



**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 27, 2018 7:00 pm

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

CALL TO ORDER

Chair McKay called the regular meeting to order at 7:02 p.m.

ROLL CALL ATTENDANCE

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	

PLEDGE OF ALLEGIANCE

DECLARATION OF POSTING AGENDA

Minutes Clerk Angie Gonzalez declared the posting of the agenda.

OPEN PUBLIC COMMENT PERIOD

Chair McKay opened the public comment at 7:04 p.m.

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

ORDERS OF THE DAY

MOTION

Moving item #2 to be heard as the first item of the agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mohammad Habib, Planning Commissioner
SECONDER:	Joseph Mueller, Planning Commissioner
AYES:	McKay, Downey, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris

ITEMS MOVED UP ON AGENDA

2. E. DUNNE-KYONO PROJECT

Recommendation:

1. Adopt a Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project (EA2016-0009);
2. Adopt a Resolution approving a Tentative Subdivision Map (SD2016-0009);
3. Adopt a Resolution approving Residential Development Control System Substitution of Commitments;
4. Adopt a Resolution recommending the City Council approve a Zoning Amendment (ZA2017-0007); and
5. Adopt a Resolution recommending the City Council approve a Development Agreement (DA2017-0003).

Principal Planner Gina Paolini presented the report.

Chair McKay opened the public hearing at 7:43 p.m. The following people were called to speak:

Dick Oliver

John Moniz

Craig Erb

Bob Benevento

Beau Geldie

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

Chair McKay opened public comment at 8:36 p.m.

Dick Oliver was called to speak.

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

Motion

Adopt a Resolution accepting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project (EA2016-0009).

RESULT:	ADOPTED [6 TO 1]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Liam Downey, Vice Chairman
AYES:	McKay, Downey, Mueller, Tanda, Habib, Munoz Morris
NAYS:	Martinez Beltran

MOTION

Adopt a Resolution approving a Tentative Subdivision map (SD2016-0009) with amendment under Air Quality Standards Conditions Site Development Management Plan, point #1, at the end of the sentence add the phrase "watering as needed ".

RESULT:	ADOPTED [5 TO 1]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Liam Downey, Vice Chairman
AYES:	McKay, Downey, Tanda, Habib, Munoz Morris
NAYS:	Mueller
ABSTAIN:	Martinez Beltran

MOTION

Adopt a Resolution approving Residential Development Control System Substitution of Commitments for the Dunne project with one change in the table shown in Exhibit A, to not approve the addition of the two discretionary points for a total of eight (8) points.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Liam Downey, Vice Chairman
AYES:	McKay, Downey, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris

MOTION

Adopt a Resolution recommending the City Council Approve a Zoning Amendment (ZA2017-0007).

RESULT:	ADOPTED [5 TO 2]
MOVER:	Mohammad Habib, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	McKay, Downey, Tanda, Habib, Munoz Morris
NAYS:	Mueller, Martinez Beltran

MOTION

Reconsider the motion of the Tentative Map Standard Conditions, Other Condition recording an Ingress Egress Easement.

RESULT:	ADOPTED [5 TO 2]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Yvonne Martinez Beltran, Planning Commissioner
AYES:	McKay, Downey, Mueller, Martinez Beltran, Habib
NAYS:	Tanda, Munoz Morris

MOTION

Commissioner Mueller motioned to approve the Tentative Map with the condition to remove the permanently recorded ingress egress easement.

RESULT:	LACK OF SECONDER
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MOTION

Adopt a Resolution approving a Tentative Subdivision Map (SD2016-0009) with amendment under Air Quality Standards Conditions Site Development Management Plan, point #1, at the end of the sentence add the phrase "watering as needed ".

RESULT:	ADOPTED [6 TO 1]
MOVER:	Juan Miguel Munoz Morris, Planning Commissioner
SECONDER:	Mohammad Habib, Planning Commissioner
AYES:	McKay, Downey, Tanda, Martinez Beltran, Habib, Munoz Morris
NAYS:	Mueller

MOTION

Commissioner Martinez-Beltran motioned to deny approval of the Development Agreement.

RESULT:	LACK OF SECONDER
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MOTION

Adopt a Resolution recommending the City Council approve a Development Agreement (DA2017-0003).

RESULT:	ADOPTED [6 TO 1]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	McKay, Downey, Mueller, Tanda, Habib, Munoz Morris
NAYS:	Martinez Beltran

PUBLIC HEARINGS

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

Recommendation:

1. Continue the public hearing from March 13, 2018;
2. Adjust scores as necessary; and,
3. Award Project Excellence points and adopt a Resolution of final RDCE scores.

2.A. WATSONVILLE-BLACKROCK

Commissioner Liam Downey recused himself from item 2.A. and exited the dais.

Principal Planner Gina Paolini presented the report.

Chair McKay opened the public hearing at 9:50 p.m. The following people were called to speak:

Rocke Garcia

Bill McClintock

Bruce Schlegel

Vince Burges

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

MOTION:

Denying request for 9 points.

RESULT:	DENIED [6 TO 0]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Yvonne Martinez Beltran, Planning Commissioner
AYES:	McKay, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris
ABSTAIN:	Downey

2.B. HILL- MORGAN HILL DEVCO

Commissioner Liam Downey resumed his seat at the dais.

