



**Regular Meeting Agenda
Planning Commission**

WAYNE TANDA - CHAIR
LIAM DOWNEY - VICE-CHAIR
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER

Tuesday, December 12, 2023 7:00 PM

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

Morgan Hill Planning Commission meetings are held in person with the option for the public to attend in-person or view by teleconference/video conference. Information on how the public may observe and participate in the meeting is located below.

MEETING PARTICIPATION AND PUBLIC COMMENT

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 who would like to view the meetings remotely may do so by joining the virtual meeting at: <https://bit.ly/PlanningCommissionMtg> or by calling: (669) 900-9128, then enter the webinar ID#: 862 0324 6251#. Or on our website at <https://www.morganhill.ca.gov/2101/Agendas-Minutes>. Public comment may be provided in the following ways:

- In-person at the Planning Commission Meeting
- In writing
 - Via email to pcpubliccomment@morganhill.ca.gov
 - Hard Copy hand delivered or by mail to the Planning Division at 17575 Peak Avenue, Morgan Hill, CA 95037.

Please email your comments to the Planning Division no later than 3:00 p.m. on Monday (the day before the Planning Commission meeting) for your comments to be submitted

to the members of the Planning Commission with sufficient time to review the comments. You may continue to provide written comments up to noon on Tuesday (the day of the meeting) although Planning Commission Members may not have sufficient time to review them before the meeting. Public comments submitted to the Planning Division after 12:00 p.m. the day of the meeting will be provided to the Planning Commission as time allows.

Written comments WILL NOT be read aloud during the Planning Commission Meeting. Please note that written comments are posted on the City's website, so do not include any personal information you do not want to be posted on the web.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

This opportunity for public comment is for items that are not on the agenda. If you would like to make comments on an item that is on the agenda, please wait until we get to that item to offer your comments. 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 Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. Public comment is intended for comments. Questions posed during public comment are not generally answered. If you have questions, please send them to pcpubliccomment@morganhill.ca.gov. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

CONSENT AGENDA

These are items of a routine or generally uncontested nature. Pursuant to Rules for the Conduct of Planning Commission Meetings (CP-18-04), any Commissioner or member of the public may request to have an item pulled from the Consent Calendar and acted on individually by the Commission. Items pulled will be discussed after action is taken on the balance of the Consent Calendar and before moving on to public hearings.

1. SEPTEMBER 26, 2023 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

2. OCTOBER 24, 2023 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

3. NOVEMBER 14, 2023 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

PUBLIC HEARINGS

None

OTHER BUSINESS

4. Receive Update on Transportation Master Plan

Recommendation:

1. Receive an update on the Transportation Master Plan; and
2. Provide input to the project team.

5. Discussion regarding General Plan density feathering policies CNF 9.1, 9.2, 9.3 and 13.2

Recommendation:

1. Receive presentation and discuss.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the Planning Commission less than 72 hours prior to an open meeting, will be made available for public inspection at the front counter at City

Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Planning 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 Planning Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council 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 Planning Commission, but it is very helpful. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning 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 Planning Commission.

Persons interested in proposing an item for the Planning 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 Planning's action, your request may be placed on the next appropriate agenda. Planning 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.



Meeting Minutes
Planning Commission

WAYNE TANDA - CHAIR
LIAM DOWNEY - VICE-CHAIR
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER

Tuesday, September 26, 2023 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Tanda called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:00 p.m.

PRESENT	Wayne Tanda, Joseph Mueller, Mohammad Habib, Liam Downey, Malisha Kumar, James Wilson
ABSENT	Paul Lake

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:01 p.m.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Chair Tanda opened the Public Comment period at 7:02 p.m.

ORDERS OF THE DAY

There were no changes made.

CONSENT AGENDA

MOTION:

Accept the Consent Agenda Items 1-3.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Wilson
AYES:	Tanda, Downey, Wilson, Habib, Kumar, Mueller
NAYS:	None
ABSTAIN:	None
ABSENT:	Lake

1. **July 25, 2023 Meeting Minutes**

Recommendation:

1. Accept Meeting Minutes

2. **August 8, 2023 Meeting Minutes**

Recommendation:

1. Accept Meeting Minutes

3. **August 22, 2023 Meeting Minutes**

Recommendation:

1. Accept Meeting Minutes

CONTINUED PUBLIC HEARINGS

4. **UP2022-0007/SR2022-0024 SUTTER-CHICK-FIL-A CONDITIONAL USE PERMIT AND DESIGN PERMIT FOR AN APPROXIMATELY 5,000 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH ON A 1.82 ACRE SITE.**

Recommendation:

1. Open/close public hearing;
2. Adopt a Resolution approving a Conditional Use Permit for an approximately 5,000 square foot restaurant with a drive-through; and
3. Adopt a Resolution approving a Design Permit for an approximately 5,000 square foot restaurant with a drive-through

Development Director Jennifer Carman presented the staff report at 7:05 p.m.

Chair Tanda opened the Public Hearing at 7: 31 p.m. The following individuals addressed the Planning Commission:

- Nathan Loveland, Applicant
- Robert Del Rio, Hexegon Traffic Consultant

The Planning Commission meeting recessed at 7:57 p.m.
The Planning Commission Meeting reconvened at 8:03 p.m.

Chair Tanda continued the Public Hearing and the following individuals addressed the Planning Commission:

- Scott Creer, Deputy Director for Engineering
- Joanne Conca, Neighbor
- Nathan Loveland, Applicant
- Bill Shiber, Representative of Applicant

Hearing no further request to speak, the Public Hearing was closed at 8:32 p.m.

Chair Tanda re-opened the Public Hearing at 8:49 p.m. to allow the applicant to speak:

- Jennifer Kirby, Kimly-Horn Civil Engineer

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

MOTION:

Adopt a resolution approving the Conditional Use Permit.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Wilson
AYES:	Mueller, Downey, Wilson, Habib, Kumar
NAYS:	Tanda
ABSTAIN:	None

ABSENT:	Lake
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MOTION:

Adopt a resolution approving the Design Permit.

