



CITY OF MORGAN HILL

Special - Regular Meeting Agenda

Planning Commission

Chair Wayne Tanda

Commissioner Rene A. Spring

Commissioner John K. McKay

Commissioner Michael Orosco

Commissioner Patricia Toombs

Commissioner Joseph Mueller

Commissioner Liam Downey

Tuesday, October 25, 2016

1:00 PM

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

CALL TO ORDER

DECLARATION OF POSTING OF AGENDA

Pursuant to Government Code Section 54954.2

OPEN PUBLIC COMMENT

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:

Item Report

[16-710](#)

PUBLIC HEARINGS FOR THE 2016-2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENT PROJECTS HAVE REQUESTED ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.78 OF THE CITY OF MORGAN HILL MUNICIPAL CODE:

- a. **RDSCS2016-0008: OLD MONTEREY - VO:** Request for six residential building allotments for Fiscal Year 2018-2019. The proposed development would be for six single-family homes at full build-out. The property, identified by Assessor Parcel Number 764-24-061, is located on the west side of Old Monterey Road at the intersection with Campoli Drive (Kelly Vo, Applicant).
- b. **RDSCS2016-0009: E. DUNNE - MANA:** Request for 16 residential building allotments for Fiscal Year 2018-2019. The proposed development would be 32 single-family attached residential units at full build-out. The property, identified by Assessor Parcel Number 726-02-014, is located on E. Dunne Avenue, east of Butterfield Boulevard (Mana Hanalei VD, Applicant).
- c. **RDSCS2016-0010: MONTEREY - DYNASTY:** Request for two residential building allotments for Fiscal Year 2018-2019. The proposed development would be 131 single-family attached residential units at full build-out. The property, identified by Assessor Parcel Number 767-54-035 is located on Monterey Road, south of Vineyard Boulevard (Monterey Dynasty, Applicant)
- d. **RDSCS2016-0011: LLAGAS - SILVAS:** Request for three residential building allotments for Fiscal Year 2018-2019. The proposed development would be for three single-family homes at full build-out. The property, identified by Assessor Parcel Number 773-32-013, is located on Llagas Road at Sabini Court (Yancey and Lorinda Silvas, Applicants)
- e. **RDSCS2016-0012: WALNUT GROVE - NEWLAND:** Request for four residential building allotments for Fiscal Year 2018-2019. The proposed development would be nine single-family units at full build-out. The properties, identified by Assessor Parcel Number(s) 726-07-089, 726-07-023 and 726-07-024, are located at Diana Avenue and Walnut Grove Drive, adjacent to U.S. 101(Newland Homes, Applicant).

- f. **RDCS2016-0013: COCHRANE - CAL ATLANTIC:** Request for 52 residential building allotments for Fiscal Year 2018-2019. The proposed development would be 135 single-family attached and detached units at full build-out. The properties, identified by Assessor Parcel Number(s) 728-36-014 and 728-36-013, are located at the corner of Cochrane Road and Mission View Drive (Cal Atlantic, Applicant).
- g. **RDCS2016-0014: LAUREL DEROSE:** Request for 45 residential building allotments for Fiscal Year 2018-2019. The proposed development would be 65 condominium units at full build-out. The property, identified by Assessor Parcel Number 726-01-008, is located at Laurel Road and East Dunne Avenue (Tri Pointe Homes, Inc., Applicant).
- h. **RDCS2016-0015: COCHRANE - BORELLO:** Request for 30 residential building allotments for Fiscal Year 2018-2019. The proposed development would be a 244 single-family unit gated community at full build-out. The property, identified by Assessor Parcel Number 728-34-028 and 728-34-029, is located at Cochrane Road adjacent to the Alicante Estates and Alicante Ranch developments (Toll Brothers Northern California, Applicant).
- i. **RDCS2016-0016: JARVIS - MWEST:** Request for 10 residential building allotments for Fiscal Year 2018-2019. The proposed development would be 383 multi-family rental units at full build-out. The properties, identified by Assessor Parcel Number(s) 726-25-078, 726-25-079, 726-25-066 and 726-25-067, are located at the northeast corner of Jarvis Drive and Monterey Road (MWest PropCo., Applicant).
- j. **RDCS2016-0017: MURPHY - PRESIDIO EVERGREEN:** Request for 44 residential building allotments for Fiscal Year 2018-2019. The proposed development would be 74 condominium units at full build-out. The property, identified by Assessor Parcel Number 817-12-009, is located at the northwest corner of San Pedro Avenue and Murphy Avenue (Presidio Evergreen, LLC, Applicant).
- k. **RDCS2016-0018: CONDIT - PRESIDIO EVERGREEN:** Request for 17 residential building allotments for Fiscal Year 2018-2019. The proposed development would be a 182 unit multi-family rental development at full build-out. The property, identified by Assessor Parcel Number 817-12-006, is located on the northeast corner of San Pedro Avenue and Condit Avenue (Presidio Evergreen, LLC, Applicant).

- Recommendation:**
1. Conduct a public hearing for each RDCS application;
 2. Adjust scores as necessary; and
 3. Continue the Public hearing to October 27, 2016, if additional time is required to continue the evaluations of the RDCS applications; or,
 4. Continue the Public Hearing to November 8, 2016 for adoption of the Resolution of final scores.

Estimated Time: 9 Hours

TENTATIVE AGENDA:

November 8, 2016:

DAA-14-10: E. Dunne - Busk

SD-16-02/EA-16-02/DA-16-01: Walnut Grove - Newland Homes

ZA-16-07: City of MH-Medical Office Zoning Text Amendment

ANNOUNCEMENTS

ADJOURNMENT

SPEAKER CARD

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 Council Chambers, and deliver it to the Deputy City 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. As you are called, please walk to the podium to be recognized by the Chairperson. Please speak directly into the microphone while making your comments. Please limit your remarks to three (3) minutes.

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17575 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above 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 Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning 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.

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 Planning Commission 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 Planning Commission. (Pursuant to Government Code 54957.5)