



**Meeting Minutes
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

Chair McKay called the meeting to order at 1:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll.

Attendee Name	Title	Status	Arrived
John McKay	Chairman	Present	
Liam Downey	Vice Chairman	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Yvonne Martinez Beltran	Planning Commissioner	Present	
Mohammad Habib	Planning Commissioner	Present	
Juan Miguel Munoz Morris	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda.

PLEDGE OF ALLEGIANCE

Commissioner Tanda led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair McKay opened the public comment period at 1:03 p.m.

Barry Gitner was called to speak.

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

ORDERS OF THE DAY

Interim Principal Planner Gina Paolini proposed to hear the items as follows:

A. RDCS2017-0012: E. Dunne - Young ETAL

D. RDCS2017-0015: Diana - Hanalei

F. RDCS2017-00017: Hill - Morgan Hill Devco

C. RDCS2017-0014: Monterey/Central - ECA

B. RDCS2017-0013: Cochrane - MWest Prop Co.

E. RDCS2017-0016: Watsonville - Blackrock

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.

Interim Principal Planner Gina Paolini presented the staff report.

RESULT:	CONTINUED [UNANIMOUS]	Next: 3/27/2018 7:00 PM
MOVER:	John McKay, Chairman	
SECONDER:	Liam Downey, Vice Chairman	
AYES:	McKay, Downey, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris	

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).

Chair McKay open the Public Hearing at 1:56 p.m.

Dick Oliver was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

MOTION

Motion to award the applicant 1 additional point in Section 5-G: Park and Open Spaces Criteria - Amenities for Age Groups.

RESULT: APPROVED [5 to 2]

AYES: McKay, Downey, Mueller, Martinez-Beltran, Habib

NAYS: Tanda, Munoz-Morris

MOTION

Motion to award the applicant 1 point in Section 5-H: Parks and Open Space - Public Gathering Place.

RESULT: APPROVED [4 to 3]

AYES: McKay, Downey, Habib, Munoz-Morris

NAYS: Tanda, Mueller, Martinez-Beltran

D. RDCS2017-0015: DIANA - HANAIEI: 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).

Chair McKay opened the public hearing at 2:57 p.m.

Orville Power was called to speak.

Kathy Miller was called to speak.

Chuck Brackets was called to speak.

David Lera was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

MOTION

Motion to award the applicant 1 additional point in Section 5-G: Park and Open Spaces Criteria - Amenities for Age Groups.

RESULT: APPROVED [6 to 1]

AYES: McKay, Downey, Tanda, Martinez-Beltran, Habib, Munoz-Morris

NAYS: Mueller

MOTION

Motion to award the applicant 2 additional points in Section 5-J: Parks and Open Space Criteria - Open Space Design.

RESULT: FAILED [1 to 6]

AYES: Downey

NAYS: McKay, Mueller, Tanda, Martinez-Beltran, Habib, Munoz-Morris

MOTION

Motion to award the applicant 1 point in Section 9-D: Project Quality - Vehicle Parking and Access.

RESULT: APPROVED [7 to 0]

AYES: Unanimous

NAYS: None

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).

Chair McKay opened the Public Hearing.

Rocke Garcia was called to speak.

Vince Burgos was called to speak.

Bill McClintock was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

MOTION

Motion to award the applicant 7 points in Section 5-B: Parks and Open Space Criteria - Excess Park Land.

RESULT: TABLED

MOTION

Motion to award the applicant 2 points in Section 5-F: Parks and Open Space Criteria - On-Site Recreation Amenities.

RESULT: TABLED

MOTION

Motion to award the applicant 2 points in Section 5-G: Parks and Open Space Criteria - Amenities for Age Groups.

RESULT: TABLED

MOTION

Motion to award the applicant 3 point in Section 9-A: Project Quality - Exterior Building Design 1a Front Porches.

RESULT: APPROVED [7 to 0]

AYES: Unanimous

NAYS: None

MOTION

Motion to award the applicant 1 point in Section 9A: Project Quality - Exterior Building Design 1b Balconies Facing Street or Courtyard.

RESULT: APPROVED [7 to 0]

AYES: Unanimous

NAYS: None

MOTION

Motion to award the applicant 1 point in section 8-C: Storm Water Infrastructure.

RESULT: APPROVED [7 to 0]

AYES: Unanimous

NAYS: None

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).

Chair McKay opened the Public Hearing at 5:35 p.m.

Hearing no requests to speak, the comment period was closed.

MOTION

No action taken.

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).

Chair McKay opened the Public Hearing at 6:20 p.m.

John Moniz was called to speak.

Kerry Williams was called to speak.

Paul Anderson was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

MOTION

Motion to award the applicant 4 points in Section 4-B: Housing Diversity Criteria - Diversity of Housing Types.

RESULT: APPROVED [7 to 0]

AYES: Unanimous

NAYS: None

MOTION

Motion to award the applicant 2 points in Section 5-H: Parks and Open Space - Public Gathering Space.

