



Regular Meeting Agenda
Planning Commission

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

Tuesday, September 14, 2021 7:00 pm

Virtual Meeting

VIRTUAL MEETING GUIDELINES AND PUBLIC COMMENT

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Physical meetings will not be in the City Council Chamber until further notice.

Planning Commission meetings will be live streamed on Channel 17, on the City's website and on the City's Facebook page. Those members of the community that would like to participate in the meetings remotely may do so by join the virtual meeting at: <https://bit.ly/PlanningCommissionMtg> or by calling in to: (669) 900-9128, then enter the webinar ID#: 862 0324 6251.

Public comment may be provided in the following ways:

- Join the virtual Planning Commission meeting via the link above, when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes
- Join the virtual meeting by calling in to the number above, dial *9 to raise your hand and *6 when called upon to speak for up to 3 minutes
- Send public comments in writing to the Minutes Clerk at pcpubliccomment@morganhill.ca.gov

* Please note that comments made on Facebook are not considered 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)

ORDERS OF THE DAY

MINUTES APPROVAL

1. APPROVE THE AUGUST 24, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

None

OTHER BUSINESS

2. ECONOMIC DEVELOPMENT UPDATE

Recommendation:

Receive Economic Development update and provide feedback on policy-related items.

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

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

Tuesday, August 24, 2021 7:00 pm

Virtual Meeting

CALL TO ORDER

Chair Kumar called the Planning Commission Meeting to order at 7:02 p.m.

ROLL CALL ATTENDANCE

Deputy City Clerk Angie Gonzalez called the roll.

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

DECLARATION OF POSTING AGENDA

Deputy City Clerk Angie Gonzalez declared the posting of the agenda.

PLEDGE OF ALLEGIANCE

Planning Commissioner Tanda lead the pledge of allegiance.

Minutes Acceptance: Minutes of Aug 24, 2021 7:00 PM (MINUTES APPROVAL)

OPEN PUBLIC COMMENT PERIOD

Chair Kumar opened the public comment period at 7:07 p.m. There being no requests to speak, open public comment period was closed.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. APPROVE THE JUNE 22, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Liam Downey, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Kumar, Gonzalez-Escoto, Mueller, Tanda, Downey, Habib
ABSENT:	Munoz-Morris

PUBLIC HEARINGS

2. SD2020-0008/SR2020-0023/UP2021-0001/EA2020-0016: WATSONVILLE - HORDNESS (ROYAL OAKS VILLAGE)- TENTATIVE PARCEL MAP, DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT AND ENVIRONMENTAL ASSESSMENT FOR A 73-UNIT, MULTI-FAMILY AFFORDABLE RESIDENTIAL COMMUNITY. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 779-04-075, IS LOCATED SOUTH OF THE INTERSECTION OF MONTEREY AND WATSONVILLE ROADS (A0702 MORGAN HILL L.P., OWNER).

Recommendation:

1. Open/close the public hearing;
2. Adopt a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the project; and,
3. Adopt a Resolution approving a two-lot Tentative Parcel Map, Design Permit, and Conditional Use Permit for a green parking exception.

Senior Planner Gina Paolini provided a presentation and answered questions.

Chair Kumar opened the Public Hearing at 7:30 p.m. The following Individuals were called to speak:

- John Bigley
- Mark Irving
- Michelle Helvey

There being no further requests to speak, the Public Hearing closed.

Chair Kumar re-opened the Public Hearing at 8:18 p.m.

- Mark Irving was called to speak.

There being no further requests to speak, the Public Hearing closed.

MOTION:

Adopt a resolution approving the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the project.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Malisha Kumar, Chair
SECONDER: Wayne Tanda, Planning Commissioner
AYES: Kumar, Gonzalez-Escoto, Mueller, Tanda, Downey, Habib
ABSENT: Munoz-Morris

MOTION:

Adopt the resolution approving a two-lot Tentative Parcel Map, Design Permit, and Conditional Use Permit for a green parking exception with the following modification to the Air Quality Section to add #9- A notification should be sent to Oakwood School Administration prior to the beginning of any earthmoving activities and shall take measures necessary to reduce/control dust; Add a statement under the General Section to add a condition to notify the residents of the school's Master Plan prior to the lease agreement to understand potential impacts.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Liam Downey, Planning Commissioner
SECONDER: Wayne Tanda, Planning Commissioner
AYES: Kumar, Gonzalez-Escoto, Mueller, Tanda, Downey, Habib
ABSENT: Munoz-Morris

LEGAL BRIEFING

None.

Planning Commissioner Tanda requested a copy of the Design Standards to ensure that the Commissioners understand their role on review and approval design standard; He would also like to have a discussion in a workshop setting on climate change with a possibility of requiring all multiple family units be wired with electrical vehicles outlets and a discussion on trip generation rates.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement.

ADJOURNMENT

There being no further business, Chair Kumar adjourned the meeting at 9:01 p.m.

MINUTES PREPARED BY:

Angie Gonzalez, Deputy City Clerk

Minutes Acceptance: Minutes of Aug 24, 2021 7:00 PM (MINUTES APPROVAL)



PLANNING COMMISSION STAFF REPORT

MEETING DATE: September 14, 2021

PREPARED BY: Matthew Mahood, Economic Development Director
APPROVED BY: Jennifer Carman, Community Development Director

ECONOMIC DEVELOPMENT UPDATE

RECOMMENDATION(S)

Receive Economic Development update and provide feedback on policy-related items.

