CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

John McKay - Chairman
Liam Downey - Vice Chairman
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Yvonne Martinez Beltran - Planning Commissioner
Mohammad Habib - Planning Commissioner
Juan Miguel Munoz Morris - Planning Commissioner

Tuesday, March 13, 2018 1:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

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 Planning 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

PUBLIC HEARINGS

1. 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.78 OF THE CITY OF MORGAN HILL MUNICIPAL CODE

Recommendation:

1. Conduct a public hearing for each RDCS application;
2. Adjust scores as necessary; and
3. Continue the Public hearing to March 15, 2018, if additional time is required to continue the evaluations of the RDCS applications; or,
4. Continue the Public Hearing to March 27, 2018 for adoption of the Resolution of final scores.

The following are the 2017 RDCS competition applications:

A. RDCS2017-0012: E. DUNNE - YOUNG ETAL: Request for 46 residential building allotments. This is a multi-year request. The proposal includes 46 multi-family owner occupied units at full build-out. The property, identified by Assessor Parcel Number 726-02-007, is located on the north side of E. Dunne Avenue, behind the Morgan Hill Kindercare Learning Center (Tsai Young H and So M et al, Owner).

B. RDCS2017-0013: COCHRANE - MWEST PROP CO.: Request for 379 residential building allotments. This is a multi-year request. The proposal includes 389 multi-family rental units at full build-out. The properties, identified by Assessor Parcel Number(s) 726-25-078, 726-25-079, 726-25066 and 726-25-067, are located at the northeast corner of Jarvis Drive and Monterey Road (M West Propco XXIII LLC, Owner).

C. RDCS2017-0014: MONTEREY/CENTRAL - ECA: Request for 12 residential building allotments. The proposal includes 8 single-family detached units and 4 single-family attached units at full build-out. The property, identified by Assessor Parcel Number 726-23-020, is located along Monterey Road at E. Central Avenue (ECA Partners LLC, Owner).

D. RDCS2017-0015: DIANA - HANALEI: Request for 23 residential building allotments. The proposal includes 24 single family detached units at full build-out. The property/properties, identified by Assessor Parcel Number(s) 726-09-001 and 726-09-002, is located at the north east corner of Diana Avenue and Lotus Way (Grossweiler Donald Trustee & et al, Owner).

E. RDCS2017-0016: WATSONVILLE – BLACKROCK Request for 13 residential building allotments. This is a multi-year request. The proposal includes 13 custom lots at full build-out. The property, identified by Assessor Parcel Number 779-02-023, is located at Watsonville Road and Santa Teresa Boulevard (Blackrock LLC A Calif LLC, Owner).

F. RDCS2017-0017: HILL – MORGAN HILL DEVCO: Request for 22 residential building allotments. The proposal includes 22 single family detached units at full build-out. The property, identified by Assessor Parcel Number 817-20-031, is located at Hill Road and Barrett Avenue (Lewis Morgan Hill LLC, Owner).

ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the 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 Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission 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 Commission, 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 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 Commission.

Persons interested in proposing an item for the 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 Commission action, your request may be placed on the next appropriate agenda. 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 michelle.wilson@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 michelle.wilson@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.