RESULT: APPROVED [6 to 1]

AYES: Tanda, Martinez-Beltran, McKay, Habib, Munoz-Morris, Downey

NAYS : Mueller

MOTION

Motion to award the applicant 1 point in Section 9-C: Project Quality Criteria - Public/Private Transitions 3e.

RESULT: APPROVED [6 to 1]

AYES: Tanda, McKay, Mueller, Habib, Munoz-Morris, Downey

NAYS: Martinez-Beltran

MOTION

Motion to award the applicant 1 point in Section 7-F: Internal Connections - Direct pedestrian Connections 6c.

RESULT: APPROVED [5 to 2]

AYES: Tanda, McKay, Habib, Munoz-Morris, Downey

NAYS: Martinez-Beltran, Mueller

MOTION

Motion to reduce the point count 2 points in Section 2-D: Proximity to Daily Needs.

RESULT: APPROVED [7 to 0]

AYES: Tanda, Martinez-Beltran, McKay, Mueller, Habib, Munoz-Morris, Downey

NAYS: None

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).

Downey recused himself from the dais.

Chair McKay opened the Public Hearing at 8:23

Rocke Garcia was called to speak.

Vince Burgos was called to speak.

Bill McClintock was called to speak.

Harry Robertson was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

MOTION

Motion to award the applicant 4 points in Section 1-C: Schools Criteria - Student Transportation Improvements.

RESULT: FAILED [1 to 5]

AYES: Martinez-Beltran

NAYS: Tanda, McKay, Mueller, Habib, Munoz-Morris

Recused: Downey

MOTION

Motion to award the applicant 2 points in Section 2-A: Location Criteria - Central Core.

RESULT: FAILED [6 to 0]

AYES: None

NAYS: Tanda, Martinez-Beltran, McKay, Mueller, Habib, Munoz-Morris

Recused: Downey

MOTION

Motion to award the applicant 9 points in Section 5-C: Parks and Open Space Criteria - Agricultural Conservation or Open Space Easement.

RESULT: TABLED [6 to 0]

AYES: Tanda, Martinez-Beltran, McKay, Mueller, Habib, Munoz-Morris

NAYS: None

Recused: Downey

MOTION

Motion to award the applicant 4 points in Section 5-D: Parks and Open Space Criteria - Agricultural Buffer.

RESULT: FAILED [0 to 6]

AYES: None

NAYS: Tanda, Martinez-Beltran, McKay, Mueller, Habib, Munoz-Morris

Recused: Downey

MOTION

Motion to award the applicant 3 additional points in Section 5-J: Parks and Open Space Criteria - Open Space Design.

RESULT: APPROVED [6 to 0]

AYES: Tanda, Martinez-Beltran, McKay, Mueller, Habib, Munoz-Morris

NAYS: None

Recused: Downey

MOTION

Motion to award the applicant 1 point in Section 9-A: Project Quality - Exterior Building Design 1b.

RESULT: APPROVED [6 to 0]

AYES: Tanda, Martinez-Beltran, McKay, Mueller, Habib, Munoz-Morris

NAYS: None

Recused: Downey

MOTION

Motion to award the applicant 1 point in Section 9-A: Project Quality - Exterior Building Design 1c.

RESULT: FAILED [0 to 6]

AYES: None

NAYS: Tanda, Martinez-Beltran, McKay, Mueller, Habib, Munoz-Morris

Recused: Downey

MOTION

Motion to award the applicant 3 point in Section 9-D: Project Quality Criteria - Vehicle Parking and Access 4a.

RESULTS: FAILED [0 to 6]

AYES: None

NAYS: Tanda, Martinez-Beltran, McKay, Mueller, Habib, Munoz-Morris

Recused: Downey

MOTION

Motion to award the applicant 1 point in Section 9-D: Project Quality Criteria - Vehicle Parking and Access 4d.

RESULTS: APPROVED [6 to 0]

AYES: Tanda, Martinez-Beltran, McKay, Mueller, Habib, Munoz-Morris

NAYS: None

Recused: Downey

MOTION

Motion to award the applicant 2 points in Section 9-D: Project Quality Criteria - Vehicle Parking and Access 4i.

RESULTS: APPROVED [6 to 0]

AYES: Tanda, Martinez-Beltran, McKay, Mueller, Habib, Munoz-Morris

NAYS: None

Recused: Downey

MOTION

Motion to award the applicant 1 point in Section 9-C: Project Quality Criteria - Public/Private Transitions 3e.

RESULTS: APPROVED [6 to 0]

AYES: Tanda, Martinez-Beltran, McKay, Mueller, Habib, Munoz-Morris

NAYS: None

Recused: Downey

ANNOUNCEMENTS

Our next Planning Commission Meeting will be on March 27, 2018 at 5:30 p.m. to finalize the RDCS points. Staff will bring forward the Zoning Ordinance and the Dunne - Kyono item that was continued from last week. There was a request from an applicant to bring forward a preliminary review.

ADJOURNMENT

There being no further business, Chair McKay adjourned the meeting at 9:45 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk