



Regular Meeting Agenda

City Council

Rich Constantine - Mayor
Rene Spring - Mayor Pro Tem
Yvonne Martinez Beltran - Council Member
Larry Carr - Council Member
John McKay - Council Member

Wednesday, November 20, 2019 7:00 p.m.

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

The City Council has adopted a policy that regular meetings shall not continue beyond 11:00 p.m. unless extended by a majority of the City Council.

CALL TO ORDER

Mayor Constantine

ROLL CALL ATTENDANCE

Deputy City Clerk Michelle Bigelow

DECLARATION OF POSTING AGENDA

Per Government Code Section 54954.2
Deputy City Clerk Bigelow

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

YAC PRESENTATION- ASSET #41- POSITIVE CULTURAL IDENTITY

RECOGNITIONS

STEM Winners - Santa Clara Valley Science and Engineering Fair Association
Alexander Nguyen
Ben Hayes
Lexxa D'Amico
Ria Deshpande

Timothy Nguyen

CITY COUNCIL REPORTS

Council Member McKay

CITY MANAGER'S REPORT

City Manager Christina Turner

CITY ATTORNEY'S REPORT

City Attorney Donald Larkin

OTHER REPORTS

PUBLIC COMMENT

Members of the public are entitled to address the City Council concerning any item within the Morgan Hill City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council 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)

ADOPTION OF AGENDA

CONSENT CALENDAR

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Pursuant to City Council Policies and Procedures (CP 97-01), any member of the Council or public may request to have an item removed from the Consent Calendar for comment and action.

Time Estimate for Consent Calendar: 1 - 10 Minutes

1. ADOPT RESOLUTION AUTHORIZING GRANT APPLICATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE GRANT RELATED AGREEMENTS AND DOCUMENTS

Recommendation:

Adopt resolution:

1. Authorizing staff to prepare and submit a 2019 Planning Grants Program Application to the State of California, Department of Housing and Community Development for an amount not to exceed \$160,000 for the development of a proposed Form-Based Code for the Monterey Road Corridor; and
2. Authorizing the City Manager to negotiate and execute the City of Morgan Hill Planning Grants Program application, the Planning Grants Program grant documents, and any amendments thereto as required by the Department of Housing and Community Development for receipt of the grant.

2. APPROVE SECOND AMENDMENT TO SERVICES AGREEMENT WITH CSG CONSULTANTS, INC. FOR LAND DEVELOPMENT REVIEW PROGRAM SUPPORT

Recommendation:

1. Approve the Second Amendment to the professional services agreement with CSG Consultants, Inc. for land development review services for an additional \$136,300, for a total not-to-exceed amount of \$346,250 with the term of the agreement unchanged;
2. Authorize the City Manager to execute the Second Amendment; and
3. Adopt resolution amending the City's Fiscal Year 2019-20 budget to appropriate an additional \$136,300 within the Community Development Fund (Fund No. 206) for related professional services.

3. APPROVE SECOND AMENDMENT TO SUBDIVISION IMPROVEMENTS AGREEMENT FOR DUNNE HILL MEADOWS – TRACT NO. 10378

Recommendation:

1. Approve Second Amendment to Subdivision Improvements Agreement;
2. Authorize the City Manager to execute the Second Amendment to the Subdivision Improvements Agreement with Mission Pacific Homes, LLC; and
3. Authorize the recordation of the Second Amendment to the Subdivision Improvements Agreement.

4. APPROVE SECOND AMENDMENT TO SUBDIVISION IMPROVEMENTS AGREEMENT FOR DUNNE MURPHY – TRACT NO. 10387

Recommendation:

1. Approve Second Amendment to Subdivision Improvements Agreement;
2. Authorize the City Manager to execute the Second Amendment to the Subdivision Improvements Agreement with Nordstrom Cal Homes, LLC; and
3. Authorize the recordation of the Second Amendment to the Subdivision Improvements Agreement.

5. APPROVE CITY COUNCIL MEETING SCHEDULE FOR CALENDAR YEAR 2020

Recommendation:

1. Review and adjust the 2020 City Council meeting schedule as deemed appropriate; and
2. Approve 2020 City Council meeting schedule.