RESULT:	Passed
MOVER:	Planning Commissioner Downey
SECONDER:	Planning Commission Mueller
AYES:	Meuller, Downey, Wilson, Habib, Kumar
NAYS:	Tanda
ABSTAIN:	None
ABSENT:	Lake

PUBLIC HEARINGS

None

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Director Jennifer Carman made an announcement at 9:13 p.m.

ADJOURNMENT

9:23 Meeting Adjournment

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk



Meeting Minutes
Planning Commission

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JOSEPH MUELLER - PLANNING COMMISSIONER

Tuesday, October 24, 2023 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Tanda called the meeting to order at 7:01 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:02 p.m.

PRESENT	Joseph Mueller, Wayne Tanda, Mohammad Habib, Liam Downey, Paul Lake
EXCUSED	Malisha Kumar, James Wilson

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:02 p.m.

PLEDGE OF ALLEGIANCE

Planning Commission Lake led the Pledge of Allegiance at 7:03 p.m.

PUBLIC COMMENT

Chair Tanda opened the Public Comment Period at 7:02 p.m. The following individuals addressed the Planning Commission:

- Joe Baranowski
- Rene Baez

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

ORDERS OF THE DAY

There were no change made.

PUBLIC HEARINGS

1. UP2023-0004: DEPOT - SILOS CRAFT COCKTAIL LOUNGE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A BAR WITHIN AN EXISTING 1,464 SQUARE FOOT BUILDING - CONTINUATION

Recommendation:

1. Open and Close Public Hearing
2. Continue to the November 14, 2023 Planning Commission Meeting

Development Services Director Jennifer Carmen Presented the item 7:12 p.m.

Chair Tanda opened the Public Hearing at 7:12 p.m. Hearing no requests to speak, the Public Hearing was closed.

MOTION:

Continue the item to the November 14, 2023 Planning Commission Meeting.

RESULT:	Passed
MOVER:	Planning Commissioner Downey
SECONDER:	Planning Commissioner Lake
AYES:	Mueller, Tanda, Habib, Downey, Lake
NAYS:	None
ABSTAIN:	None
Excused:	Kumar, Wilson

2. SD2021-0006: MONTEREY - CITY VENTURES (THE GATES): REQUEST FOR A VESTING TENTATIVE MAP FOR A MIXED-USE DEVELOPMENT CONSISTING OF 49 TOWNHOME-STYLE CONDOMINIUMS AND 5 COMMERCIAL UNITS LOCATED ON THE SOUTHWEST QUADRANT OF

COCHRANE ROAD AND MONTEREY ROAD (APNS 764-10-013 AND 764-10-015).

Recommendation:

1. Open/close public hearing.
2. Adopt a Resolution approving a Vesting Tentative Map for the development of a mixed-use project consisting of 49 townhome-style condominiums and 5 commercial units.

Associate Planner Joey Dinh presented the item at 7:13 p.m.

Planning Commissioners Mueller and Downey noted they had ex-parte communications with the applicant prior to the meeting at 7:20 p.m.

Chair Tanda opened the Public Hearing at 7:35 p.m. The following individuals address the Planning Commission:

- Samantha Hauser, Applicant
- Joe Baranowski

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

MOTION:

Adopt a Resolution Approving a Vesting Tentative Map with an added clarification to the end of Section 2 that states the date City Council approved the Initial Study and the Mitigated Negative Declaration.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Downey
AYES:	Mueller, Tanda, Habib, Downey, Lake
NAYS:	None
ABSTAIN:	None
EXCUSED:	Kumar, Wilson

3. RECOMMEND APPROVAL OF VEHICLE SALES OVERLAY ZONE (VS) AND VEHICLE SALES DESIGN GUIDELINES

Recommendation:

1. Open/close public hearing.
2. Adopt a Resolution recommending City Council approval of the Municipal Code Amendment.

Economic Development Director Matt Mahood gave the presentation at 7:44 p.m.

Chair Tanda opened the public comment period at 8:07 p.m. The following individuals addressed the Planning Commissioners:

- Joe Baranowski
- Miguel Jimenez
- Dave Wendt

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

Assistant City Manager for Community Development Edith Ramirez addressed the planning commission at 9:26 p.m.

MOTION:

Continue this item.

RESULT:	Passed
MOVER:	Planning Commissioner Downey
SECONDER:	Planning Commissioner Mueller
AYES:	Tanda, Downey, Lake
NAYS:	Mueller, Habib
ABSTAIN:	None
EXCUSED:	Kumar, Wilson

DIRECTOR'S REPORT/ANNOUNCEMENTS

The Development Services Director Jennifer Carman made an announcement at 9:48 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Tanda adjourned the meeting at 9:56 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk



Meeting Minutes
Planning Commission

WAYNE TANDA - CHAIR
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PAUL LAKE - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER

Tuesday, November 14, 2023 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Tanda called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:01 p.m.

PRESENT	Joseph Mueller, Wayne Tanda, Mohammad Habib, Liam Downey, Paul Lake, Malisha Kumar, James Wilson
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DECLARATION OF POSTING

Minutes Clerk Luna Declared the Posting of the Agenda at 7:02 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Mueller led the Pledge of Allegiance at 7:02 p.m.

PUBLIC COMMENT

Chair Tanda opened the Public Comment Period at 7:03 p.m. The following individual addressed the Planning Commission:

- Joe Baranowski

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

ORDERS OF THE DAY

There were no changes made.

CONSENT AGENDA

1. SEPTEMBER 12, 2023 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

PUBLIC HEARINGS

2. UP2023-0004: DEPOT – SILO RESTAURANT REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE ON-SITE SALE OF ALCOHOLIC BEVERAGES (TYPE 47 LIQUOR LICENSE) AT A "BONA FIDE EATING PLACE" LOCATED AT 17480 DEPOT ST. (APN: 726-14-075).

Recommendation:

1. Open/close public hearing; and
2. Adopt Resolution approving a Conditional Use Permit.

Senior Planner Rich Buikema presented the staff report at 7:09 p.m.

Chair Tanda opened the Public Hearing at 7:15 p.m.

- Charles Weston

Hearing no further requests to speak, the public hearing was closed.

MOTION:

Adopt a Resolution approving the Conditional Use Permit.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Wilson
AYES:	Mueller, Tanda, Habib, Downey, Lake, Kumar, Wilson

NAYS:	None
ABSTAIN:	None
ABSENT:	None

CONTINUED PUBLIC HEARINGS

3. RECOMMEND APPROVAL OF VEHICLE SALES OVERLAY ZONE (VS) AND VEHICLE SALES DESIGN GUIDELINES (CONTINUED FROM OCTOBER 24, 2023)

Recommendation:

1. Continue the public hearing.
2. Adopt Resolution recommending City Council approval of the Municipal Code Amendment.

Development Services Director Jennifer Carman requested the Planning Commission continue with the Public Hearing.

Chair Tanda opened the Public Hearing at 7:20 p.m. The following individuals addressed the Planning Commission:

- Joe Baranowski
- Rick Kent
- Miguel Jimenez

Hearing no further request to speak, the Public Hearing was closed. 7:40 p.m.

The Planning Commission meeting recessed at 8:06 p.m.

The Planning Commission meeting reconvened at 8:09 p.m.

MOTION:

Adopt a Resolution recommending City Council approve the Municipal Code Amendment as presented by Staff with the following changes to the Ordinance: In Section 1B: 18.30.070 Vehicle Sales Overlay Zone (-VS) - Remove the note asking if parcel numbers should be added, In Table 18.30-2 Permitted Land Uses in Vehicle Sales Overlay District apply Note to vehicle washing, Section D1: Development Standards - Change the percentage to sixty (60) percent, and Section 4a: Parking - Strike the word public.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Lake
AYES:	Mueller, Tanda, Downey, Lake, Kumar, Wilson

NAYS:	Habib
ABSTAIN:	None
ABSENT:	None

OTHER BUSINESS

There is no other business.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 8:46 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Tanda adjourned the meeting at 8:50 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk

PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 12, 2023

PREPARED BY:

Chris Ghione, Public Services Director

APPROVED BY: Jennifer Carman

RECEIVE UPDATE ON TRANSPORTATION MASTER PLAN

RECOMMENDATION(S)

1. Receive an update on the Transportation Master Plan; and
2. Provide input to the project team.

LOCATION MAP/PROJECT INFORMATION:

BACKGROUND:

In June 2023, the City contracted with Hexagon Transportation Consultants for creation of the City's first comprehensive Transportation Master Plan. The Plan is intended to provide numerous components, including traffic counts, future traffic modeling, updated speed survey to set speed limits, review of existing transportation infrastructure, specific review and analysis of bike and pedestrian infrastructure, development of transportation priorities for the City, creation of a capital improvement program, and numerous other components. The project has commenced and the purpose of this item is to take initial feedback from the Commission on priorities and issues to be addressed through the Plan.

PROJECT DESCRIPTION:

The initial components of the Plan are intended to gather existing data, collect current condition data, and engage with the community to understand community priorities. Known issues the Plan will review and address include: Traffic Congestion & Speeding, Regional Cut-Through Traffic, Biking & Walking Safety, Closing of Pedestrian and Bikeways Gaps, Identifying Transit Needs and Gaps, Prioritize Multi-Modal Inter-City Travel, and Alignment of City Transportation Policies (LOS/VMT/Multi-Modal Travel).

The project is anticipated to take approximately 18 months to complete. The current project schedule is available as Attachment 1. Currently, a significant portion of the activity is focused on community engagement and gathering public input. A stakeholders group of approximately 25 members has been formed. This group will meet 5–6 times to review key components and provide in-depth review and feedback to the Project Team. The City also conducted its first Community Meeting on November 8 and held a Spanish Community Meeting on Thursday, November 16. A community survey was issued during the month of November.

PROJECT ANALYSIS AND FINDINGS:

CONCLUSION:

Following the presentation, it is recommended that the Commission provide feedback on transportation priorities they recommend are addressed in the Plan, as well as the projects the

Commission desires to be reviewed through the Plan.

CEQA (California Environmental Quality Act):

