1. Has the project been designed to be consistent with the Planned Development (PD) Master Plan findings required by the Morgan Hill Municipal Code, including General Plan policies established for streams/creeks, densities, and feathering?
2. Is the project providing a substantial public benefit, as required to establish a Planned Development?
3. Is the proposal consistent with the City's Housing Ordinance?

LOCATION MAP



PROJECT SUMMARY

1. Location: Northeast quadrant of Hill Road and Barrett Avenue (APN: 817-20-031)
2. Site Area: 69.43 Acres
3. General Plan: Residential Detached Medium (7du/ac)
4. Zoning: Residential Detached Medium

BACKGROUND:

The property is a 69.4-acre site, zoned Residential Detached Medium housing. As currently zoned, the site may be developed with approximately 7-units of housing per acre. The Developer is seeking preliminary comments on a potential General Plan and Zoning Amendment request to change 2.29-acres of the site to Residential Attached medium, to support development of a senior community. This property already has some history in the entitlement process.

In January 2018, the applicant requested allotments through the Residential Development Control System (RDCS) to complete the Villages of Jackson Square on the eastern portion of the overall site. On May 22, 2018, the Planning Commission adopted Resolution No. 18-13, awarding RDCS2017-0017 Hill-Morgan Hill Devco 22 residential building allotments. On June 20, 2018, the City Council reaffirmed the award of the RDCS allotments.

The applicant submitted a conceptual site design application in 2018, at which time staff provided feedback on the site layout, inconsistency with General Plan policies for streams/creeks and densities, and inconsistencies with the proposed zoning. The applicant initially planned to process entitlements for the northern portion of the site (with RDCS allotments); however, because a PD was required for the entire site, the Master Plan includes this part of the site.

On January 1, 2020 SB 330, the State Housing Crisis Act of 2019, took effect, suspending the City's RDCS growth management system, and established a new

process disallowing the City of Morgan Hill housing pacing program until 2025. Therefore, residential development projects are no longer required to compete for development allotments through the City's RDCS.

The applicant met with staff several times prior to resubmitting the plan for a Preliminary Planned Development in May of 2020. Although some of the previous concerns with the 2018 layout were addressed, major concerns regarding General Plan and zoning inconsistency relating to density, streams/creeks, and site layout remain the same. Staff sent a comment letter to the applicant in June of 2020. Some of the larger concerns outlined in the letter included the need to:

- Daylight and repair historically buried creek
- Realign the Tennant Creek back to natural state
- Provide neighborhood connectivity with an off-street trail
- Disperse duet lots throughout site to meet the intent of the underlying zoning
- Demonstrate the proposed zoning lot sizes meet the intent of the underlying general plan and zoning characteristics

Staff met with the applicant in July 2020 to review comments. A resubmittal was received August 10, 2020 with the request that the preliminary review be placed on the next available Planning Commission meeting (Attachment 1). Staff reviewed the resubmittal and concluded the initial comments still apply. Staff informed the applicant of this on August 28, 2020 to allow the applicant the choice to delay the Planning Commission hearing to allow a response to the comments. The applicant prepared a new General Plan Density calculation and submitted it on August 31, 2020 (Attachment 2) with the request to remain on the September 8, 2020 hearing date. The new proposal would remove existing easements on the site to allow for that portion of the property to be included in the net density calculation to address the density inconsistency identified. Because of the late submittal, research of the easements and whether this is a viable option has not been completed. Each comment is further discussed in the Analysis section of this report.

PROJECT DESCRIPTION

This is a Preliminary Plan Review of a residential Planned Development on 69.43-acres. The development project would require an amendment to the General Plan land use designation for 2.29 acres of the site, to increase the density from Residential Detached Medium (7-units/acre) to Residential Attached Medium (6-24 units/acre) to allow for a senior living community. The proposal includes a variety of unit types ranging from single family detached units to multi-family attached units with varying lot sizes ranging from approximately 3,040 square feet to 7,000 square feet. The applicant submitted a letter describing the proposed project and the planning objectives to be achieved(Attachment 3).

ANALYSIS

To assist the Planning Commission Conceptual Review, the proposed request was

analyzed with respect to consistency with the: 1) General Plan; 2) Zoning Ordinance; and 3) Inclusionary Housing Ordinance

1. General Plan

Proposed Densities

The project proposal would require a General Plan Amendment to 2.29-acres of the 69.43 acres to increase the density from Residential Detached Medium (7-units/acre) to Residential Attached Medium (6-24 units/acre) which allows for a multi-family attached senior living community. The remainder of the property (67.136-acres) is proposed to remain as Residential Detached Medium. The applicant located the senior living community toward the center of the project in an effort to meet the feathering requirements pursuant to General Plan Policy CNF-9.1.

Policy CNF-9.1 Density Feathering from High to Low Densities. Encourage feathering from higher urban densities to lower rural densities to occur within the City Limits. Feathering should begin as development nears the Urban Growth Boundary.

As designed, the proposed larger lots have been located against abutting properties to try to achieve feathering. However, the configuration of the duet units all located together at the southwest end of the site adjacent to Hill Road is designed as a higher density residential product and does not provide feathering to the adjacent properties.

In addition, rather than feathering from Residential Detached Medium to Residential Detached High and Residential Attached Low, the project directly transitions to Residential Attached Medium which does not create gradual density increase conducive to feathering. The lot sizes proposed are more conducive to a higher density land use, therefore, the project as designed is inconsistent with General Plan Policy CNF-11.3.

Policy CNF-11.3 Appropriate Residential transitions. Provide for an acceptable transition in lot size and density between adjacent residential areas.

The remaining 67.136 acres will remain as Residential Detached Medium, which is defined as follows:

CNF- 16 Residential Detached Medium. Residential Detached Medium areas allow detached homes on smaller lots, including courtyard homes, manufactured homes, and small-lot single-family homes. Secondary dwelling units are allowed under this designation. Up to 25 percent of the total number of units in a project in the Residential Detached Medium designation may be duets. The Residential Detached Medium designation is dispersed throughout the City, often providing a transition from non-residential areas to lower-density neighborhoods. The largest areas with this designation are centered around East Dunne Avenue and West Main Avenue between Highway 101 and the railroad. This designation allows up to 7 units per acre.

Density (units per acre) is calculated by dividing the number of proposed units by the

number of net acres. Net acreage as defined within the General Plan is the portion of a site that can actually be built upon, which is the land area remaining after dedication of ultimate rights-of-way for: 1) exterior boundary streets, 2) floodways, 3) public parks, and 4) utility corridors. As the General Plan is our policy making and guiding document, the Zoning Ordinance further defines standards and regulations to implement the General Plan. The Zoning Ordinance further defines Density and Net lot area as follows.

18.12.030 – Density. Density means the number of dwelling units divided by the net lot area.

18.12.070 – Lot area and dimensions. Lot area means the net site area of a lot, expressed in terms of acres or square feet. Lot area does not include:

- a. Land within the limits of a street (public or private) upon which the lot abuts, even if fee title to such street is held by the owner.
- b. All public easements (e.g., public streets, utility lines).
- c. All private easements (e.g., private streets, accessways) other than streets which are in excess of fifteen percent of the net site area of the lot.

The first submittal of the density calculation prepared by the applicant did not remove all private streets and accessways. Therefore, the density calculation was incorrect. Density is determined after netting out the proposed private and public streets and accessways; and after review was 9-units per acre, which is more consistent with Residential Detached High (RDH).

Therefore, if the project were to move forward as previously proposed, it would require a larger General Plan Amendment to accurately reflect the proposed densities and to provide consistency with feathering and transitions. Considering the definition of “net density”, the applicant provided an update to the calculation, while the site plan has remained unchanged. The new proposal would remove existing easements on the site to allow for that portion of the property to be included in the net density calculation to address the density inconsistency identified. Because of the late submittal, research of the easements and whether this is a viable option has not been completed.

Streams/Creeks

The General Plan offers very clear direction on preservation, restoration, and daylighting streams and creeks within Morgan Hill. It also discusses locating parks and trails near streams and creeks. See policies listed below.

Policy HC-3.14 Streamside Trails. Work in partnership with the Santa Clara Valley Water District to establish easements and develop trails and linear parks along creeks and drainage channels, connecting parks, regional trails, schools, library, and other community facilities and ensuring that natural resources are protected and restored.

Policy NRE-5.1 Reclamation of Streams and Riparian Areas. Encourage reclamation of degraded streams and riparian areas.

Policy NRE-5.3 Natural State of Streamside and Riparian Areas. Retain natural streamside and riparian areas in their natural state in order to preserve their value as percolation and recharge areas, natural habitat, scenic resources, and recreation corridors, and to stabilize banks. (South County Joint Area Plan 15.08)

Policy NRE-5.5 Flood Control Projects. Where flood control projects are needed to protect existing development, minimize disruption of streams and riparian systems, maintaining slow flow and stable banks through design and other appropriate mitigation measures. (South County Joint Area Plan 15.08)

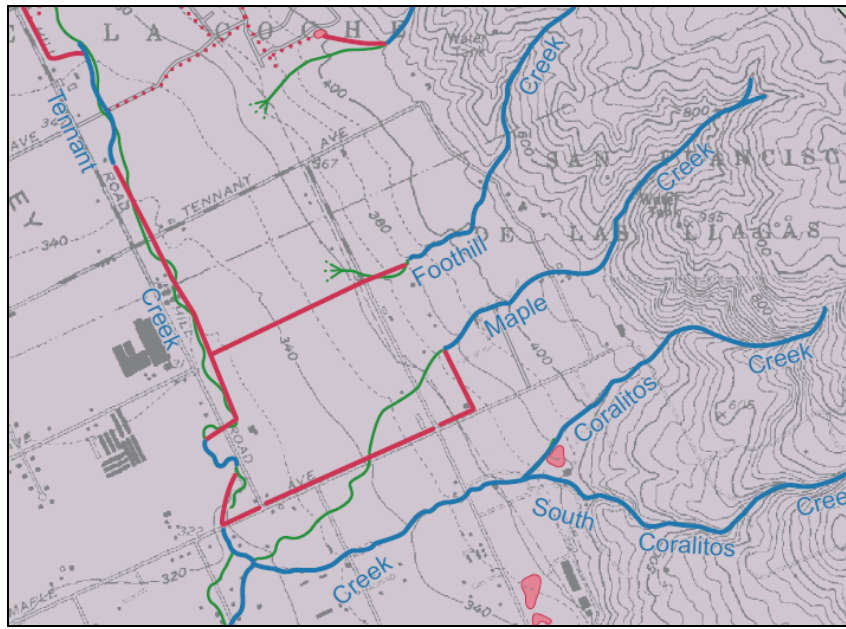
Policy NRE-5.6 Creek Channel Protection. Protect existing creek channels and riparian vegetation by requiring buffering or landscaped setbacks and storm runoff interception as specified in Table NRE-1 and consistent with the Santa Clara Valley Habitat Plan.

TABLE NRE-1 Required Stream Setback Distances			
	Category 1 Streams (Water Present Year Round During Normal Rain Years)		Category 2 Streams (Water Present During the Wet Season Only During Normal Rain Years)
Slope	Inside Urban Service Area	Outside Urban Service Area	Inside/outside Urban Service Area
0-30%	100 feet	150 feet	35 feet
>30%	150 feet	200 feet	

The project has been designed compliant with the buffer requirements.

Pursuant to the Creeks and Watershed Map for Morgan Hill and Gilroy, the project site has two natural creeks (Maple Creek and Foothill Creek) that flow from the east foothills onto the site.

Creek and Watershed Map of
Morgan Hill and Glory (2009)



Prepared by Janet M. Sowers and Jameson E. Henkle, William Lettis & Associates, Inc.
Historical wetlands research by the San Francisco Estuary Institute

Between the 1800 and 1900's, where Maple Creek naturally flowed onsite, and was buried, is shown in green. Foothill Creek is located at the northeast end of the project site. The engineered creek channels, shown in red, were created to assist in directing the water flow off the property. These engineered creek channels funnel the water into the Tennant Creek watershed that is located along the west property line of the project site. The Tennant Creek watershed was realigned to go around the existing home and accessory structures. The City is aware of flooding issues near adjacent properties and on the property where Maple Creek is buried. The Santa Clara Valley Water District has reviewed the plans and has identified the need to address the stormwater runoff that comes with construction of a new development. In addition, the plans will have to be submitted for review and approval by Army Corp of Engineers and the Central Cost Bay Area Regional Water Quality Control Board. As this application is in a preliminary state, creeks and watersheds will be reviewed as part of the overall environmental assessment of the project.

The project requires a General Plan Amendment and a Planned Development zoning overlay. The Municipal Code requires a Planned Development to provide a Substantial Public Benefit that furthers the policies of the General Plan. Substantial public benefit is discussed in further detail in the zoning section of this report. For this project to be consistent with the General Plan Policies and provide a substantial public benefit to the community, staff is recommending the following:

- a. Daylight and restore the natural creek that flows from Maple Creek from east to west across the project site.
- b. Incorporate that creek with an off-street bicycle and pedestrian connection, minimum 15-foot wide, that connects the public park and the entire residential community.

- c. Realign and restore the Tennant Creek to its natural state along Hill Road.

These changes to the project would reinforce the general plan policies listed above and the two following policies.

Policy CNF-11.5 Outside Connections. Require new subdivisions to provide multiple connections to the surrounding community.

Policy CNF- 11.6 Open Space Connections. Use existing and planned drainage/flood control and linear park systems elements, as well as other publicly owned or restricted land, to connect residential neighborhoods.

2. Zoning Ordinance

The project proposal is for a 341-unit master planned residential community on 69.48-acres. The proposal requires rezoning of the property with a Planned Development overlay. The purpose of a Planned Development is to allow for high quality development that deviates from standards and regulations applicable to the base zoning district, to promote creativity in building design, flexibility in permitted land uses, and innovation in development concepts. A Planned Development provides landowners with enhanced flexibility to take advantage of unique site characteristics and develop projects that will provide public benefits for residents, employees, and visitors.

Planned Developments may deviate from development standards in the applicable base zoning district except that the maximum permitted floor area ratio and residential density may not exceed maximums established in the General Plan for the applicable land use designation.

The Zoning Ordinance requires Preliminary Planned Development review by Planning Commission where the Commissioners shall:

- a. Provide preliminary input on project compliance with findings required for the approval of a planned development project; and
- b. Input received shall not be construed as a recommendation for approval or denial of the project. Any recommendation to the applicant is advisory only and shall not be binding on either the applicant or the city.