6. APPROVE THE NOVEMBER 6, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

OTHER BUSINESS

7. ADOPT RESOLUTION OF INTENT TO HOLD SPECIAL BALLOT PROCEEDING FOR JACKSON MEADOWS #6 AND MILL CREEK SUBAREAS OF MORGAN HILL LANDSCAPE ASSESSMENT DISTRICT NUMBER 1

Recommendation:

1. Open/Close public hearing for Jackson Meadows #6 subarea;
2. Open/Close public hearing for Mill Creek subarea; and
3. Adopt resolutions declaring intent and authorizing the special ballot proceeding required to increase the maximum assessment rate for the Jackson Meadows #6 and the Mill Creek subareas of the City's Landscape Assessment District Number 1, effective Fiscal Year (FY) 2020-21.

Estimated Time: 10 Minutes

PUBLIC HEARING

8. INTRODUCE ORDINANCES TO ADOPT A ZONING AMENDMENT AND TO APPROVE A DEVELOPMENT AGREEMENT FOR A 24-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, INCLUDING PUBLIC ACCESS ROADS, AND A PRIVATE PARK. RATIFY THE PLANNING COMMISSION APPROVAL OF THE TENTATIVE SUBDIVISION MAP, MITIGATED NEGATIVE DECLARATION, AND THE MITIGATION MONITORING AND REPORTING PROGRAM. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-09-001 AND 726-09-002, ARE LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF DIANA AVENUE AND LOTUS WAY. (DIANA-MANA HANAIEI - MONTECITO ESTATES PROJECT)

Recommendation:

1. Open and close public hearing;
2. Adopt resolution ratifying Planning Commission Resolutions 19-18 and 19-19;
3. Waive first and second reading of Zoning Amendment Ordinance;
4. Introduce Zoning Amendment Ordinance;
5. Waive first and second reading of Development Agreement Ordinance; and
6. Introduce Development Agreement Ordinance.

Estimated Time: 20 Minutes

9. APPROVE REQUEST FOR A WATER SERVICE CONNECTION OUTSIDE OF THE CITY'S URBAN SERVICE AREA BOUNDARY WHICH WILL ALLOW FOR THE CONSTRUCTION OF A 7,000 SQUARE FOOT BUDDHA HALL AT THE METTA TAM TU BUDDHIST TEMPLE APPROVED BY SANTA CLARA COUNTY. THE PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 817-07-024, IS LOCATED ON SOUTHEAST CORNER OF THE INTERSECTION OF BUTTERFIELD BOULEVARD AND FISHER AVENUE (LIEU QUAN BUDDHIST CULTURAL CENTER, OWNER). OA2019-0001/EA2019-0011

Recommendation:

1. Open/close public hearing; and
2. Adopt resolution approving the water service request and directing staff to file an application with the Local Agency Formation Commission for Out of Agency service request.

Estimated Time: 30 Minutes

FUTURE COUNCIL INITIATED AGENDA ITEMS

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the City Council less than 72 hours prior to an open meeting, will be made available for public inspection at the City Clerk's 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 City Council 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 Council 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 Council, 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 City Council 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 City Council.

Persons interested in proposing an item for the City Council agenda should contact a member of the City Council who may plan an item on the agenda for a future City Council meeting. Should your comments require Council action, your request may be placed on the next appropriate agenda. Council 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 City Council at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the City Council, 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 City Council 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.

SUSTAINABLE MORGAN HILL



VISION

To sustain a safe, inclusive, socially responsible, environmentally conscious, and economically sound community

Choose Morgan Hill

The City of Morgan Hill is the best community for people to live, work, visit, and operate their businesses.

City Council Ongoing Priorities

- Enhancing Public Safety
- Protecting the Environment
- Maintaining Fiscal Responsibility
- Supporting our Youth, Seniors, and Entire Community
- Fostering a Positive Organizational Culture
- Preserving and Cultivating Public Trust
- Preserving our Community History
- Enhancing Diversity and Inclusiveness
- Advancing Regional Initiatives

2019-2020 Strategic Priorities

- Agricultural Preservation
- Cannabis Policy
- Community Engagement and Messaging
- Economic Development
- Financial Stewardship
- High Speed Rail
- Homelessness
- Housing
- Infrastructure
- Telecommunications
- Traffic/Transportation