Not a Project

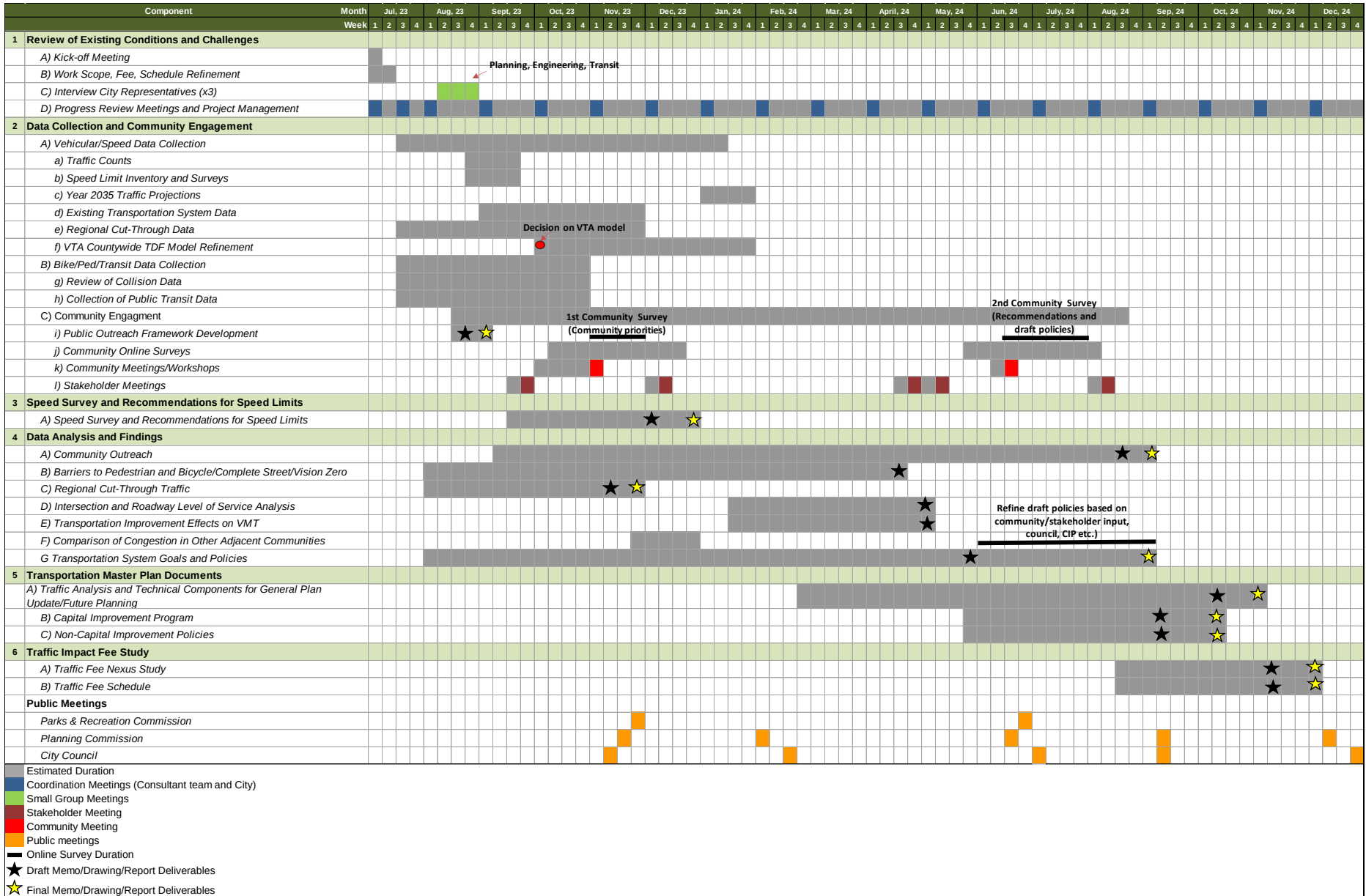
Continuing administrative activities and feasibility or planning studies for possible future actions that the agency has not approved, adopted, or funded are not considered projects for environmental review under CEQA. Use of a consultant to develop a draft plan for environmental review will be required in the future.

COMMUNITY ENGAGEMENT:

ATTACHMENTS:

1. MH TMP Project Schedule 11.07.2023
2. PC Presentation 12.12.23

Estimated Project Schedule

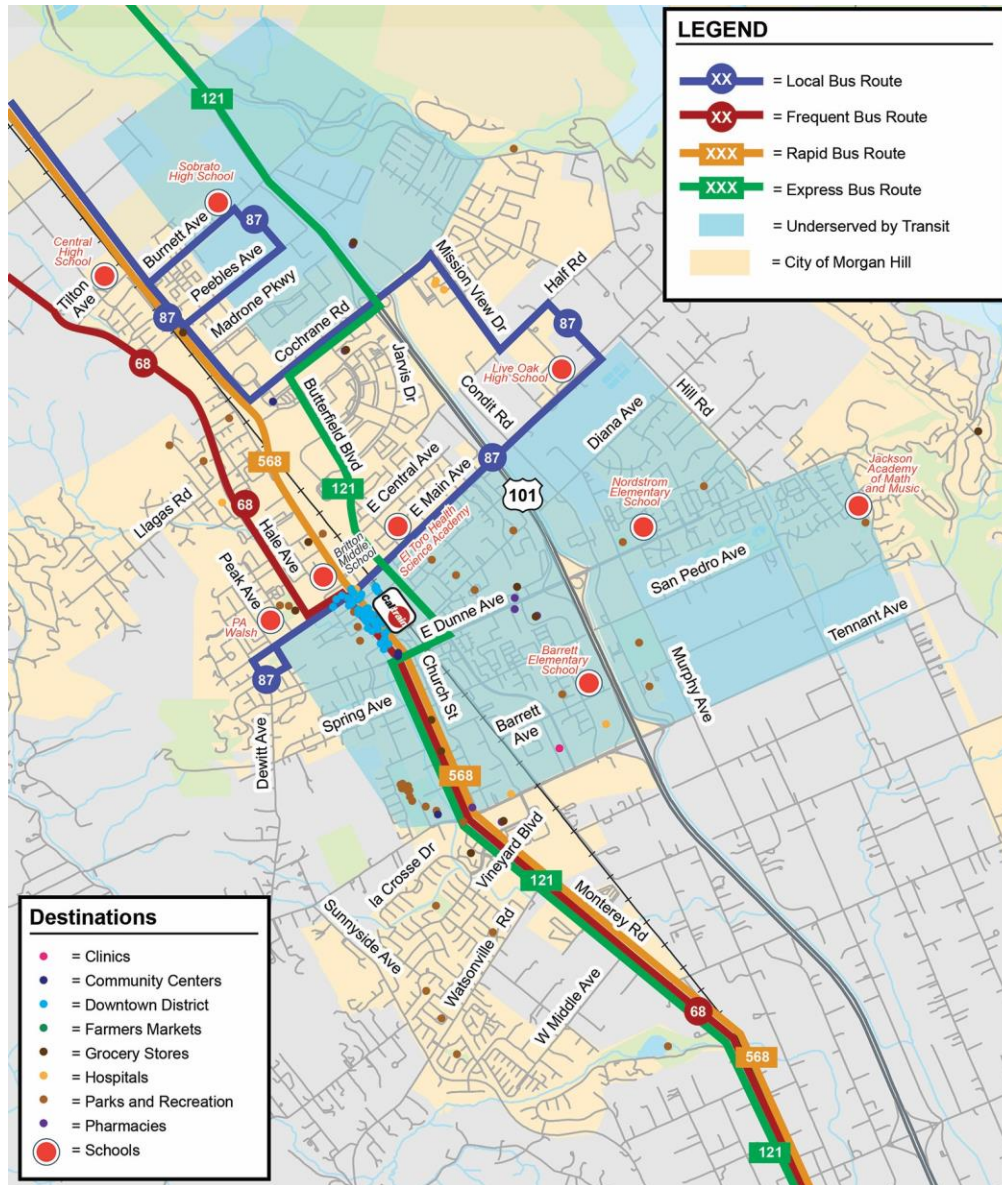




Morgan Hill Transportation Master Plan

Planning Commission Meeting December 12th, 2023





Why Does Morgan Hill Need a TMP?

Planning City's Transportation System For:

- Plan for New Development
- Travel for all Residents & Modes of Travel
- Comprehensive Review of Transportation
- Identify Funding Mechanisms for Improvements



Planning Commission's Role in TMP Development

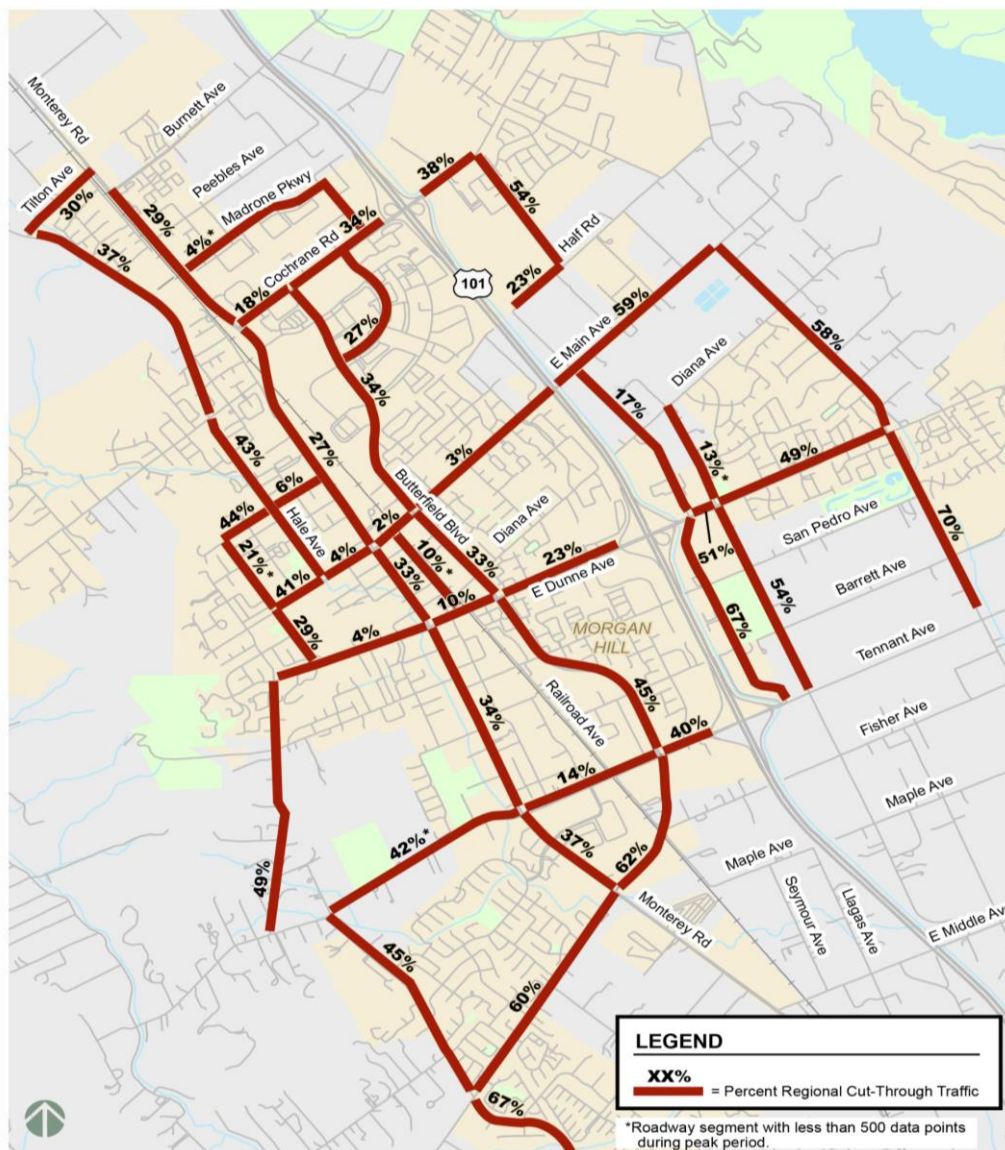
- Provide Insights & Feedback that Commissioners are Receiving from Residents
- Review Identified Transportation Improvement Priorities
- Review & Approve Policies
- Develop and Review Funding Opportunities for Improvements
- Approve a Capitol Improvement Plan in Alignment with Available Funding
- Approve Final Transportation Plan



Consultant Team

- **Hexagon Transportation Consultants – Team Lead**
Role/Responsibility – Traffic Operations Analysis, Speed Surveys, and TIF/CIP Analysis
- **Toole Design – Multi-Modal Lead**
Role/Responsibility – Vision Zero and Complete Street policies and street design guidelines, Develop a list of multimodal projects to be included in the City’s CIP
- **Apex Strategies - Public Outreach Facilitator**
Develop Community Outreach Plan; Assist with Development of Website, Meeting Notices/Materials, and Outreach Survey; Facilitate and Support for Community Meetings/Stakeholder Group/Workshop
- **Kier & Wright – Civil**
Assist with Reviewing Feasibility of Civil Improvements and Cost Estimates