The existing zoning is Residential Detached Medium, minimum 7,000 square foot lots. The proposal includes retaining the base zoning for 67.136-acres of the site.

Permitted Uses

Single family detached homes and second family units are permitted within the Residential Detached Medium zoning designation. Residential Detached Medium (RDM) also allows for duets as a permitted use when located only on corner lots and limited to no more than 25% of total units within the single project or subdivision. The proposal includes single family detached homes and duets. While the number of duets

is within the allowed 25%, the location of the duets are clustered into one corner of the project. The intent of permitting them only on corner lots is to ensure they are incorporated throughout the development and blend in with the other single-family detached units.

Development Standards

In reviewing the Preliminary Planned Development, it has been noted that the proposed lots within the development may be more closely designed to fit a higher density zoning classification. The following tables will assist in illustrating this:

Table 1.1
Residential Zoning Districts

Zoning District	RDM	RDH	RAL	
Lot Size Minimums	7,000	4,500	3,500	3,000
	Duplex Corner Lots 7,500 square feet	SFD Corner lots 5,000 square feet	Duplex 7,000 square feet	Duplex 6,000 square feet
		Duet lot 3,000 square feet	Duplex Corner Lot 7,500 square feet	Duplex Corner Lot 6,500 square feet
			Duet Lot 3,750 square feet	Duet Lot 3,250 square feet
			Multi-family 3,500 square feet	Multi-family 3,000 square feet

Table 1.2
Proposed Lot Sizes for Planned Development RDM

	Lot Size (square feet)				
	7,000+	6,000-6,999	5,000-5,999	4,000-4,999	3,040-3,724
<i>Approximate Number of Lots</i>	61-SFD 3-Cottage	78-SFD 2- Cottage	75-SFD 5-Cottage	4-Cottage	58-Duet
<i>Total lots</i>	64	80	80	4	58
<i>Percentage of lot size within RDM zoning</i>	22%	28%	28%	1%	20%

The Residential Detached High (RDH) and Residential Attached Low (RAL) zone districts provide smaller lot size minimums starting at 4,500 and 3,000 square feet. It

may be more appropriate to rezone the areas with the smaller lots to one of these zone districts.

A 2.29-acre portion of the site is to be rezoned from Residential Detached Medium to Residential Attached Medium to allow a multi-family attached senior community. Tables have been prepared analyzing the projects compliance with the base zone district standards and proposed PD standards for all housing types (Attachment 4).

Substantial Public Benefit

A substantial public benefit is a project feature not otherwise required by the zoning code or any other provision of local, state, or federal law that substantially exceeds minimum development standards and significantly advances goals of the general plan. Projects proposing a planned development must include one or more substantial public benefits pursuant to Section 18.30.050.H.8 of the Morgan Hill Municipal Code. The public benefit provided shall be of sufficient value to justify deviation from the standards of the zoning district that currently apply to the property.

The applicant is proposing the following as a substantial public benefit:

- a. Provide expansion of public park with public amenities at north east location (include over 10 acres of open space amenities).
- b. Construct trails/bike paths sidewalks for public use.
- c. Install reclaimed water known as purple pipe only. A reclaimed water system is not proposed with this project.

The expansion of public park and amenities of up to 10 acres is a substantial public benefit. Construction of trails, bike paths, and sidewalks for public use are required for all new residential projects in accordance with the Residential Development Design and Development Standards adopted in December of 2019, therefore, this would not be considered a substantial public benefit. Publicly accessible parks, open space, and habitat restoration/protection of natural resources beyond the minimum required by the City or other public agency qualify as a substantial public benefit. Staff has made some recommendations in the stream discussion above as to additional substantial public benefits that could be incorporated into this project (if not a requirement of another agency).

3. Inclusionary Housing Ordinance

The purpose of the Inclusionary Housing Ordinance (IHO) is to further the City's efforts to require housing available to extremely low-income, very low-income, and moderate-income households by requiring builders of new market-rate housing to include affordable housing units within their projects. The Housing Element of the General Plan implements the established policy of the State of California that each community should foster an adequate supply of housing for persons at all economic levels. The IHO Ordinance was promulgated to promote and protect the public health, safety, and general welfare while preserving and enhancing economic diversity and inclusiveness within the City.

The project is proposing 51 units (15 percent) as inclusionary deed restricted for seniors. As presented on the site plan, the project does not comply with the IHO for the following reasons:

- a. Project is proposing to satisfy the 15 percent inclusionary housing requirement by placing the entire affordability requirement in one section of the project and in one product type. The intent of the policy to disperse BMR units throughout the project site to promote an equitable and mixed income community and provide people of all incomes access to all housing types.
- b. The BMR Condominium units are not the same size as the smallest market rate unit in the project.

The Housing Ordinance provides a list of alternatives that can satisfy the affordable requirements. However, the current project proposal does not meet any of the alternatives listed within Section 14.04.070 (Alternatives).

Planned Development Findings

In addition to providing feedback to the applicant regarding their Preliminary Plan's consistency with the General Plan, the Planning Commission must also provide preliminary input on the proposal's consistency with the Planned Development (PD) Master Plan findings in Section 18.30.050.H.7 of the Zoning Code, most of which is discussed above.

18.30.050.H.7 PD Master Plans / Findings

- a. The proposed development is consistent with the general plan, zoning code, and any applicable specific plan or area plan adopted by the city council.
- b. The proposed development is superior to the development that could occur under the standards applicable in the existing zoning districts.
- c. The proposed project will provide substantial public benefits as defined. The public benefit provided shall be of sufficient value as determined by the planning commission to justify deviation from the standards of the zoning district that currently applies to the property.
- d. The site for the proposed development is adequate in size and shape to accommodate proposed land uses.
- e. Adequate transportation facilities, infrastructure, and public services exist or will be provided to serve the proposed development.
- f. The proposed development will not have a substantial adverse effect on surrounding property and will be compatible with the existing and planned land use character of the surrounding area.
- g. Findings required for the concurrent approval of a zoning map amendment can be made.

Findings for the zoning map amendment include a determination as to whether the

proposed amendment is consistent with the general plan and any applicable specific plan as provided by Government Code Section 65860; that it will not be detrimental to the public interest, health, safety, convenience, or welfare of the city; and whether the affected site is physically suitable in terms of design, location, shape, size and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and general plan and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.

California Environmental Quality Act (CEQA):

The Preliminary Review application is not subject to CEQA, as there will be no action taken as this is an information item only. Future development applications will require further environmental review.

This Conceptual plan meeting is intended to assist the developer refine the final project proposal to be submit for formal processing. Once that occurs, an Environmental Impact Report (EIR) will be prepared for this project. Prior to beginning the EIR, there will be scoping meeting held with the community to gather comments on environmental concerns at a future date.

COMMUNITY ENGAGEMENT

A project webpage was created on the Morgan Hill website after receipt of the application submittal (Attachment 5). The preliminary application and date and time of this meeting was publicly noticed (mailed to property owners within 600-feet of the project site and newspaper legal notice) for the minimum 10-day period and two signs were posted at the property location pursuant to the Planning Division requirement.

Staff has received two public comments during the preparation of this staff report (Attachment 6).

CONCLUSION

Staff recommends the Planning Commission provide feedback regarding the proposed Preliminary Development Plan. Input is not a recommendation for approval or denial of the project. At this point in project review, any recommendation to the applicant is advisory only and shall not be binding on either the applicant or the City.

The Planning Commission should review the Policy Considerations:

1. Has the project been designed to be consistent with the Planned Development (PD) Master Plan findings required by the Morgan Hill Municipal Code, including General Plan policies established for streams/creek, densities, and feathering?
2. Is the project providing a substantial public benefit, as required to establish a Planned Development?

3. Is the proposal consistent with the City's Housing Ordinance?

LINKS/ATTACHMENTS:

1. Prelim PD, GPA Proposal, and Density Calculations Submittal
2. Updated Density Calculation
3. Applicant letter
4. Zoning Standard Tables
5. Project Information (Weblink)
6. Public Comments Recieved
7. Applicant's Exhibits (Weblink)

PLOT DATE: August 5, 2020
FILE PATH: W:\Jobs\20\202013 - New Horizons\Drawings\Exhibits\2020-07 (July)\2020-07-30 to accompany response letter\EXHIBIT 3 - LYT-NEW HORIZONS 2020-07-30 - Copy.dwg



Legend and Notes		
Color	Description	
	7,000 sqft lots	49
	6,000 sqft lots	79
	5,000 sqft lots	86
	Duets (Magnolia)	58
	Age-restricted cottages	14
	Age-restricted multi-family	55
		341

- Notes
- Parcel configuration and street sections are preliminary and subject to refinement.

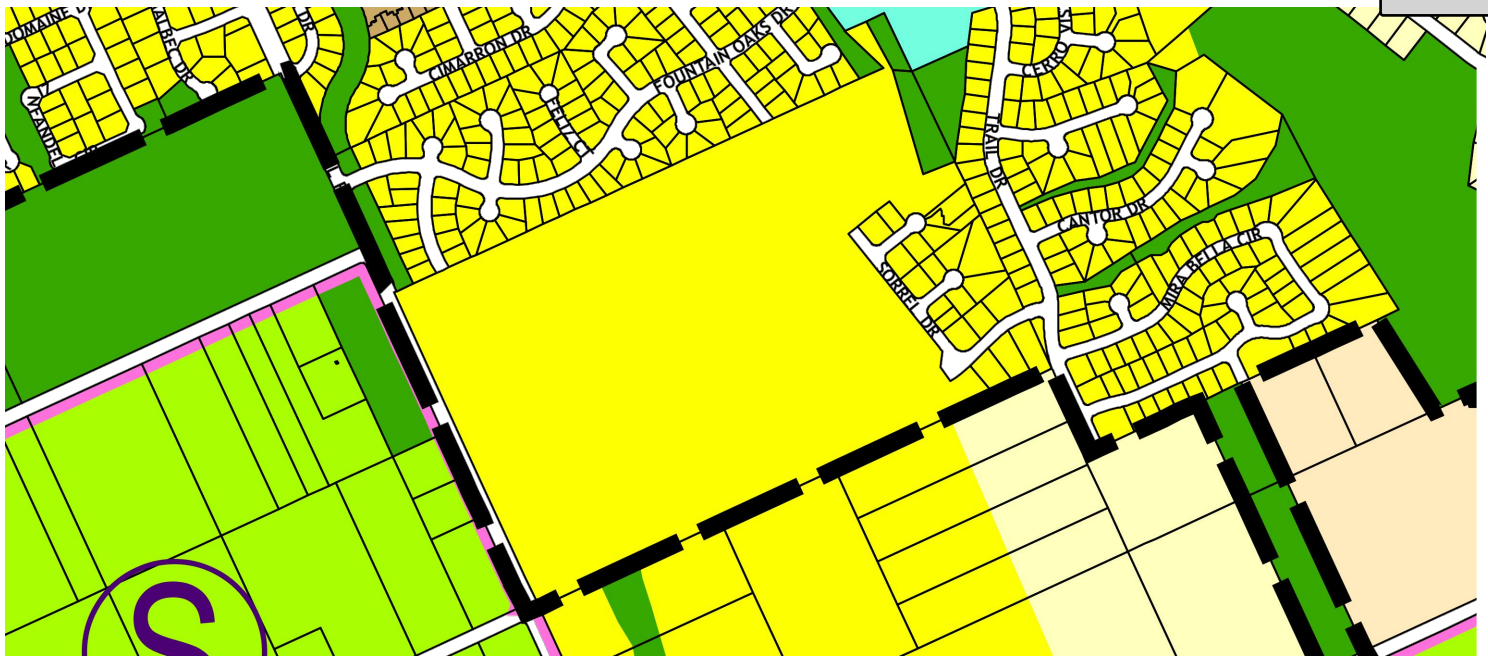
NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

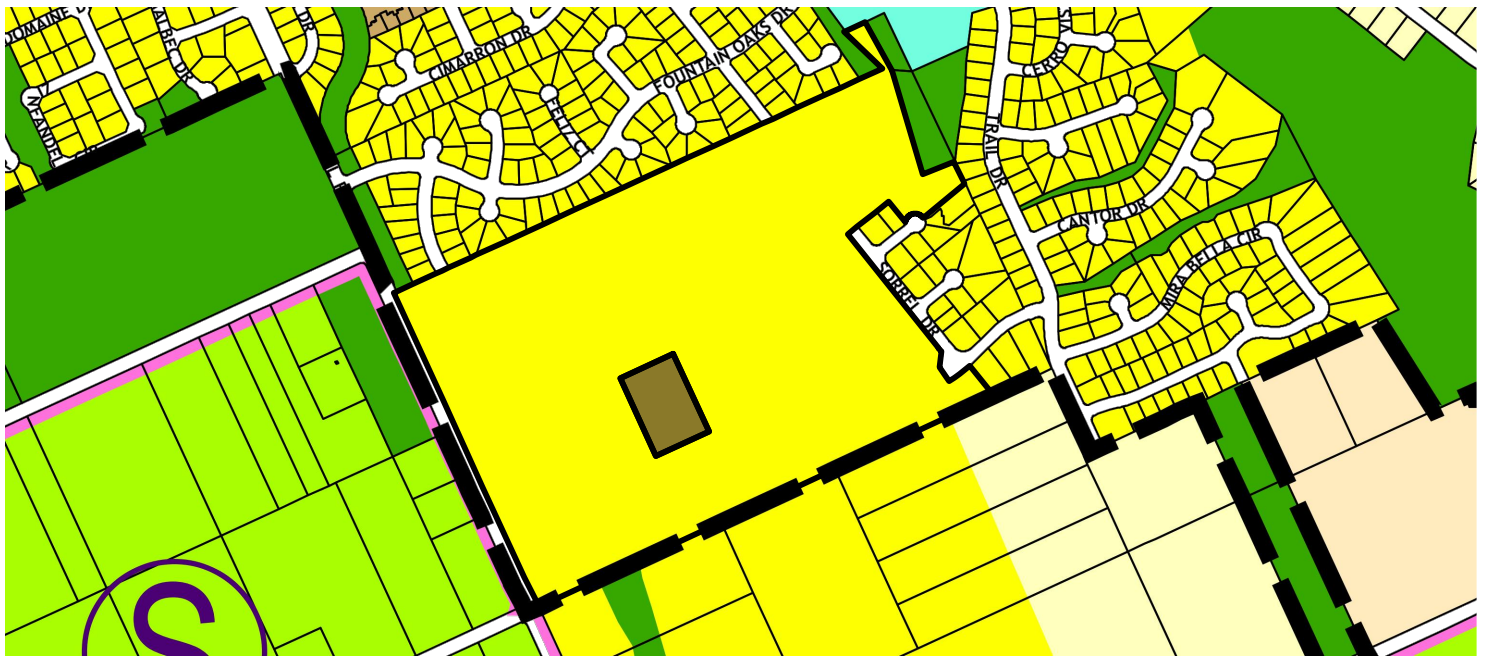
EXHIBIT 3 - LAND USE EXHIBIT



JOB NO. 202013-001
DATE JULY 30, 2020
SCALE AS SHOWN



Existing Designation - Residential Detached Medium
69.430 ac



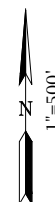
Proposed Designations - Residential Detached Medium (67.136 ac)
Residential Attached Medium (2.294 ac)

