CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

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

Tuesday, March 25, 2025 7:00 PM

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

MEETING PARTICIPATION

Morgan Hill Planning Commission meetings are held in person. The community may attend in person or via Zoom (video/teleconference). The meetings are also live-streamed on the City's website, Facebook page, and Channel 17.

Those wishing to participate in the meetings remotely must register in advance at https://bit.ly/PlanningCommissionMtg. Additionally, Zoom participants must be running the latest version or will be required to update to the latest version before being able to join the meeting remotely.

Remote participation is also available by calling (669) 900-9128 and entering webinar id: 862 0324 6251#. Dial *9 to raise your hand, and be called upon to speak for up to 3 minutes. Dial *6 to unmute.

As a courtesy, and technology permitting, for members who attend online, the City cannot guarantee that the public's access to online technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue despite technical difficulties for participants using the online option.

PUBLIC COMMENT

Public comment may be offered verbally at the meeting or in writing before the meeting.

Those attending remotely may only offer public comment for items on the agenda in any of these three categories:

- Consent Calendar
- Other Business
- Public Hearings

Public comment will be heard from those attending in person first with the submission of a speaker card. Once that is complete, we will move to those on Zoom that have their hand raised. Following public comment from Zoom, we will close the public comment period for that item.

Remote public comment for items not on the agenda will not be accepted.

Written public comment may be submitted to the Planning Office:

- In person at the Planning Commission Meeting;
- Via email to pcpubliccomment@morganhill.ca.gov; or
- Hand delivered or mailed to the Planning Division at 17575 Peak Avenue, Morgan Hill, CA 95037

Please email your comments to the Planning Office no later than 3:00 p.m. on Monday (the day before the Planning Commission meeting) so that your comments can be submitted to the members of the Planning Commission with sufficient time to review them. You may continue to provide written comments up to noon on Tuesday (the day of the meeting), although Planning Commissioners may not have sufficient time to review them before the meeting. Public comments submitted to the Planning Division after noon (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. It is recommended that you do not include any personal information that you do not want to be posted on the web. Please be advised that communications directed to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law. Communications will NOT be edited for redactions and will be printed/posted as submitted.

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 Planning Office at (408) 310-4709 or by email at planning@morganhill.ca.gov. Requests must be made as early as possible and at least two full business days before the start of the meeting.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION Of POSTING
Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT
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. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

CONSENT AGENDA

1. JANUARY 28, 2025, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

2. FEBRUARY 25, 2025, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

PUBLIC HEARINGS
None

OTHER BUSINESS

3. ACCEPT THE 2024 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR)

Recommendation:

1. Accept the 2024 General Plan and Housing Element Annual Progress Report (APR).

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.

CITY OF MORGAN HILL

Meeting Minutes

Planning Commission

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

Tuesday, January 28, 2025 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

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

ROLL CALL ATTENDANCE

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

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

DECLARATION Of POSTING

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

PLEDGE OF ALLEGIANCE

Planning Commissioner Wilson led the Pledge of Allegiance at 7:03 p.m.

PUBLIC COMMENT

Chair Downey opened the Public Comment Period at 7:02 p.m.

ORDERS OF THE DAY

There were no chances made.

CONSENT AGENDA

1. NOVEMBER 12, 2024, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

MOTION:
Accept the November 12, 2024, Meeting Minutes

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

2. DECEMBER 10, 2024, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

MOTION:
Accept the December 24, 2024, Meeting Minutes

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Vice Chair Lake

AYES:	Chair Downey, Vice Chair Lake, Planning Commissioner Habib, Planning Commissioner Wilson, Planning Commissioner Mueller, Planning Commissioner Tanda
NAYS:	None
ABSTAIN:	None
ABSENT:	Planning Commissioner Kumar

3. JANUARY 14, 2025, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

MOTION:

Accept the January 14, 2025, Meeting Minutes

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

PUBLIC HEARINGS

4. SIGN2024-0026: TENNANT STATION - CINELUX: MASTER SIGN PROGRAM AMENDMENT FOR THE TENNANT STATION SHOPPING CENTER TO ALLOW MORE FREQUENT MESSAGE CHANGES FOR A CHANGEABLE COPY SIGN FOR THE EXISTING MOVIE THEATER. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 81706055 IS LOCATED ON THE SOUTHWEST CORNER OF TENNANT AVENUE AND TENNANT STATION WAY (602 TENNANT STATION WAY) (CINELUX THEATRES MORGAN HILL LLC, APPLICANT). CEQA: CATEGORICALLY EXEMPT PURSUANT SECTION 15061(B)(3) COMMON SENSE EXEMPTION.

