CITY OF MORGAN HILL

Meeting Minutes
Planning
Commission

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

Tuesday, May 9, 2017 7:00 PM

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Tanda called the meeting to order.

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

DECLARATION OF POSTING OF AGENDA

Chair Tanda called the meeting to order.

OPEN PUBLIC COMMENT PERIOD

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

ORDERS OF THE DAY

No changes made.

PUBLIC HEARINGS

1. **DEVELOPMENT AGREEMENT AMENDMENT, AAE2017-0013, ZONING AMENDMENT, AAE2017-0021, SUBDIVISION AMENDMENT, AAE2017-0022: BUTTERFIELD - DIVIDEND; REQUEST FOR APPROVAL OF A DEVELOPMENT AGREEMENT AMENDMENT, ZONING AMENDMENT AND SUBDIVISION AMENDMENT TO ADD SIX LOTS; APPROVE A SIX-MONTH EXTENSION TO THE COMMENCEMENT OF CONSTRUCTION DEADLINE (FISCAL YEAR 2016-2017); THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-26-005 AND 008, ARE LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF BUTTERFIELD BOULEVARD AND CENTRAL AVENUE (MH VALENCIA 2015 INC., OWNER). CEQA: ADOPTED MITIGATED NEGATIVE DECLARATION**

   Recommendation:

   1. Open/close public hearing;
   2. Adopt Resolution A - Recommend City Council approve Development Agreement Amendment;
   3. Adopt Resolution B - Approve amendment to Precise Development Plan and Planned Development Overlay; and
   4. Adopt Resolution C - Approve amendment to the Non-Vesting Tentative Map.

   Contract Planner Jim Rowe presented the staff report.

   Chair Tanda opened the public hearing at 7:25 p.m.
   Dick Oliver was called to speak.
   Hearing no further requests to speak, the public hearing was closed.

MOTION
Motion to continue this item to the next regular scheduled meeting.

RESULT:	**CONTINUED [5 TO 1]**	**Next: 5/23/2017 7:00 PM**
MOVER:	Joseph Mueller, Planning Commissioner	
SECONDER:	John McKay, Planning Commissioner	
AYES:	McKay, Downey, Mueller, Tanda, Martinez Beltran	
NAYS:	Orosco	

2. **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:

   Adopt Resolution recommending City Council approval of a Development Agreement.

Community Development Director Jennifer Carman presented the staff report.

Chair Tanda opened the public hearing at 8:09 p.m.
Kerry Williams was called to speak.
Ryan McDaniel was called to speak.
Mark Sanchez was called to speak.
Scott Unger was called to speak.
Hearing no further requests to speak, the public hearing was closed.

Chair Tanda re-opened the public hearing at 9:48 p.m.
Mark Sanchez was called to speak.
Hearing no further requests to speak, the public hearing was closed.

MOTION

Motion to adopt a resolution recommending City Council approve the Development Agreement with the following modifications:

1. Begin construction of an industrial building and occupancy as a priority;
2. Central Park improvements must be made; and,
3. Butterfield Boulevard and Digital Drive is to be completed.

RESULT:	**DEFEATED [3 TO 3]**
MOVER:	Michael Orsoco, Vice Chairman
SECONDER:	Yvonne Martinez Beltran, Planning Commissioner
AYES:	Tanda, Orosco, Martinez Beltran
NAYS:	McKay, Mueller, Downey

MOTION

Motion to adopt a resolution recommending City Council approve the Development Agreement with the recommendation that construction of the first industrial building, park improvements, and the Sutter Boulevard extension cannot be constructed unless the first building has been built or is under construction.

RESULT:	**ADOPTED [4 TO 2]**
MOVER:	Michael Orosco, Vice Chairman
SECONDER:	Yvonne Martinez Beltran, Planning Commissioner
AYES:	Downey, Tanda, Martinez Beltran, Orosco
NAYS:	McKay, Mueller

OTHER BUSINESS

3. RDCS DISCUSSION

Recommendation:

Discuss and provide feedback on several outstanding Residential Development Control System (RDCS) processing and procedural questions.

RESULT:	**NO ACTION TAKEN**

ANNOUNCEMENTS

ADJOURNMENT

There being no further business, Chair Tanda adjourned the meeting at 12:01 p.m.

Minutes Prepared By:

Jenna Luna, Minutes Clerk