Exhibit 1B

Proposed General Plan Amendment to the City of Morgan Hill

Existing and Proposed General Plan Designations

New Horizons
APN 817-20-031
Morgan Hill, CA



RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302
2002013

August 5, 2020

Packet Pg. 23

GOVERNING MORGAN HILL 2035 GENERAL PLAN TEXT

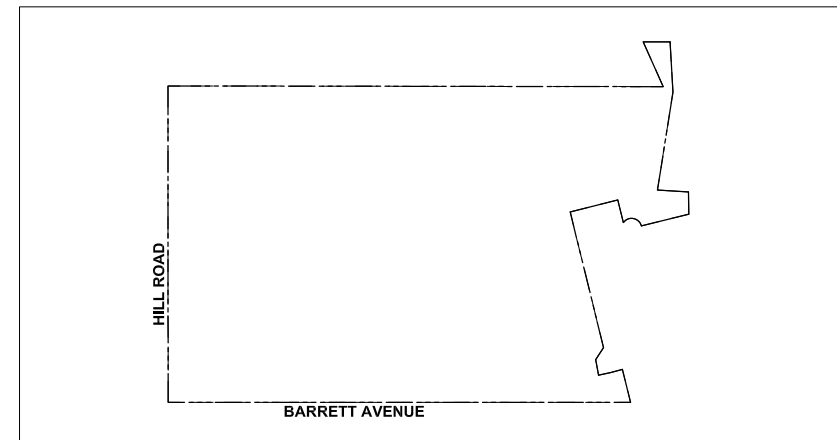
PAGE CNF-16

Residential Detached Medium. Residential Detached Medium areas allow detached homes on smaller lots, including courtyard homes, manufactured homes, and small-lot single-family homes. Secondary dwelling units are allowed under this designation. Up to 25 percent of the total number of units in a project in the Residential Detached Medium designation may be duets. The Residential Detached Medium designation is dispersed throughout the City, often providing a transition from non-residential areas to lower-density neighborhoods. The largest areas with this designation are centered around East Dunne Avenue and West Main Avenue between Highway 101 and the railroad. This designation allows up to 7 units per net acre.

PAGE GL-4

Acreage, Net. The portion of a site that can actually be built upon, which is the land area remaining after dedication of ultimate rights-of-way for:

- Exterior boundary streets
- Flood ways
- Public parks
- Utility corridors



STEP 1: GROSS AREA (69.43 ACRES)



STEP 2: UTILITY CORRIDORS (EASEMENTS) AND EXTERIOR STREETS (7.3 ACRES)*
NET ACREAGE: 69.43 - 7.3 = 62.13

* SOME EXISTING UTILITY EASEMENTS MAY BE ABANDONED WITH PROPOSED DEVELOPMENT



STEP 3: DRAINAGE CORRIDOR (1.08 ACRES)
NET ACREAGE: 62.13 - 1.08 = 61.05



STEP 4: PUBLIC AND PRIVATE OPEN SPACE, AND SCHOOL DEDICATION (10.13 ACRES)**
NET ACREAGE: 61.05 - 10.13 = 50.92

** GENERAL PLAN NET ACREAGE DEFINITION DOES NOT INCLUDE PRIVATE OPEN SPACE



STEP 5: TRAIL AND RESIDENTIAL ATTACHED MEDIUM LAND USE AREA (2.83 ACRES)
NET ACREAGE: 50.92 - 2.83 = 48.09

NET ACREAGE: 48.09
PROPOSED LOTS WITHIN NET AREA: 286
(INCLUDING 58 DUETS, WHICH IS BELOW THE 25% ATTACHED PRODUCT THRESHOLD)

NET DENSITY: 286/48.09 = 5.95 DWELLING UNITS PER NET ACRE, WHICH LIES
WITHIN THE EXISTING RESIDENTIAL DETACHED MEDIUM LAND USE CATEGORY

EXHIBIT 2 GENERAL PLAN DENSITY CALCULATION for NEW HORIZONS

MORGAN HILL, CALIFORNIA

FOR MORGAN HILL DEVCO

JULY 30, 2020

JOB NUMBER: 202013

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GOVERNING MORGAN HILL 2035 GENERAL PLAN TEXT

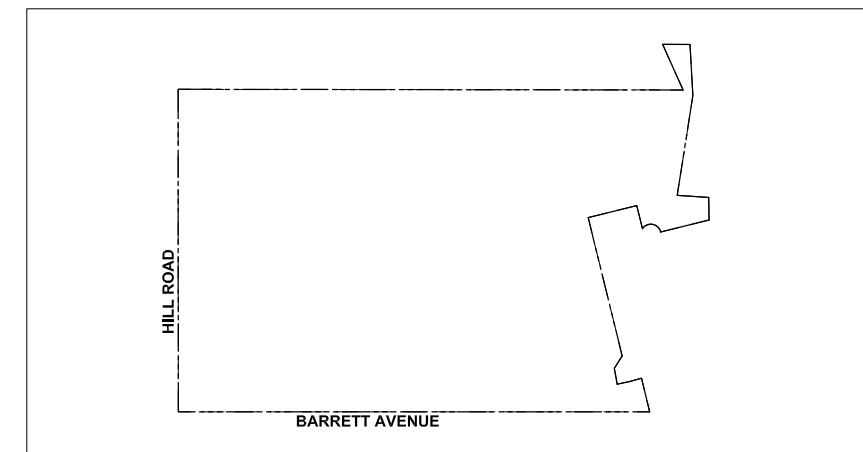
PAGE CNF-16

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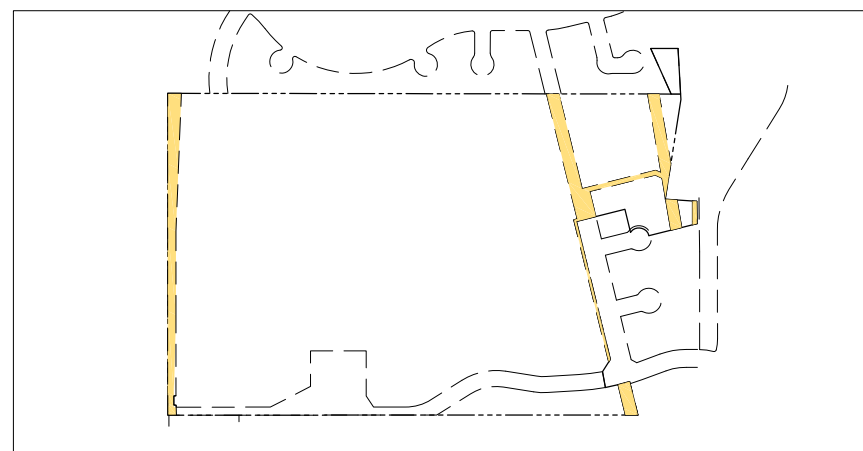
PAGE GL-4