Recommendation:

1. Approve proposed amendment to the Sign Program

Development Services Planner Rich Buikema presented the Staff Report at 7:05 p.m.

Chair Downey opened the public hearing at 7:17 p.m. The following individuals were called to speak:

- Paul Gunski

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

MOTION:
Adopt the Sign Program Amendment with the following modifications: 1. Allow the signage to change no less than 4 seconds; 2. Allow the sign to operate during the same hours that align with the nearby businesses within the shopping center; 3. The illumination levels should not create a public nuisance, and 4. Delete #1 under Exhibit B, Section A, F of Prohibited Signage.

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

OTHER BUSINESS

5. LEGISLATIVE UPDATE

Recommendation:

1. Receive presentation

Development Services Director Jennifer Carman gave the presentation at 7:52 p.m.

No motion was taken. The Planning Commission received the presentation.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 8:48 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Downey adjourned the meeting at 8:51 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk

CITY OF MORGAN HILL

Meeting Minutes

Planning Commission

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

Tuesday, February 25, 2025 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Minutes Clerk Jenna Luna called the roll at 07:00 p.m.

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

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 Downey opened the Public Comment Period at 7:02 p.m.

ORDERS OF THE DAY

There were no changes made.

PUBLIC HEARINGS

1. **SD2024-0003/EA2024-0003: DIANA - DIVIDEND: REQUEST FOR A TENTATIVE SUBDIVISION MAP OF AN EXISTING 3.05-ACRE SITE FOR THE DEVELOPMENT OF 23 LOTS TO CONSTRUCT 23 DETACHED SINGLE-FAMILY RESIDENCES LOCATED AT 730 & 760 DIANA AVENUE (APN: 726-06-013 & 726-06-015)**

   Recommendation:

   1. Open/close public hearing; and
   2. Adopt a Resolution approving a Tentative Subdivision Map for the future development of a single-family detached residential project consisting of 23 residences.

   Assistant Planner, Roshni Saxena, presented the Staff Report at 7:09 p.m. Senior Planner Tiffany Brown assisted with addressing the Planning Commission's questions at 7:14 p.m.

   Chair Downey opened the Public Hearing at 7:16 p.m. The following individuals addressed the Planning Commission:

   - Josh Vrotsos, Applicant
   - Christian Anzelde
   - Dale Sherley

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

   MOTION:
   Adopt a resolution approving the Tentative Subdivision Map using the latest draft of Exhibit A and B

RESULT:	Passed
MOVER:	Planning Commission Mueller
SECONDER:	Vice Chair Lake
AYES:	Vice Chair Lake, Planning Commissioner Habib, Planning Commissioner Kumar, Planning Commissioner Mueller

NAYS:	Chair Downey, Planning Commissioner Wilson, Planning Commissioner Tanda
ABSTAIN:	None
ABSENT:	None

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman gave a report at 8:12 p.m.
Principal Planner Adam Paszkowski addressed the Planning Commission at 8:24 p.m.
Assistant City Manager for Community Development Edith Ramirez addressed the Planning Commission at 8:27 p.m.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 8:32 p.m. meeting adjourned.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: March 25, 2025

PREPARED BY:
Adam Paszkowski, Principal Planner
APPROVED BY: Jennifer Carman

ACCEPT THE 2024 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR)

RECOMMENDATION(S)

1. Accept the 2024 General Plan and Housing Element Annual Progress Report (APR).

LOCATION MAP/PROJECT INFORMATION:
N/A

BACKGROUND:
California Government Code Section 65400 mandates that all 58 counties and noncharter cities, including the City of Morgan Hill, submit an Annual Progress Report (APR) on the status of the General Plan and progress made regarding its implementation. The APR must be submitted to the Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD) by April 1st of each year. APRs must also be presented to the local legislative body for review and acceptance, as a consent or discussion item on a regular agenda.

PROJECT DESCRIPTION:
The APR for 2024, includes implementation highlights of the Morgan Hill 2035 General Plan and the 6th cycle Housing Element and lists applications submitted in 2024 for General Plan text amendments. A link to the General Plan APR can be found on the City's website.

The Housing Element implementation portion of the APR is reported on separate forms adopted by HCD. These completed forms are attached to the APR and provide information regarding the City's progress towards meeting its "fair share" of Regional Housing Needs Allocation (RHNA) goals and compliance with State Housing Law. A link to the Housing Element APR forms/tables can be found on the City's website.

PROJECT ANALYSIS AND FINDINGS:
N/A

CONCLUSION:
Accept the 2024 General Plan and Housing Element Annual Progress Report (APR).

CEQA (California Environmental Quality Act):
Not a Project
Pursuant to CEQA Guidelines Section 15378(b)(5), the Morgan Hill 2035 APR is not considered a "project" in that it is considered an administrative activity of government that will not result in direct or indirect physical changes in the environment.

COMMUNITY ENGAGEMENT:

This report serves to inform the community about the City's progress towards meeting its "fair share" of Regional Housing Needs Allocation (RHNA) goals and compliance with State Housing Law.

ATTACHMENTS:

1. 2024 Annual Progress Report
2. Staff Presentation

Annual Progress Report

2024

1. Introduction

On July 27, 2016, the Morgan Hill 2035 General Plan was adopted by City Council Resolution No. 16-128. The Morgan Hill 2035 General Plan is a comprehensive update of the City's 2001 General Plan.

The General Plan incorporates the City's Housing Element, which was adopted by the City Council on January 25, 2023, and certified by HCD on November 29, 2023.

On December 6, 2017 the City Council adopted Resolution No. 17-098 approving General Plan Land Use and Text Amendments (File Nos. GPA2017-0001 and GPA2017-0002) to correct miscellaneous Land Use Map, figure, and text errors.

Government Code Section 65400 mandates that certain cities and all 58 counties submit an annual progress report (APR) on the status of the General Plan and progress on its implementation to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1 of each year. This document and the attached forms meet this requirement for the City of Morgan Hill.

2. Implementation Highlights by General Plan Element

CITY AND NEIGHBORHOOD FORM ELEMENT

Development Services - Planning

- Continued to implemented permit processing for SB330 including utilizing objective criteria established at the end of 2019.
- Continued to provide planning services and functions in-person and in a virtual environment.
- Continued to create and improve resources for public information regarding development activity in the city.

  Goal CNF-1 An improved, effective, efficient, fair, equitable, flexible, and user-friendly planning and decision-making process.

- Amended the Zoning Ordinance implementing miscellaneous code amendments due to clerical errors and inconsistencies, modify parking standards, facilitate by-right Agricultural Labor Accommodations, Low Barrier Navigation Centers, emergency shelters, transitional and supportive housing, group housing, and residential care facilities; modify Reasonable Accommodations Chapter.

  Goal CNF-2 An improved, orderly, and efficient pattern of urban development.

HOUSING ELEMENT

- See 2024 Housing Element Annual Progress Report

Development Services - Housing

- Led Affordable Housing Program communication efforts in both English and Spanish through webinars, townhalls, tabling at resource fairs, and submitting articles.
- Processed 268 referrals and connected with 247 households at risk of, or currently experiencing homelessness, by providing case management and supportive services through the City's Unhoused Specialist. Housed 58 households, of which 26 were homeless and 32 households were at risk of becoming homeless.
- Operated a 10-bed Inclement Cold Weather shelter in partnership with Community Christian Church during inclement cold weather episodes.
- Continued to partner with the Morgan Hill Bible Church Safe Car Parking Program that operates year-round for 8 families (30 people max each night) where they are provided meals, showers, restrooms, washer & dryer, and case management by the South County Compassion Center. Permanently housed 14 program participants.