Principal Planner Gina Paolini continued the staff report presentation on item 2 b. Hill-Morgan Hill Devco.

Chair McKay opened the public hearing at 10:49 p.m.

Rocke Garcia was called to speak.

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

Motion

Awarding 7 points for the excess parkland.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Yvonne Martinez Beltran, Planning Commissioner
SECONDER:	Mohammad Habib, Planning Commissioner
AYES:	McKay, Downey, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris

Motion

Awarding 6 points for onsite recreational amenities.

RESULT:	APPROVED [4 TO 3]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	Tanda, Martinez Beltran, Habib, Munoz Morris
NAYS:	McKay, Downey, Mueller

Motion:

Awarding 2 points for amenities for age groups.

RESULT:	APPROVED [6 TO 1]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Yvonne Martinez Beltran, Planning Commissioner
AYES:	McKay, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris
NAYS:	Downey

3.D E. DUNNE- YOUNG

Chair McKay opened the public hearing at 10:59 p.m.
Dick Oliver was called to speak.
Hearing no further requests to speak, the public hearing was closed.

Vote:

Commissiners who felt this was an exceptional project:

McKay, Munoz-Morris, Downey and Martinez-Beltran

Results:

Simple Majority, project gets 1 point.

RESULT:	AWARDED
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3.D. DIANA- HANAIEI

Chair McKay opened the public hearing at 11:04 p.m.
Scott Murray was called to speak.
Hearing no further requests to speak, the public hearing was closed.

Vote:

Commissiners who felt this was an exceptional project:

McKay, Tanda, Martinez-Beltran, Munoz-Morris, Downey

Results:

Super Majority, project gets 2 points.

RESULT:	AWARDED
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3.B. HILL- MORGAN HILL DEVCO

Chair McKay opened the public hearing 11:09 P.M.
Rocke Garcia was called to speak.
Hearing no further requests to speak the public hearing was closed.

Vote:

Commissiners who felt this was an exceptional project:

McKay, Tanda, Martinez-Beltran, Munoz-Morris, Habib

Results:

Super Majority, project gets 2 points.

RESULT:	AWARDED
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3.E. MONTEREY/CENTRAL-ECA

Chair McKay opened the public hearing at 11:11 p.m.
Hearing no requests to speak, the public hearing was closed.

Vote:

Commissioners who felt this was an exceptional project:

None.

Results:

No points awarded.

RESULT:	DENIED
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3.F. COCHRANE-MWEST PROP CO.

Chair McKay opened the public hearing at 11:12 p.m.
Kerry Williams was called to speak.
Hearing no further requests to speak, the public hearing was closed.

Vote:

Commissiners who felt this was an exceptional project:

Munoz-Morris, Habib, Downey,Tanda, Martinez-Beltran.

Results:

Super Majority, project gets 2 points.

RESULT:	AWARDED
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3.A. WATSONVILLE-BLACKROCK

Commissioner Liam Downey recused himself from item 3.A. Watsonville-Blackrock and exited the dais.

Chair McKay opened the public hearing at 11:23 p.m.
Hearing no requests to speak, the public hearing was closed.

Vote:

Commissiners who felt this was an exceptional project:

Munoz-Morris, Tanda, Martinez-Beltran.

Results:

No additional points awarded.

RESULT:	DENIED
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Total scoring:

E Dunne- Young 176

Cochrane -Mwest 179

Monterey -Central169

Diana -Hanalei175

Watsonville- Blackrock 155

Hill- Morgan Hill Devco 182

MOTION

Adopting resolution.

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

The following are the 2017 RDCS competition applications:

A. 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).

B. 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).

C. 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).

D. RDCS2017-0015: DIANA - HANAEL: 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. RDCS2017-0014: 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).

F. 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).

CONTINUED PUBLIC HEARING

2. ITEM HEARD AS FIRST ITEM ON AGENDA

PUBLIC HEARING

3. ZA2016-0006: ZONING CODE UPDATE

Recommendation:

1. Open public hearing to receive testimony and provide staff with comments on the Public Review Draft Final Zoning Code and Zoning Map Amendments.
2. Continue public hearing to April 10, 2018

Interim Principal Planner John Baty presented the staff report.

Chair McKay opened the public hearing at 11:48 p.m. The following people were called to speak:

Randy Toch

Nicole Grave

Bina Desai

Sofia

Matt Van Keulen

Dan

Anna on behalf of La Quinta

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

MOTION:

Continuing the Public Hearing to the April 10, 2018 Planning Commission Meeting.

RESULT:	CONTINUED [UNANIMOUS]	Next: 4/10/2018 7:00 PM
MOVER:	Joseph Mueller, Planning Commissioner	
SECONDER:	Yvonne Martinez Beltran, Planning Commissioner	
AYES:	McKay, Downey, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris	

ANNOUNCEMENTS

Community Development Director Jennifer Carman announced that the preliminary review will be at the next regularly scheduled meeting.

Commissioner Tanda thanked staff for their great work.

ADJOURNMENT

There being no further business, Chair McKay adjourned the meeting at 12:20 a.m.

MINUTES PREPARED BY

Angie Gonzalez, Minutes Clerk