Acreage, Net. The portion of a site that can actually be built upon, which is the land area remaining after dedication of ultimate rights-of-way for:

- Exterior boundary streets
- Flood ways
- Public parks
- Utility corridors



STEP 1: GROSS AREA (69.43 ACRES)



STEP 2: UTILITY CORRIDORS (EASEMENTS) AND EXTERIOR STREETS (3.36 ACRES)*

NET ACREAGE: 69.43 - 3.36 = 66.07

* DOES NOT INCLUDE BARRETT AVENUE - EXISTING UTILITY EASEMENTS AND STREET RIGHT-OF-WAY TO BE ABANDONED WITH PROPOSED DEVELOPMENT



STEP 3: DRAINAGE CORRIDOR (1.08 ACRES)

NET ACREAGE: 66.07 - 1.08 = 64.99



STEP 4: PUBLIC OPEN SPACE, AND SCHOOL (5.89 ACRES)**

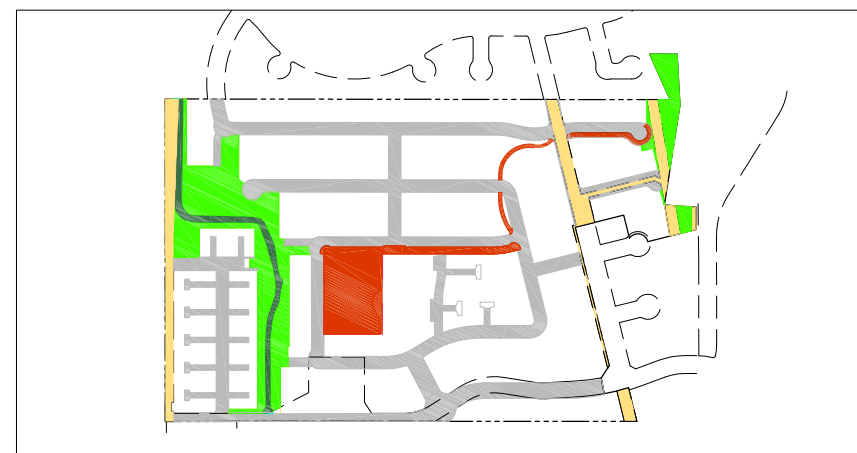
NET ACREAGE: 64.99 - 5.89 = 59.10

** GENERAL PLAN NET ACREAGE DEFINITION DOES NOT REQUIRE THAT PRIVATE OPEN SPACE BE DEDUCTED



STEP 5: TRAIL AND RESIDENTIAL ATTACHED MEDIUM LAND USE AREA (3.20 ACRES)

NET ACREAGE: 59.10 - 3.20 = 55.90



STEP 6: PUBLIC AND PRIVATE RIGHT-OF-WAY (14.82 ACRES)***

NET ACREAGE: 55.90 - 14.81 = 41.09

***GENERAL PLAN NET ACREAGE DEFINITION DOES NOT REQUIRE INCLUSION OF INTERIOR STREETS, BUT THIS CALCULATION INCLUDES THEM

NET ACREAGE: 41.09

PROPOSED LOTS WITHIN NET AREA: 286
(INCLUDING 58 DUETS, WHICH IS BELOW THE 25% ATTACHED PRODUCT THRESHOLD)

NET DENSITY: 286/41.09 = 6.96 DWELLING UNITS PER NET ACRE, WHICH LIES
WITHIN THE EXISTING RESIDENTIAL DETACHED MEDIUM LAND USE CATEGORY

EXHIBIT 2 GENERAL PLAN DENSITY CALCULATION for NEW HORIZONS

MORGAN HILL, CALIFORNIA

FOR MORGAN HILL DEVCO

JULY 30, 2020

REVISED AUGUST 31, 2020

JOB NUMBER: 202013

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DEVELOPMENT PROCESS CONSULTANTS

May 15, 2020
CITY OF MORGAN HILL
SUBJECT: New Horizons Planned Development

"Statement of planning objectives to be achieved, and description of the character of the proposed PUD development district."

New Horizons has been designed as a Master Planned Community to provide housing to numerous age groups; from young first time buyers to active senior condominium purchasers. We believe our project will be the most diversified housing community proposed in the City of Morgan Hill.

Our developer, Morgan Hill Devco, has assembled four award-winning architects to design and landscape the project. We have design-specific professionals: civil engineering, environmental consultants et. al. who have worked together to create what will be one of the most unique neighborhoods in Morgan Hill.

The PD zoning overlay will provide a wide diversity in housing types with public and private open space within the community. The PD will retain two GP designations/zonings to allow for a Senior housing product within the community to share amenities. The 7000 sq. ft. lots and Senior Living [RAM] affordable product will fully conform to the underlying zoning standards for those two products. The RAL is provided as the alternate zoning product within the RDM zoned area. The project will retain 20-25 ADUs spread throughout the various single family units. A variety of lot sizes within the RDM zoned area are specified in the attached 'Exhibit A'.

Significant HOA-maintained common open space, amenities and parks exist within our community. Jackson Park will be expanded and a new Jackson Trail (per the Bikeways Master Plan) has been added.

Private common open space and amenities throughout the development will be maintained by a Homeowners association.

"A detailed list or table showing all development standard deviations being proposed"

The PD will deviate from the underlying zoning or retains city provided options as follows:

Clustering, which includes lots, is utilized to yield significant open space throughout. This has been accomplished through use of lots that are less than 7000 square feet

and are proposed in the RDM areas. This concept allows large open space areas while retaining GP density requirements; as well as a diverse housing stock within this development plan. Building setback requirements per the underlying zoning have been adjusted on numerous lots of less than 7000 square feet.

Building coverages and second story setbacks may in some locations exceed underlying zoning requirements.

‘A development scheme, indicating all phases of construction.’

The Applicant has provided a phasing plan.

‘A statement of the applicant’s intention with regard to sale or leasing, and provisions for maintenance of the common areas and features.’

The applicant, Morgan Hill Devco together with D R Horton, will create a Homeowner’s association (“HOA”), which is to be submitted and approved by the Bureau of Real Estate. The HOA will provide the upkeep of the common features. The HOA will accordingly be paid by each homeowner within the community.

‘The Range of uses to be allowed in the PUD providing sufficient detail to ensure that its purpose may be achieved. A prohibition of certain types of uses and or limitation on the number, size of and location of other types of uses may be included.’

The total PD will be a single use [residential]. The type of residential product to be provided is as follows: [Please refer to ‘Exhibit B’ for specific breakdown of each.]
 RAM: Senior Condos for sale will meet the IHO requirements
 RDM: Single Family detached, Single family Attached [duets], Carriage Homes [senior]. 20-25 ADUs
 Residential areas will all conform to GP densities. Product mix and BMR units will be coordinated and committed to a minimum of 15% of the project.

Open space areas with numerous amenities and storm detention areas to be maintained by an HOA.

All private driveways and guest parking to be maintained by the HOA. These common drives provide access and guest parking to conform to parking standards in underlying zoning within the PD.