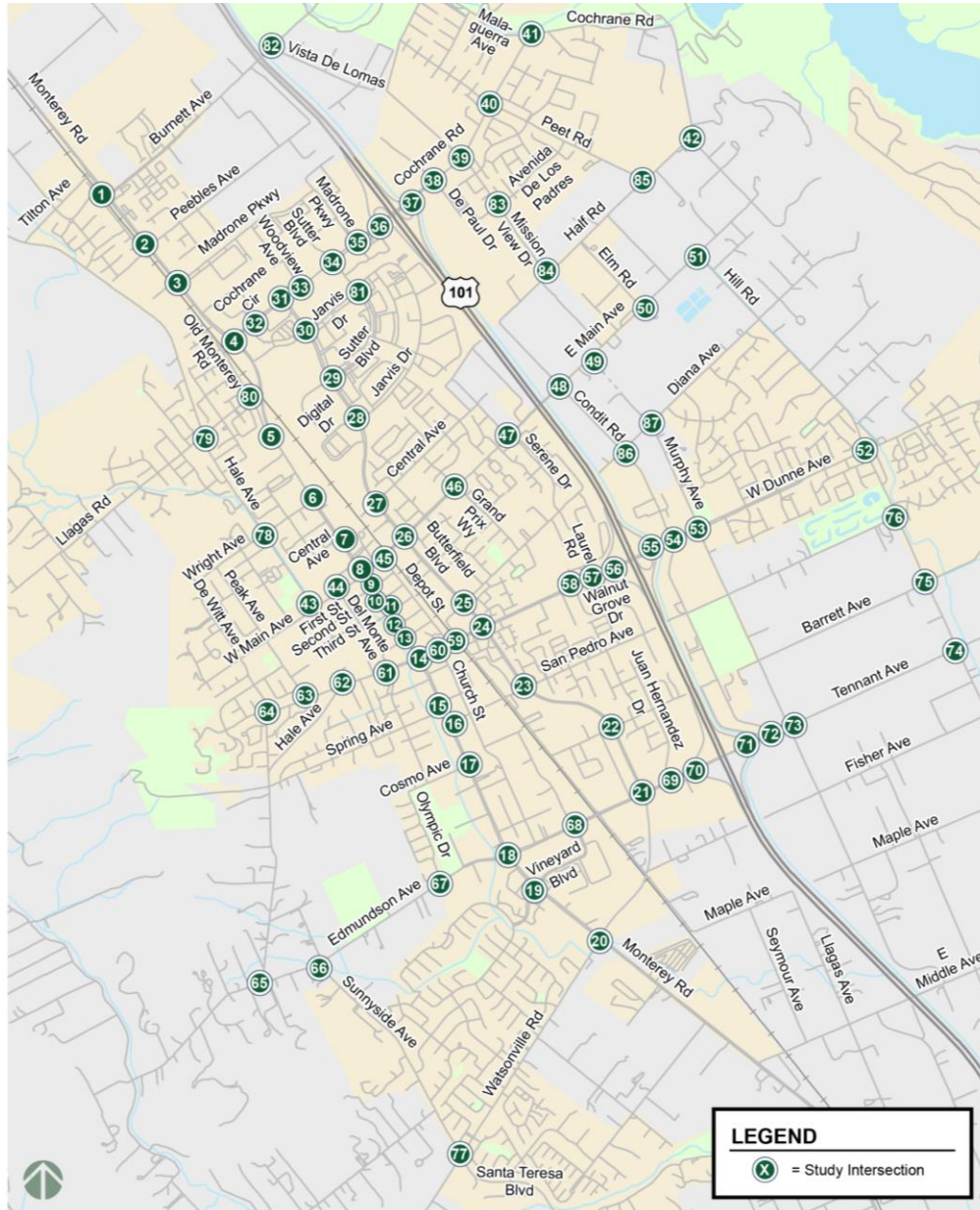
Transportation Issues

- Traffic Congestion & Speeding
- Regional Cut-Through Traffic
- Biking & Walking Safety
- Closure of Ped/Bike Gaps
- Identify Transit Needs & Gaps
- Prioritize Multi-Modal Inter-City Travel
- City Transportation Policy Alignment (LOS/VMT/Multi-Modal Travel)



TMP Components

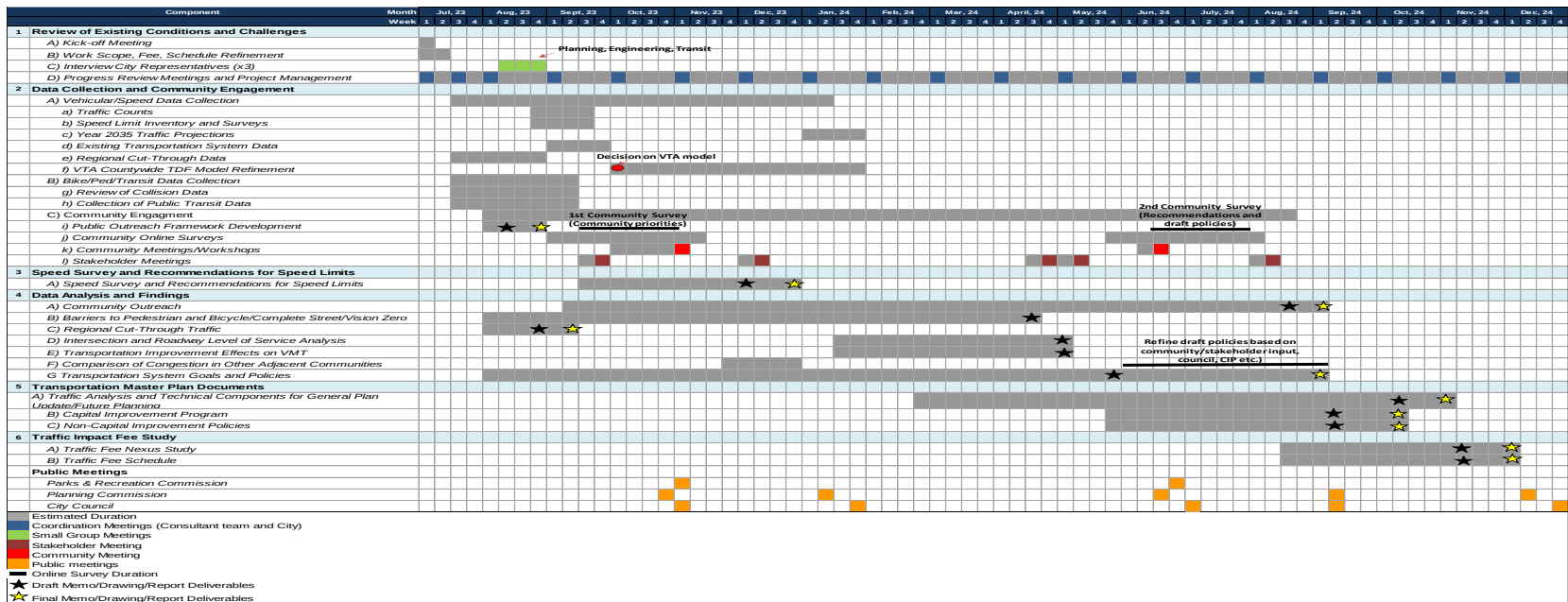
- Identify Transportation Challenges
- Identify Necessary Inter-City Transportation Improvements
- City Speed Survey Update
- Update Citywide Transportation Policies
- CIP and TIF Updates
- VMT Policy Adjustments
- Support Future General Plan Update





Project Timeline

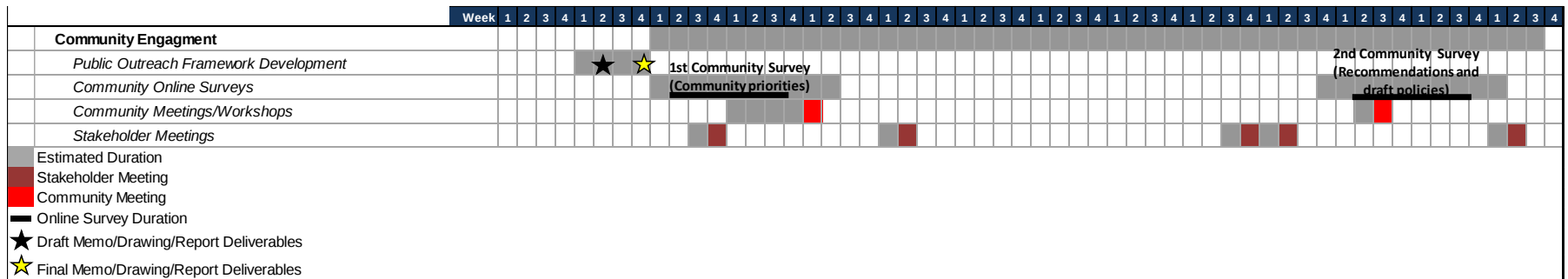
- Work Initiated June 2023
- Estimated 17-18 Month Schedule
- Anticipated Completion Fall 2024





Community Engagement Framework

- City Staff Discussion Sessions
- Stakeholder Meetings
- Community Meetings/Workshops
- On-Line Community Survey
- Periodic City Council/Planning Commission Updates





Stakeholder Meeting Wrap



Held Sept.
20th



22 Attendees
& City Staff



Project Intro.
& Purpose



Stakeholder
Intros &
Background



Transportation
Priorities for
Community

Stakeholder Transportation Priorities & Concerns:

- Speeding & Safety
- Traffic Flow/Congestion
- Regional Cut-Through
- Transit Accessibility
- Biking/Walking Safety
- Encourage Use of Public Transit
- MH Roads for MH Residents
- Emergency Response Times
- Connectivity to Trans. Outside MH



Community Meeting Wrap



Held Nov. 8th



25 Attendees



Project Intro.,



City Staff

Schedule &

Consultants

Purpose

Workshop

Community Transportation Concerns

- Speeding
- School Area Safety
- Traffic Congestion
- Viability of Caltrain
- Transit Accessibility
- Ped Safety Across US 101
- Recreational Trail Access Safety
- Biking/Walking Safety

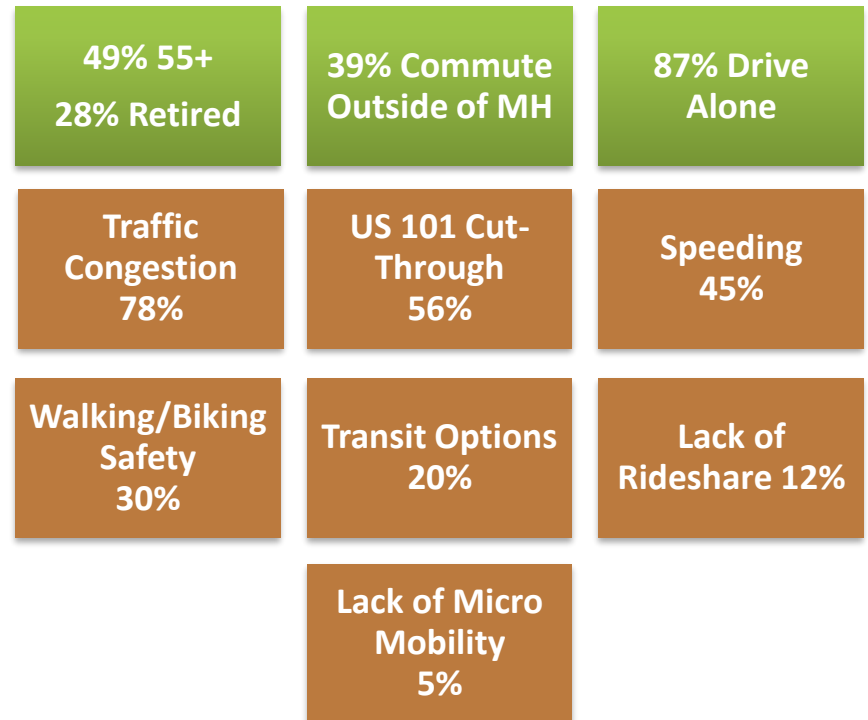




On-Line Community Survey

- Live November 3rd
- Closed on Nov. 30th
- 5-10 Minute Completion
- 24 Questions
- ✓ Age
- ✓ Travel Habits
- ✓ Transportation Concerns
- ✓ Transportation Priorities

521 Responses





Project Information

Project Website

www.morganhill.ca.gov/TMP

- Contact Information (TMP@morganhill.ca.gov)
- Meeting Dates and Times
- Background Material



On-Line Community Survey

Link: <https://www.surveymonkey.com/r/RR7ZCT3>

- 10-15 minute survey
- Citywide Transportation System Use, Issues, and Concerns





Planning Commission Feedback

- What are Your Transportation Priorities?
- Are There Other Issues That May Not Be Identified?

PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 12, 2023

PREPARED BY:

Jennifer Carman, Development Services Director

APPROVED BY: Jennifer Carman

DISCUSSION REGARDING GENERAL PLAN DENSITY FEATHERING POLICIES CNF 9.1, 9.2, 9.3 AND 13.2

RECOMMENDATION(S)

1. Receive presentation and discuss.

LOCATION MAP/PROJECT INFORMATION:

BACKGROUND:

At the October 24, 2023 Planning Commission meeting, Commissioners requested a discussion on density feathering policies included within the General Plan. Those four policies are listed below.

Staff will provide a presentation on these policies and what State Laws are in place that supersede these policies.

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.

Policy CNF-9.2 Density Feathering West of Highway 101. West of Highway 101 and north of the Madrone Industrial Park, feather residential uses toward the northern Sphere of Influence boundary with San Jose.

Policy CNF-9.3 Density Feathering in South Morgan Hill. Maintain existing residential feathering south of Watsonville Road and west of Monterey Road.

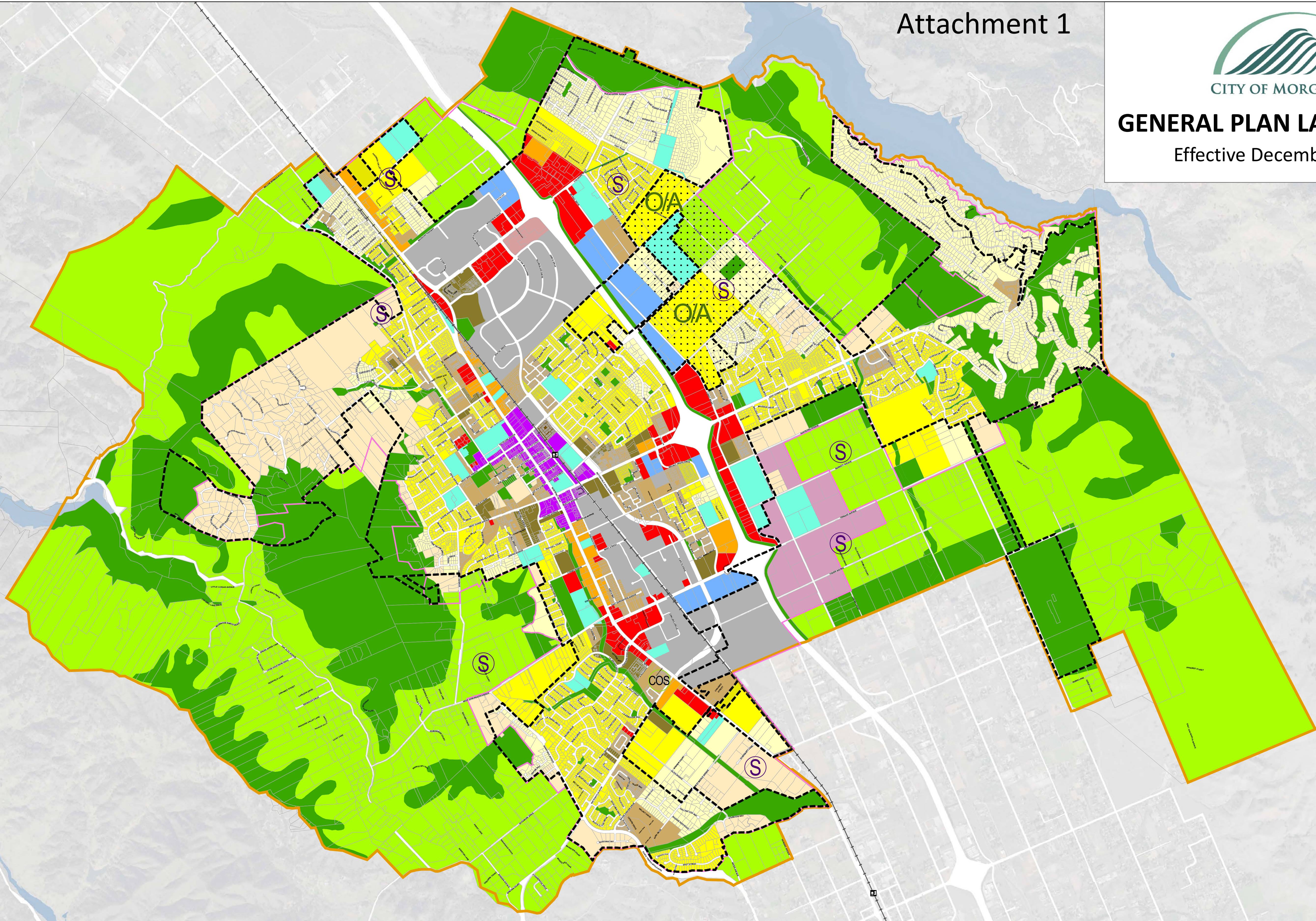
Policy CNF-13.2 Density Feathering. Encourage the feathering of land use densities and intensities from high to low along Monterey Road with higher intensity land uses located adjacent to Downtown.

ATTACHMENTS:

1. General Plan Land Use Map



GENERAL PLAN LAND USE MAP
Effective December 31, 2021



County of Santa Clara: Sanborn Map Company

Legend

City Boundary

Urban Growth Boundary

Sphere of Influence

East 101 Area Plan Overlay

Residential Estate (up to 1 du/ac)

Residential Detached Low (up to 4 du/ac)

Residential Detached Medium (up to 7 du/ac)

Residential Detached High (6-12 du/ac)

Residential Attached Low (6-16 du/ac)

Residential Attached Medium (16-24 du/ac)

Residential Downtown (24-46 du/ac)

Mixed Use

Mixed Use Flex (7-24 du/ac)

Commercial

General Commercial

Commercial/Industrial

Industrial

Public Facilities

Sports Recreation/Leisure

Open Space

Rural County

Agriculture

Potential School Sites

Potential Open Space/Heritage Agricultural Site

Common Open Space



City of Morgan Hill GIS
6/13/2022



N