POLICY CONSIDERATIONS:

City should identify and evaluate policies, zoning, and other regulations to support business recovery post Covid-19 pandemic.

BACKGROUND:

On June 3, 2020, the City Council provided direction to the City Manager to take immediate action and implement an economic recovery plan to support businesses during the Covid-19 pandemic. The actions included a range of activities and efforts that relaxed or suspended certain city regulations such as enforcement of parking requirements as well as provided a streamlined process to support outdoor activations.

Additionally, the City launched a range of economic recovery projects to support business activity during shelter-in-place regulations. These efforts included developing a suite of services and tools to help businesses access resources as well as launching programs that support outdoor activations such as an outdoor retail market, and the Al Fresco dining program (see Attachment A).

In addition to supporting businesses during the pandemic, staff has advanced regulations on distribution centers, updated the industrial zoning code and continues to work on advancing the industrial preservation policy and zoning-related efforts.

While the pandemic has challenged large and small businesses and community alike, small businesses have struggled to survive. Businesses continue to face an evolving landscape of regulations and operational demands that continue to stretch their financial sustainability. Small businesses require flexibility and support from the City as the impacts from the pandemic are far from over. Development of projects in the pipeline have been delayed and face rising construction costs due to lack of labor, raw material shortages and Covid-related social distancing regulations. While commercial/industrial projects are moving forward and we continue to see interest in future development for certain industries, retail continues to struggle, and retail-related projects are stagnant.

The purpose of the September 14, 2021, Planning Commission presentation is to provide a general update on economic development activities, discuss Covid recovery-related efforts and begin to identify opportunities for future policy considerations that can continue support business recovery.

CEQA (California Environmental Quality Act):

Not a Project – the Economic Development work plan is an administrative activity of government that will not result in direct or indirect physical changes in the environment. While some projects on the work plan may result in changes to the physical environment, those projects will undergo appropriate environmental review on a project-by-project basis to meet CEQA requirements.

LINKS/ATTACHMENTS:

1. Attachment A- Economic Recovery Support Summary



ECONOMIC RECOVERY SUPPORT

- **COVID-19 Business Recovery Plan**— The City hosted Business Resiliency Roundtables and Issued Newsletters to help keep local businesses informed, offer industry specific resources, and facilitate peer to peer conversations.
- **Implementation of Al Fresco program** – The City offers an expedited process for outdoor activation on City’s sidewalk or parking areas. The program is for restaurants, retailers, or service businesses. The City waives the encroachment permit and provides traffic safety devices (K-rail) if necessary and has extended the program through the end of the year.
- **Place Branding Partnership** – Program offered up to \$2,500 in grants for streetscape activation projects through art, landscaping and beautification projects that are visible and enjoyable from the public right-of-way. Applicants were encouraged to partner with businesses and non-profits or organizations to leverage funds and manpower. City partnered with Home Depot, Ace Hardware and received a \$5,000 contribution from Shoe Palace.
- **Guide to Recovery** – Morgan Hill Ready, a guide to recovery was created for various industries with information from State, County and Industry-specific recommendations and requirements for reopening.
- **BUY LOCAL Campaign** – The City partnered with the Morgan Hill Chamber of Commerce to launch a BUY LOCAL campaign offering the business community a platform for increasing product awareness and educate residents of the importance of shopping local and to encourage more business-to-business transactions through product matchmaking. City continues to promote BUY LOCAL.
- **“Sidewalk Saturdays”**—The City created an outdoor popup retail marketplace in Fall of 2020, creating an opportunity for retailers that are not allowed at the Farmers Market or do not have a storefront to join an outdoor retail market in Downtown. This effort was in conjunction with the BUY LOCAL campaign. A Spring relaunch of Sidewalk Saturdays took place May through July 2021 and is scheduled to return in the Fall.
- **Business Resources**—In partnership with the Small Business Development Center and other partners, hosted webinars for small businesses on various financing options related to California Relief Grant Program, Restaurant Revitalization Program, Shuttered Venue Operators Grant, and Grow Morgan Hill fund.
- **Downtown Restaurants Outreach**--Hosted monthly downtown restaurant roundtable meetings to share information on latest programs and changes to guidelines as well as receive input and feedback on issues impacting local business recovery.
- **Curbside Pickup Zones**—City created a Curbside Pick Up Zone program for businesses throughout the city to help support business functions during shelter in place. This effort relaxed on-street parking regulations and supplied signage to support curbside pick-up activity
- **Downtown Monterey Road Visioning Summit**—Hosted a multi-panel workshop with speakers from other communities to learn about reusing public space to support business recovery and create complete streets that support traffic calming and improve safety.
- **Summer Outdoor Movie Series**—In partnership with the Morgan Hill Downtown Association, Morgan Hill Chamber of Commerce, and Visit Morgan Hill launched a free outdoor movie series on Wednesday nights at the Downtown Amphitheater and further support our local business community and promote BUY LOCAL.