- Transitioned the grant funded Unhoused Specialist position into a permanent full-time city funded position to continue to advance local implementation of the Community Plan to End Homelessness.
- Elevated the Housing Director position to Housing and Economic Mobility Director and conducted a nationwide job search for candidates
- Continued to partner with HouseKeys to provide ongoing implementation of the Inclusionary Housing Ordinance Below Market Rate (BMR) Program. 1,153 attendees at BMR workshops (orientations), 825 new potential applicants added to the database.
- In partnership with ICMA, launched the Elevate Morgan Hill framework identifying strategies for Economic Success, Power and Autonomy, and Dignity and Belonging.
- Hosted an Economic Mobility Symposium with 140 people in attendance celebrating cultural diversity, launching the Elevate Morgan Hill framework, and fostering new partnerships and engagements for the City.
- Mobilized volunteers along with a call for donations of blankets and jackets for the biennial Santa Clara County point in time count.

Goal HE-1 Provide a diversified housing stock to meet the full range of future community housing needs; Goal HE-2 Encourage Extremely Low-Income (ELI) housing production, increasing availability of affordable and workforce housing; Goal HE-4 Preserve and rehabilitate existing housing supply; Goal HE-5 Promote housing for people experiencing homelessness; Goal HE-6 Provide adequate housing for groups with special needs; and Goal HE-7 Increase community outreach and promote education of affordable housing.

Development Services - Planning

- Amended the Zoning Ordinance implementing miscellaneous code amendments due to clerical errors and inconsistencies, modify parking standards, facilitate by-right Agricultural Labor Accommodations, Low Barrier Navigation Centers, emergency shelters, transitional and supportive housing, group housing, and residential care facilities; modify Reasonable Accommodations Chapter.
- Coordinated with the Building Division and the Santa Clara County Planning Collaborative to build an ADU plans gallery to conform with new law regarding pre-approved ADU plans.
- Continued to implement permit processing for SB330 including utilizing updated objective criteria.
- Created new guidance documents for application processing based on new and updated housing laws.
- Continued to create and improve resources for public information regarding development activity in the City.
- Continued to monitor state housing legislation and provide informational items to the public and Council on new laws.

Goal HE-1 Provide a diversified housing stock to meet the full range of future community housing needs; Goal HE-2 Encourage Extremely Low-Income (ELI) housing production, increasing availability of affordable and workforce housing; Goal HE-3 Advance Equity and inclusion throughout the City; Goal HE-4 Preserve and rehabilitate existing housing supply; Goal HE-5 Promote housing for people experiencing homelessness; Goal HE-6 Provide adequate housing for groups with special needs; and Goal HE-7 Increase community outreach and promote education of affordable housing.

ECONOMIC DEVELOPMENT ELEMENT

Economic Development

- Provided City Council with an extensive update on the 2017 Economic Blueprint and its continued relevancy.
- Supported 28 businesses to receive Certificates of Occupancy (COO) in 2024.
- Supported entitlement and permit processing for: Pinnacle, Chick-Fil-A, Grocery Outlet, Sempera Organics, Raising Cane's, Silo's Bar, Hotel MOHI, and Daikin.
- Conducted quarterly Human Resources Roundtable meetings with Morgan Hill's top employers.
- Conducted two Downtown Property/Business Owner meetings
- Supported the on-going operation of the Downtown Property and Business Improvement District (PBID) and the retainer of a contracted administrator, annual budget, and completed all necessary filings.
- In conjunction with the PBID, further expanded Sidewalk Saturday Program to increase vendor participation and event footprint.
- Led the PBID effort to develop and publish the inaugural Downtown Business Directory marketing brochure.
- Supported the inaugural MOHI Food & Wine Festival.
- Updated the Choose Morgan Hill industrial and commercial marketing brochures.
- Launched Manufacture Morgan Hill advertising and promotional campaign in conjunction with the Silicon Valley Business Journal.
- Supported the permitting and construction of two additional parklets (EDES Building & Chocotella Crepes).
- Updated Business License Application process to be available in Spanish.
- Launched Request for Proposals (RFP) to secure services in 2025 to support small businesses and entrepreneurs, especially those that are Spanish speaking.
- Created dedicated Morgan Hill employer landing page on City website and encouraged local employers to post job openings in Spanish.
- Supported Art Symposium to gather Community feedback regarding the potential implementation of an Art Development Fee.

Goal ED-2 A strong, unique, stable, and diverse economic base that supports fiscal sustainability; Goal ED-3 A high-quality business community with established roots in Morgan Hill; Goal ED-6 A mix of uses along Monterey Corridor that supports the

Downtown and encourages walking and biking; and Goal ED-8 Office and industrial areas that provide high-quality work locations for existing and new businesses.

Development Services - Planning

- Implemented a Form-Based Code for the Monterey Road Corridor.
- Developed a Public Art Ordinance requiring developments to integrate art into their projects or pay an in-lieu fee equal to 1% valuation of construction costs or 0.5% for lower-income residential projects.

Goal ED-2 A strong, unique, stable, and diverse economic base that supports fiscal sustainability; Goal ED-6 A mix of uses along Monterey Corridor that supports the Downtown and encourages walking and biking and Goal ED-8 Office and industrial areas that provide high-quality work locations for existing and new businesses.

HEALTHY COMMUNITY ELEMENT

Public Services

- Resealed Railroad Park and Magical Bridge playground surfaces to ensure ongoing use of these high use park facilities.
- Repainted the Encompass Bike Sculpture and updated the patina on the Waiting for the Train Sculpture.
- Partnered with the Rotary Club of Morgan Hill to plant 30 new trees at Community Park.
- Assisted with the planting of "50 Trees in 50 Days" adding to the City's street tree inventory.
- Installed new windscreens and LED lights at the tennis courts at Community Park.
- Coordinated the installation of a new mural at the new Galvan Park restroom building.
- Managed the replacement of the Hiram Morgan Hill Room HVAC unit at the Community and Cultural Center.
- Upgraded the Aquatics Center pool lights to LED and installed new windscreens, both of which were over 20 years old.
- Replastered the Aquatics Center recreational pool.
- Resurfaced the Centennial Recreation Center gymnasium floor and other facilities floors to ensure continued safe use of the City's active recreation facilities.
- Partnered with Silicon Valley Clean Energy to implement an energy saving program during peak electrical use hours.
- City Maintenance staff responded to resident requests for maintenance completing over 2,000 work orders on City roads, parks, trails and buildings.
- City staff abated graffiti at 300 locations across the City, ensuring a safe and clean Community.

- Centennial Recreation Center (CRC) Memberships: continued to build back to a peak of 4,226 membership units in the summer, 85% of pre-COVID levels. This is an increase of 176 memberships from summer 2023's peak of 4,050 memberships.
- Provided financial assistance to over 1,500 residents in need for program participation, membership, and recreation programming.
- Collaborated with the Morgan Hill Outdoor Sports Center (MHOSC) to enhance field sustainability by contributing $129,000 to the facility's replacement fund.
- Partnered with Bay Area Panthers to provide rental space and CRC membership access for the second season in a row.
- Opened four new dedicated pickleball courts in Community Park.
- Hosted 12 swim meets at the Aquatics Center (AC), a 50% increase from 2023.
- Yearly attendance at the CRC and AC exceeded 372,000 in 2024 - an average of 1,019 visitors a day.
- Over 8,000 participants took part in recreation classes and camps throughout our parks and facilities.
- Ran two seasons of co-ed Adult Softball, the first time since pre-COVID (2019).
- Implemented and operated concessions (snack bar) at the AC during summer season.
- Reestablished public art exhibits at the Community and Cultural Center (CCC).
- Provided and established a new rental space for South Valley Civic Theatre at the outdoor trailer located at the AC.
- Partnered with the YMCA of Silicon Valley to support the Senior Nutrition program which continued to serve close to 100 meals a day.
- Opened an adaptive play space for children with special needs at the CRC every Saturday morning funded by donations and grants.

  Goal HC-2 A built environment and community services that serve the special needs of youth and seniors, allowing residents to age in place; Goal HC-3 Usable, complete, well-maintained, safe, and high-quality activities and amenities, including active and passive parks and recreational facilities, community gardens, and trails that are accessible to all ages, functional abilities, and socio-economic groups; and Goal HC-6 Options for residents at all income, education, and mobility levels to access healthy food and food education.