Questions should be directed to Vince Burgos at 408.421.2695 or via email at;
vrburgos@hotmail.com

DpC
 DEVELOPMENT PROCESS CONSULTANTS

Attachment: Applicant letter (2846 : Hill - Morgan Hill Devco)



DEVELOPMENT PROCESS CONSULTANTS

Exhibit A

LOT TYPE DISTRIBUTION FOR NEW HORIZONS

CATEGORY	NUMBER OF LOTS	LOT NUMBERS	LOT AREA RANGE
7,000	40	1-32, 40-45, 61, 209	7,000 – 10,950 S.F.
6,000	84	55-60, 62-98, 106, 107, 114-129, 136, 137, 161-166, 192-196, 210-213, 218-222, 231	6,000 – 14,960 S.F.
5,000	93	33-39, 46-54, 99-105, 108-113, 130-135, 138-143, 158-160, 167-191, 197-208, 214-217, 223-230	5,000 – 14,700 S.F.
MAGNOLIA (DUETS)	58	232-289	3,030 – 4,720 S.F.
AGE-RESTRICTED BUNGALOWS	14	144-157	4,800 – 9,700 S.F.
AGE-RESTRICTED MULTI-FAMILY	1	290	1.98 ACRES

NOTES:

1. LOT NUMBERS ARE BASED ON THE NEW HORIZONS TENTATIVE MAP DATED MAY 2020.
2. LOT AREA RANGES PROVIDED ABOVE FOR THE MAGNOLIA PRODUCT AND THE AGE-RESTRICTED BUNGALOWS ARE GROSS AREAS AND INCLUDE MOTOR COURTS.

Attachment: Applicant letter (2846 : Hill - Morgan Hill Devco)



DEVELOPMENT PROCESS CONSULTANTS

Exhibit B

HOUSING TYPOLOGY SUMMARY

Housing Typology 1: Courtyard Clusters, 58 lots

Duets, 3 elevation styles

Building 1 – Plan 1 and 2

Building 2 – Plan 1 and 3

Building 3 – Plan 4 and 4X

Plan 1 – 2087 SF

Plan 2 – 2352 SF

Plan 3 – 2532 SF

Plan 4 – 2373 SF

Plan 4X – 2326 SF

Housing Typology 2: 50'x100' lots, 93 lots

Singly Family Detached, Front Loading, 3 elevation styles

Plan 1 – 2944 SF

Plan 2 – 3295 SF

Plan 3 – 3416 SF

Housing Typology 3: 60'x100' lots, 84 lots

Singly Family Detached, Front Loading, 3 elevation styles

Plan 1 – 3490 SF

Plan 2 – 3690 SF

Plan 3 – 3848 SF

Housing Typology 4: 70'x100' lots, 40 lots

Singly Family Detached, Front Loading, 3 elevation styles

Plan 1 – 2655 SF

Plan 2 – 2836 SF

Plan 3 – 2125 SF

Housing Typology 5: Cottage Clusters, 14 lots

Singly Family Detached, 3 elevation styles

Plan 1 – 1458 SF

Plan 1X – 1935 SF

Plan 2 – 1684 SF

Plan 2X – 2343 SF

Plan 3 – 1714 SF

Housing Typology 6: Senior Affordable Condo

Unit 1 – net 680 SF

Unit 2 – net 892 SF

Unit 3 – net 921 SF

Unit 4 – net 942 SF

Clubhouse

3236 SF

Attachment: Applicant letter (2846 : Hill - Morgan Hill Devco)



DEVELOPMENT PROCESS CONSULTANTS

Exhibit C

LANDSCAPE ARCHITECTURAL AND ENVIRONMENTAL DESIGN CONCEPT

The New Horizons neighborhood is first announced along Barrett Avenue's proposed roundabout. Directional signage leads residents and visitors through the tree lined entry link toward the pond. The community is announced by enhanced paved materials and project signage near the pond's edge. There are several area components that comprise the social, environmental and community-wide activities. Elements of the Open Space and recreational amenities include the Pond and overlooks, the Community Clubhouse and pool, Jackson Park Expansion program, Jackson Trail Play Park and Open Space enhancements.

Pond & Overlooks:

There are 3 primary overlooks strategically located along the loop trail that surrounds the pond. At the entrance to New Horizons there is a passive overlook with benches and a shade trellis. Monument signage for the community and wayfinding graphics are included at this location. Moving clockwise along the pond loop trail finds a playground supported within the bulkhead retained peninsula. Play structures, shade sails, and benches are located within the fenced play area. Contiguous and directly across the trail is the main outdoor gardens and recreational space for the Senior Living project. A bocce ball court, senior fitness area, picnic tables, benches shade trellis and landscaping seamlessly blend with the playground across the trail. Finally, a stone faced podium and bulkhead is located along the eastern edge of the community pool area overlooking the pond and aeration fountains.

Community Clubhouse and Pool Area

The western main entrance to the building is announced at the entry plaza and staging area complete with benches, ranch rail fencing and pilasters. In addition to a vast array of indoor public uses, the Community Building has direct access to a large outdoor fitness corral complete with the latest of exterior fitness & exercise equipment. The fenced pool area has an expansive terrace surrounding the community pool flanked by 5 covered mini cabanas. Large open deck area accommodates groups of all sizes, parties, lounging and other pool side activities. Main views from the recreation area oversee the pond and loop trail.

Jackson Park Expansion

The existing Jackson Park affords a great opportunity for expansion into the New Horizons Master Planning program. The park provides a fortuitous nexus to initiate an eastern beginning of a regional Jackson Trail connection to the Jackson School and adjacent neighborhood to the North. The expansion land provides for a 1 ½ acre Dog Park which also plays host to its off season storm water retention partner. Other components of the additional parkland include a Pickle Ball Court, open lawn and picnic tables and benches and an overlook patio with additional picnic tables. A loop trail also surrounds the exterior of the dog area within the metal picket fencing. The Jackson Trail then extends west into the neighborhood, first encountering a large fenced playground area complete with high end play equipment and benches. The continuation of the trail continues westerly along the projects central spine ultimately connecting to the North-South Jackson Trail running alongside the Flood Control Channel.

Other Open Space Enhancements

The 9' wide North-South Jackson Trail meanders atop the Flood Control Channel and includes a plethora of amenities. These features include a par course, trail side benches, Dog Park for small dogs with benches, a gated entry and perimeter fencing. A soccer field and contiguous open turf share space with an additional storm water retention area. A bicycle and pedestrian bridge connect across the channel to complete the trails link to Hill Road. Additional site features include a Public Art component within the roundabout, walk-up lending library, and attractively grouped and covered mailbox stations with seating.

Proposed Deviations Residential Detached Medium Standards

Development Standards	RDM Zoning	Proposed Lot Type			
		SFD	SFD	Cottages	Duets
<i>Lot Size (square feet)</i>	7000 – 7,500 for Duplex	7,000+	5,000-6,999	4,000-9,677	3,040-3,724
<i>Lot Width (range)</i>		60' - 129'	50' – 62'	55' – 93'	50' – 76'
<i>Lot Depth (range)</i>		100' – 156'	100' – 111'	68' – 119'	49' – 65'
<i>Building Coverage</i>	50%	50%	50%	60%	52%
<i>Front first floor</i>	20'	20'	20'	3'	5'
<i>Front upper floors</i>	25'	25'	20'	3'	5'
<i>Rear first floor</i>	20'	20'	20'	9'	6'
<i>Rear upper floors</i>	25'	25'	20'	9'	6'
<i>Side interior first floor</i>	5'	5'	5'	5'	0'/7'
<i>Side interior upper floors</i>	12.5'	12.5'	5'	5'	0'/7'
<i>Side facing a street</i>	15'	15'	15'	4'	5'
<i>Building Height</i>	30'	30'	30'	26'	2 story 31'8" to top of roof
<i>Parking per unit</i>	2 covered and driveway	2 covered	2 covered	2 covered	2 covered
<i>Guest Parking</i>	1 per 4 units	1 per 4 units	1 per 4 units	1 per 4 units	1 per 4 units

**Proposed Deviations
Residential Attached Medium Standards**

Development Standards	RAM Existing Zoning	Proposed Multi- Family Senior Units
<i>Lot Size (square feet)</i>	6,000	1.98 acre site
<i>Lot Width</i>	60'	240'
<i>Lot Depth</i>	85'	360'
<i>Building Coverage</i>	60%	25%
<i>Site Area per DU</i>	2,000	1,560
<i>Front</i>	15'	75'
<i>Rear</i>	20'	30'
<i>Side interior</i>	5'	20'
<i>Side facing a street</i>	15'	75'
<i>Building Height</i>	40' or three stories	3 stories 46'3" to top of roof
<i>Parking per unit</i>	1 covered	1 covered
<i>Guest Parking</i>	1 per 5 units	1 per 5 units

From: [Ron R](#)
To: [Tiffany Brown](#)
Subject: Devco
Date: Wednesday, September 02, 2020 11:32:18 PM

Tiffany,

Are you aware of the questions and comments posted on Nextdoor about this project?

Here are mine:

ron renny • Jackson Meadows

This project raises multiple questions, and the documentation is lacking in many respects. I would like to see a project this extensive publicized to a wide audience. If not for your post I wouldn't be aware of the meeting.

What are the specific zoning changes being requested?

The M.H. zoning rules say:

TABLE 18.16-3: RESIDENTIAL DETACHED LOW AND MEDIUM DENSITY DISTRICT DEVELOPMENT STANDARDS

Building Coverage, Maximum 50%!! Does this project adhere to this?

What will be the impact on Jackson Park?; Page 7 indicates that Parcel B is public open space, how will it be accessed, what is the grey area in the diagram, the boundary seems to jut into Jackson School, what does this mean?



Attachment: Public Comments Recieved (2846 : Hill - Morgan Hill Devco)

--

Ron Rzesniowiecki

WARNING: This message is from an external user. Confidential information such as social security numbers, credit card numbers, bank routing numbers, gift card numbers, wire transfer information and other personally identifiable information should not be transmitted to this user. For question, please contact the Morgan Hill IT Department by opening a new helpdesk request online or call 408-909-0055.

From: tomtanner65@gmail.com
To: [Tiffany Brown](#)
Subject: Preliminary Plan Review questions SR2020-0006: Hill - Morgan Hill Devco
Date: Thursday, September 03, 2020 5:15:18 PM

Hi Tiffany,

My wife and I live across Hill Road at Barrett Ave (2095 Barrett Ave) from the proposed development. I have reviewed the planning documents online but have some questions. Hopefully we can answer them before the video conference on Tuesday Sept 8. Any chance we can talk live?

Here are my questions.

- Are there any other developments in the City with the same density Residential Detached Medium (7 units/acre)? Examples with address please
 - Any developments where the lot sizes vary from 7000 sq ft to include 6000 sq ft, 5000 sq ft, 3000 sq ft?
 - If this lot was only developed with 7000 sq ft lots, how many could be built? Would we assume the same/similar amount of public right-of-way dedication (~15 acres)?
 - What is the lot size of the existing developments on Fountain Oaks Drive or Sorrel Way/Remington Court/Calico Court – 7000 sq ft/unit?
 - Any other developments of Residential Detached Medium (7 units/acre) that also include Residential Attached Medium (6-24 units/acre)?
 - How many people on average per unit is being planned for? (does it vary by lot size?)
Total number of anticipated residents for the whole project?
- Is the 'open space' (pond, clubhouse, pool, tot lot, basketball court) open to the public, or just the residents of the development or the senior center?
 - Is there parking? Will there be parking on Hill Road for the basketball court? Will it be lighted?
- Looks like the parking standard is 2 spots per unit. Is that correct?
 - Does the proposal address a common occurrence today of 4-6 cars per unit? See example of such number of cars per unit for the 6 new homes at the southern extension of Trail Drive.
- What are the improvements from the development for Jackson Park?
 - How much larger is the park as a mitigation of the development? Other improvements to the park?
 - Is there a 'trail' throughout the development? Does it connect with an existing trail?
- Traffic impacts
 - What is the anticipated additional trips/hr on Hill Road, Dunne Avenue, Tennant Avenue from the project overall? During commute times in AM and PM?
 - Will there be a stop light added at Hill/Barrett Ave, at Hill/Tennant?
 - What is the traffic level of service anticipated at Hill/Dunne Ave (what is it now?)?

- What is the traffic level of service at Dunne Ave/US 101 now? What will it be after this development and the new complex on Condit/Dunne?

Thanks

Tom & Teri Tanner

2095 Barrett Ave

Morgan Hill, CA

(408) 858-5679

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From: [C So](#)
To: [Tiffany Brown](#); [Rich Constantine](#); [John McKay](#)
Cc: [Larry Carr](#); [Yvonne Martinez Beltran](#); [Rene Spring](#); [David Clink](#); [Irma Torrez](#)
Subject: GPA2019-0003/ SR2020-0006 Hill - Morgan Hill Devco, LLC.
Date: Wednesday, September 02, 2020 7:54:30 PM

Greetings,

Our family is vehemently opposed to [this](#)! We feel this is way over the top and frankly outrageous!

Why not build something nice for the existing community? Something like a nice sprawling park with bbq & picnic areas where families can gather together with their neighbors... why not something like that? Versus a monstrous housing development that will add stress to our home town's infrastructure... sigh... very disappointed this is even on the table. The current residents are not being thought of... it feels like a growing greediness is all that drives the caretakers of our beloved town.

Thanks... stay safe and healthy.
Craig So

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Attachment: Public Comments Recieved (2846 : Hill - Morgan Hill Devco)

From: [Alpert paul](#)
To: [Tiffany Brown](#)
Subject: development Hill Road and Barrett
Date: Thursday, August 27, 2020 8:34:21 PM

We own a home on Hermosa Court, with our back property facing this field.

We bought our home in 1997, with the assurance that that field we face would not be developed.

Paul Alpert and Karen Caruana

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Attachment: Public Comments Recieved (2846 : Hill - Morgan Hill Devco)

From: [Liz Melone](#)
To: [Tiffany Brown](#)
Subject: new buildings
Date: Thursday, August 27, 2020 8:00:07 PM

Hi Tiffany

I live in the area off Hill and Barrett and I'm very concerned about the new building site.

Is it for sure or do we have a say in it?
If it's a for sure thing, when will the building start?
And approximate end dates?
How will traffic go in and out?

I must say I'm very unhappy about such a huge amount of homes going in.
Liz Melone
homeowner off Hill and Barrett

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Attachment: Public Comments Recieved (2846 : Hill - Morgan Hill Devco)