



**Meeting Minutes
Planning Commission**

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

Tuesday, May 23, 2017 7:00 PM

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

CALL TO ORDER

Chair Tanda called the Meeting to order at 7:02 p.m.

Attendee Name	Title	Status	Arrived
Wayne Tanda	Chairman	Present	
Michael Orosco	Vice Chairman	Absent	
John McKay	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Yvonne Martinez Beltran	Planning Commissioner	Late	7:18 PM

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

OPEN PUBLIC COMMENT PERIOD

None.

ORDERS OF THE DAY

CONTINUED PUBLIC HEARING

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.

Interim Principal Planner Paolini presented the staff report.

Chair Tanda opened the public hearing at 7:11 pm.

Dick Oliver was called to speak.

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

RESULT:	MOTION BELOW
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MOTION

Motion to adopt Resolution B approving the amended Precise Development Plan and Planned Development Overlay.

RESULT:	APPROVED [4 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Liam Downey, Planning Commissioner
AYES:	Tanda, McKay, Mueller, Downey
ABSTAIN:	Martinez Beltran
ABSENT:	Orosco

MOTION

Motion to adopt Resolution C approving the amended Vesting Tentative Map.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Wayne Tanda, Chairman
SECONDER:	Joseph Mueller, Planning Commissioner
AYES:	Tanda, McKay, Mueller, Downey
ABSTAIN:	Martinez Beltran
ABSENT:	Orosco

MOTION

Motion to adopt Resolution A recommending City Council approval of the Development Agreement.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Wayne Tanda, Chairman
SECONDER:	John McKay, Planning Commissioner
AYES:	Tanda, McKay, Mueller, Downey
ABSTAIN:	Martinez Beltran
ABSENT:	Orosco

PUBLIC HEARINGS

2. PUBLIC HEARINGS: CONSIDER DEVELOPMENT AGREEMENT AMENDMENTS FOR EAH AFFORDABLE HOUSING SCATTERED SITE PROJECT; APPROVE A SIX-MONTH EXTENSION OF TIME TO THE COMMENCEMENT OF CONSTRUCTION DEADLINE (FISCAL YEAR 2016-2017).

Recommendation:

1. Open/conduct public hearing on requests A through C;
2. Adopt Resolutions approving extensions of allotments due to rain delays:
 - a. Resolution A
 - b. Resolution B
 - c. Resolution C

Interim Principal Planner Paolini presented the staff report.

Chair Tanda opened the public hearing at 7:38 p.m.

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

RESULT:	MOTION BELOW
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A. AAE2017-0023 (DA-15-06): Monterey - EAH (Belle Salici)

Development Agreement Amendment, AAE2017-0023: Monterey - EAH: Request for approval of a Development Agreement Amendment for 19 affordable, multi-family apartments and 1,000-square feet of office/commercial space on a 0.966-acre site. The property, identified by Assessor Parcel Number 817-03-055, is located on east side of Monterey Road and west side of Keith Way, north of East Edmundson Avenue (Orchards Morgan Hill L.P., Owner). CEQA: Adopted Mitigated Negative Declaration.

MOTION

Motion to approve the amended Development Agreement to allow a 6 month extension.
Chair Tanda and Commissioner Martinez Beltran had the desending vote - both would like to give the applicant a 12 month extension instead of the 6 month extension staff recommended.

RESULT:	APPROVED [3 TO 2]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Liam Downey, Planning Commissioner
AYES:	McKay, Mueller, Downey
NAYS:	Tanda, Martinez Beltran
ABSENT:	Orosco

B. AAE2017-00024 (DA-15-07): Ciolino - EAH (Belle Noci)

Development Agreement Amendment, AAE2017-0024: Ciolino - EAH: Request for approval of a Development Agreement Amendment for eight affordable, multi-family apartments on a 0.295-acre site. The property, identified by Assessor Parcel Number 767-09-029, is located on south west corner of Ciolino Avenue and Monterey Road (Orchards Morgan Hill L.P., Owner). CEQA: Adopted Mitigated Negative Declaration.

MOTION

Motion to approve the amended Development Agreement to allow for a 6 month extension.
Chair Tanda and Commissioner Martinez Beltran had the desending vote - both would like to give the applicant a 12 month extension instead of the 6 month extension staff recomended.

RESULT:	APPROVED [3 TO 2]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	John McKay, Planning Commissioner
AYES:	McKay, Mueller, Downey
NAYS:	Tanda, Martinez Beltran
ABSENT:	Orosco

C. AAE2017-0025 (DA-15-08): East Dunne - EAH (Bella Allori)

Development Agreement Amendment, AAE2017-0025: East Dunne - EAH: Request for approval of a Development Agreement Amendment for 14 affordable, multi-family apartments and 1,200-square feet of commercial space on a 0.584-acre site. The property, identified by Assessor Parcel Number 817-01-080, is located on south side of East Dunne Avenue between Monterey Road and Church Street (Orchards Morgan Hill L.P., Owner). CEQA: Adopted Mitigated Negative Declaration.

MOTION

Motion to approve the amended Development Agreement to allow for a 6 month extension.
Chair Tanda and Commissioner Martinez Beltran had the descending vote - both would like to give the applicant a 12 month extension instead of the 6 month extension staff recommended.

RESULT:	APPROVED [3 TO 2]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	John McKay, Planning Commissioner
AYES:	McKay, Mueller, Downey
NAYS:	Tanda, Martinez Beltran
ABSENT:	Orosco

ANNOUNCEMENTS

None.

ADJOURNMENT

There being no further business Chair Tanda adjourned the meeting at 7:58 p.m.

Minutes Prepared By:

Jenna Luna, Minutes Clerk