TRANSPORTATION ELEMENT

Economic Development

- Supported the permitting and construction of two additional parklets (EDES Building & Chocotella Crepes).

  Goal TR-4 Emphasis on transportation improvements in the Butterfield, Hale/Santa Teresa, and Monterey corridors.

Development Services - Planning

- Completed adoption of the Vehicle-Miles-Traveled (VMT) policy metric for transportation analysis under the California Environmental Quality Act (CEQA) for development projects.
- Begun exploring mitigation fee opportunities/methodologies for VMT with the Engineering Team.
- In coordination with Engineering, completed adoption of the Transportation Master Plan.

Goal TR-11 Coordinated transportation planning efforts with local, regional, State and federal agencies.

Public Services

- Successfully completed the 2024 Pavement Rehabilitation Project rehabilitating significant roadways across the City, including the overpass on Dunne Avenue which also included the installation of newly improved bike lane striping and accessible curb ramps
- Completed the second Phase of Hale Avenue Extension Project opening a new roadway and multi-use trail between Main Avenue and West Dunne Avenue, improving traffic flow Citywide and reducing traffic on neighborhood streets
- Supported MoGo, the City's pilot grant-funded on-demand rideshare service operated in partnership with RideCo. Through December 2024, MoGo provided 37,000+ passenger rides to 1,642 unique users since its September 2022 launch. As of November 2024, MoGo is averaging 80 rides per day, 47% of rides are shared, and the service has an average rating of 4.7 out of 5.
- Completed the installation of a paved multi-use trail on the Madrone Channel between Tennant Avenue and Main Avenue improving pedestrian and bicycle connectivity on the east side of the City.
- Installed new bollards at intersections in Downtown on Monterey Road to provide additional pedestrian safety.

Goal TR-2 A system designed for a healthy, active community based on complete streets, smart growth, and Sustainable Communities strategies; reflecting a balanced, safe, multi-modal transportation system for all users, especially in Downtown where pedestrian, bicycle, and transit facilities will be emphasized along with vehicular facilities.; Goal TR-3 A coordinated, continuous network of streets and roads; and Goal TR-4 Emphasis on transportation improvements in the Butterfield, Hale/Santa Teresa, and Monterey corridors.

NATURAL RESOURCES AND ENVIRONMENT ELEMENT

Public Services

- Worked with property owners in FY 2023/24 to convert 92,218 square feet of turf to drought tolerant landscaping in partnership with Valley Water through the Landscape Rebate Program.
- Implemented the private sewer lateral (PSL) inspection program which resulted in inspection and/or repairs of 305 laterals, reducing infiltration into the City's Wastewater System.
- Created a new PSL Inspection Reporting Platform in CityWorks which will allow a streamlined inspection process. The new platform will go live in early 2025.
- Completed a competitive Request for Proposals and entered into contract with Aquatrax for use of their Water Use platform. This new tool is innovative, user friendly, and will result in cost savings of approximately $105,000 over a five-year contract compared with current vendor. The new water use platform will go live in early 2025.
- Completed planting of 50 trees in 50 days through a County grant, in partnership with City Geographic Information System (GIS) and Maintenance Divisions.
- Commenced construction of a new water reservoir on East Dunne Avenue that will provide improved resiliency and enhanced fire protection.
- Continue to support the ongoing construction of Valley Water's Upper Llagas Creek Flood Protection Project, supporting the completion of Phase 2A and commencing Phase 2B, which will ultimately result in flood protection for thousands of Morgan Hill residents.

  Goal NRE-15 An adaptive and resilient community that responds to climate change.

SAFETY, SERVICES, AND INFRASTRUCTURE ELEMENT

City Manager

- Served as the City of Morgan Hill's Director of Emergency Services throughout local activations.

  Goal SSI-11 Efficient police, fire, and emergency medical response and services, and access to local medical facilities and Goal SSI-12 Reduce risk to life and property associated with emergencies and natural and manmade disasters.

Fire

- Responded to 6,679 calls for service.
- Conducted 3,175 fire hazard severity zone inspections.

- Received $63,500 from the Santa Clara County EMS Trust Fund for improvements to the EMS system.
- Purchased a new 2024 Ford F250 truck.
- Reduced the work week to 66 hours, prioritizing the health and welfare of our firefighting teammates.
- Deployed mutual aid resources throughout the state and received $38,550 in reimbursements.
- Field personnel continued to engage in Community outreach events including Open Streets Morgan Hill, National Night Out, Morgan Hill Holiday Lights Parade, and multiple school tours and educational events.
- In coordination with Santa Clara County EMS, implemented a new Nurse Navigator Pilot Program to triage callers to the appropriate level of medical care.

Goal SSI-3 Minimal threat to persons, property, and the environment from fire hazards and Goal SSI-12 Reduce risk to life and property associated with emergencies and natural and manmade disasters.

Police

- Deployed the City's Community Emergency Response Team (CERT) during the 4th of July weekend to high fire locations to monitor and deter the use of illegal fireworks.
- Completed the Police Department building expansion project.
- Recruited, hired, and trained 10 teammates: 6 Police Officers, 2 Dispatchers, 1 Animal Services Officer, and 1 Records Specialist.
- Applied for and received an Organizational Staffing Study to be conducted by the Commission on Police Officers Standards and Training (POST).
- Participated in the 30X30 Initiative to increase representation of women in policing.
- Hosted a Community Police Academy.
- Maintained response time to Priority One Calls for Service under 5 minutes.
- Purchased 7 New Patrol vehicles and 3 Traffic motorcycles with improved safety technology.
- Partnered with Santa Clara County's Mobile Crisis Response Team (MCRT) to address people in mental health crisis.
- Officers have been trained in CPR, the administration of NARCAN and Automated External Defibrillators (AED) which are in each patrol vehicle resulting in 7 lives saved.
- Community Service Officer (CSO) continued to manage the Department's Youth Diversion Program. In 2024, 23 youth individuals were diverted from the Criminal Justice System to the Youth Diversion Program (15 completed their contracts, 3 are currently working on the terms of their diversion contracts, 5 are awaiting acceptance into the program, and zero have failed the program).

- School Resource Officer worked with Morgan Hill Unified School District on providing Restorative Justice Practices for our students and conducted Run, Hide, Defend trainings to students, faculty, and businesses.
- Gained approval for the Emergency Management Performance Grant to purchase Emergency Operations Center (EOC) equipment to enhance emergency readiness.
- Conducted functional EOC exercise implementing virtual and online capabilities and strengthening readiness.
- Achieved certification as an Emergency Management Specialist through Cal OES.
- Coordinated Community Emergency Response Team (CERT) training.
- Coordinated Listos Emergency Preparedness training program.
- Updated the City's Local Hazard Mitigation Plan.

Goal SSI-11 Efficient police, fire, and emergency medical response and services, and access to local medical facilities and Goal SSI-12 Reduce risk to life and property associated with emergencies and natural and manmade disasters.

Public Services

- Commenced construction of a new water reservoir on East Dunne Avenue that will provide improved resiliency and enhanced fire protection.
- Continue to support the ongoing construction of Valley Water's Upper Llagas Creek Flood Protection Project, supporting the completion of Phase 2A and commencing Phase 2B, which will ultimately result in flood protection for thousands of Morgan Hill residents.
- Completed a gradual implementation of new hydrant meters equipped with remote flow readers and GPS tracking capabilities.
- Successfully completed sewer Spill Emergency Response Plan (SERP) training for all utility crews.

Goal SSI-12 Reduce risk to life and property associated with emergencies and natural and manmade disasters.

3. General Plan Amendment Applications

GPA2024-0001: CITY OF MORGAN HILL - REMOVE FAR FROM MIXED USE FLEX LAND USE DESIGNATION

General Plan Text Amendment – Remove Floor Area Ratio (FAR) from the Mixed Use Flex (MUF) General Plan land use designation. <Approved February 19, 2025>

GPA2024-0002: ENVIRONMENTAL JUSTICE ELEMENT

General Plan Text Amendment – Creation of new Environmental Justice Element called Healthy Neighborhoods for All consistent with SB 1000 - Government Code Section 65302(h). <Pending>

GPA2024-0003: SAFETY SERVICES & INFRASTRUCTURE ELEMENT UPDATE

General Plan Text Amendment – Update Safety Services & Infrastructure Element (Safety Element) to address the risk of fire for land classified as state responsibility areas and land classified as very high fire hazard severity zones and incorporate Local Hazard Mitigation Plan consistent with Gov. Code, § 65302, subd. (g)(3). <Pending>

GPA2024-0004: NATURAL RESOURCES & ENVIRONMENT ELEMENT UPDATE

General Plan Text Amendment – Update Natural Resources & Environment Element (Conservation and Open Space Elements) consistent with SB 1425 (Gov. Code Section 65565.5). 1. Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable. 2. Climate resilience and other cobenefits of open space, correlated with the safety element. 3. Rewilding opportunities, correlated with the land use element. <Pending>

4. General Plan Full Buildout

The Morgan Hill 2035 General Plan EIR evaluated the projected development that could occur under the General Plan through its horizon year of 2035. Pursuant to the Morgan Hill 2035 General Plan EIR, the "full buildout" of the General Plan would be the development of underutilized and vacant parcels at the mid-point of the maximum allowed density under the General Plan, based on the past and projected development patterns in Morgan Hill. The horizon-year projection is based on an estimate of the amount of development that would occur by 2035 as evaluated in the Morgan Hill 2035 General Plan EIR.

The table below shows the net growth of Morgan Hill from the 2015 base year of the General Plan through June 30, 2024, as well as the total horizon year projection and the total full buildout of the General Plan as evaluated in the Morgan Hill 2035 General Plan EIR. As indicated in the table below, Morgan Hill has seen faster growth within the Industrial sector and slower growth within the Retail & Service and Office sectors than expected within the Morgan Hill 2035 General Plan EIR. However, all of the sectors are well below the Total Full Buildout of the General Plan.

Table 1: General Plan Full Buildout Progress

Categories	GP Existing Development 2015	Existing Development June 30, 2024[1]	Total Horizon Year 2035 Projection	Total Full Buildout Projection
Housing Units				
Residential Units	14,969	16,735	22,400	22,400
Population	45,171	48,532[2]	68,057[3]	68,057
Non-Residential Square Footage				
Retail & Service	2,729,825	2,909,944	3,902,930	4,805,214
Office	521,788	533,133	1,150,486	2,141,804
Industrial	5,935,000	7,705,513	7,712,385	12,126,643
Public Facilities	463,000	548,685	750,377	774,377

Notes:
1. Numbers based on yearly VTA Congestion Management reporting.
2. A population of 48,532 is a projection/estimate based on the California Department of Finance (DOF) estimate of 2.90 residents per household. The DOF 2024 population estimate for Morgan Hill is 46,384.
3. General Plan policy CNF-3.4 called for a 2035 population of 58,200 residents, however, the General Plan EIR studied the buildout projection as the Horizon Year.

CITY OF MORGAN HILL

2024 Annual Progress Report

March 25, 2024

Background

Morgan Hill 2035 General Plan

- Adopted July 2016

Housing Element

- 6th Cycle Adopted January 2023
- Certified by HCD November 2023

Government Code 65400

- Annual Progress Report due April 1st

Annual Progress Report

Implementation Highlights

- By General Plan Element, Department/Division, General Plan Goal
- HCD Spreadsheet

General Plan Amendments

- Filed and Processed in 2024
  - GPA2024-0001: City Of Morgan Hill - Remove FAR From Mixed Use Flex Land Use Designation (pending)
  - GPA2024-0002: Environmental Justice Element (pending)
  - GPA2024-0003: Safety Services & Infrastructure Element Update (pending)
  - GPA2024-0004: Natural Resources & Environment Element Update (pending)

Annual Progress Report

General Plan Buildout

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Annual Progress Report

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022 - 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	262	147	-	-	-	-	-	-	-	-	-	147	**115**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	151	253	-	-	-	-	-	-	-	-	-	253	**-**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	174	8	3	15	-	-	-	-	-	-	-	76	**98**
	Non-Deed Restricted		17	25	8	-	-	-	-	-	-	-		
Above Moderate		450	63	102	174	-	-	-	-	-	-	-	339	**111**
Total RHNA		**1,037**												
Total Units			**488**	**130**	**197**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**815**	**324**

Questions?