



**Meeting Minutes
Planning Commission**

Wayne Tanda - *Chairman*
Michael Orosco - *Vice Chairman*
John McKay - *Planning Commissioner*
Joseph Mueller - *Planning Commissioner*
Liam Downey - *Planning Commissioner*
Patricia Toombs - *Planning Commissioner*
Yvonne Martinez Beltran - *Planning Commissioner*

Tuesday, March 28, 2017 7:00 PM

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

CALL TO ORDER

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

Attendee Name	Title	Status	Arrived
Wayne Tanda	Chairman	Present	
Michael Orosco	Vice Chairman	Present	
John McKay	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Patricia Toombs	Planning Commissioner	Present	
Yvonne Martinez Martinez Beltran	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

OPEN PUBLIC COMMENT PERIOD

None.

ORDERS OF THE DAY

No Changes.

CONTINUED PUBLIC HEARING

2. **DEVELOPMENT AGREEMENT AMENDMENT (AAE2017-0007) MONTEREY-DYNASTY: DEVELOPMENT AGREEMENT AMENDMENT TO ADD TWO FISCAL YEAR 2018-2019 BUILDING ALLOTMENTS TO THE 131 UNIT PROJECT. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 767-54-001 THRU -009 AND 767-54-0012 THRU -037, ARE LOCATED ON ROME AVENUE EAST OF MONTEREY ROAD (DIAMOND CREEK VILLAS LLC, OWNER).**

Recommendation:

Open public hearing and continue to the April 11, 2017 Planning Commission meeting.

Community Development Director Jennifer Carman presented the staff report. Chair Tanda opened the public hearing. Hearing no further requests to speak, the public comment was closed.

Motioned to continue this item to the next Planning Commission meeting.

RESULT:	TABLED [UNANIMOUS]	Next: 4/11/2017 7:00 PM
MOVER:	Patricia Toombs, Planning Commissioner	
SECONDER:	Joseph Mueller, Planning Commissioner	
AYES:	Tanda, Orosco, McKay, Mueller, Downey, Toombs, Martinez Beltran	

PUBLIC HEARING

3. **DEVELOPMENT AGREEMENT, DA2017-0002: BUTTERFIELD-MWEST: REQUEST FOR AN INDUSTRIAL DEVELOPMENT AGREEMENT FOR APPROXIMATELY 39 ACRES IN THE MORGAN HILL RANCH BUSINESS PARK. THE PROPERTIES, IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 726-25-046, -047, -059, -066, -067, -070, -073, -078 AND -079 ARE LOCATED ON THE WEST SIDE OF BUTTERFIELD BOULEVARD BETWEEN JARVIS DRIVE AND DIGITAL DRIVE (DIVCO WEST SVI, OWNER). CEQA: CERTIFIED EIR FOR THE MORGAN HILL RANCH BUSINESS PARK.**

Recommendation:

Open public hearing and continue to a future Planning Commission meeting. Project will be re-noticed.

Community Development Director Jennifer Carman presented the staff report. Chair Tanda opened the public hearing. Hearing no further requests to speak, the public comment was closed.

Motion to pull the item and renotice for a future date.

RESULT:	PULLED
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4. **DEVELOPMENT AGREEMENT AMENDMENT, AAE2017-0010 /TENTATIVE SUBDIVISION MAP AMENDMENT, AAE2016-0007: REQUEST FOR A DEVELOPMENT**

AGREEMENT AMENDMENT TO ADD FOUR FISCAL YEAR 2018-2019 BUILDING ALLOTMENTS AND A TENTATIVE SUBDIVISION MAP AMENDMENT FOR THE DEVELOPMENT OF NINE SINGLE FAMILY RESIDENCES ON A 2.17 ACRE SITE. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 726-07-089, 726-07-023 AND 726-07-024, ARE LOCATED ON THE EAST SIDE OF WALNUT GROVE DRIVE, SOUTH OF DIANA AVENUE (NEWLAND HOMES, TIMOTHY HEALEY, DIANA ESTATES, OWNERS). CEQA: MITIGATED NEGATIVE DECLARATION ADOPTED.

Recommendation:

1. DAA-16-01: Recommend City Council approve Amended Development Agreement.
2. SDA-16-02: Recommend Planning Commission approval of the Subdivision Amendment.

Interim Planning Manager Terry Linder presented the staff report.

Chair Tanda opened the public hearing. Hearing no further requests to speak, the public comment was closed.

Motion to approve the Tentative Subdivision Map.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Yvonne Martinez Beltran, Planning Commissioner
AYES:	Tanda, Orosco, McKay, Mueller, Downey, Toombs, Martinez Beltran

MOTION

Motion to recommend approval of the Amended Development Agreement.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	John McKay, Planning Commissioner
AYES:	Tanda, Orosco, McKay, Mueller, Downey, Toombs, Martinez Beltran

CONTINUED PUBLIC HEARING

5. **SITE REVIEW, SR2017-0004: DEPOT – SUNSWEET MORGAN HILL LLC: REQUEST FOR A SITE, ARCHITECTURE AND LANDSCAPE PLAN APPROVAL FOR A MIXED-USE PROJECT CONSISTING OF 83 RESIDENTIAL UNITS AND 8,051 SQUARE FEET OF COMMERCIAL SPACE LOCATED ON THE WEST SIDE OF DEPOT STREET BETWEEN EAST THIRD STREET AND EAST FOURTH STREET BUILDERS. OWNER).**

Recommendation:

Recommend Planning Commission recommend City Council approval of SR 2017-0004:Depot-Sunsweet.

Interim Planning Manager Terry Linder presented the staff report.

Chair Tanda opened the public hearing.

Rocke Garcia was called to speak

Konstantin Voronin was called to speak

Cindy Teale was called to speak

Rhonda Sorochin was called to speak.

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

Motion to recommend approval of the Site Review with added provisions of a Parking Management Plan to include tandem parking spaces and monitoring of the parking lot, and requesting the softening of Depot Street and Fourth Street with lighting, benches, waiting areas etc.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	John McKay, Planning Commissioner
AYES:	Tanda, Orosco, McKay, Mueller, Downey, Toombs, Martinez Beltran

ANNOUNCEMENTS

There will be a Workshop on Tuesday, April 4, 2017 at 4:00 p.m. to discuss the Residential Development Control System Manual.

ADJOURNMENT

There being no further business Chair Tanda adjourned the meeting at 9:31 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk