

From: [Tiffany Brown](#)
To: [Planning Commission](#); [Jenna Luna](#); [Ymartinez66@yahoo.com](#)
Cc: [Terry Linder](#); [Leslie Little](#); [Edith Ramirez](#)
Subject: Respose to PC Commissioner Questions for Item #2
Date: Tuesday, January 24, 2017 11:11:29 AM

Good Morning Commissioners,

Below are answers to some comments we received for tonight's meeting. Thank you all and see you at tonight's meeting.

Agenda 2:

1. I would like to hear from the City Attorney on our ability to “reserve” Measure A Allocations. I do not recall any language in Measure A allowing Allocations to be reserved.

The City Council adopted a resolution (Resolution No. 1944, New Series) on May 19, 2009 to set aside or exempt 500 Residential Allotments within the 20 block area of Downtown Morgan Hill. This project is within the 20 block area of Downtown. The DDA will be not reserving allocations, but awarding 61 allocations based on the terms outlined in the term sheet attachment.
2. It appears that the Measure A Allocations would be awarded after March 1. How is this possible with an effective date of Measure S of March 1st?

The Disposition and Development Agreement is the development agreement for the 61 allotments. The DDA is expected to be heard at CC in February 2017. This is before the March 1, 2017.
3. If we are being asked to make a recommendation on a DA to award 61 Measure A Allocations, how do we do that when we do not have A copy of the DA to review?

A Planning Commission recommendation for a DDA is not required. The only formal determination being asked of the Planning Commission at this time is conformance with the GP.
4. The Addendum appears to be a Program Level review not a Project level review. Is this correct?

The addendum is a program level review. You are correct. The project at this time is for the realignment of Depot Street to Church Street, replacement of parking for the CCC, and construction of 61 residential units. If the DDA is approved by the City Council, the project will submit for the required planning entitlements including a project level initial study and addendum or mitigated neg. dec. for CEQA.
5. Resolution Section 3: How do we find residential units in conformance with the General Plan when part of the land has a GP designation Of Public Facility?

Policy TR-3.15 Depot Street Rerouting and Extension within the General Plan states in order to provide a continuous north-south travel route to, from, and within Downtown, re-route Depot Street south through the existing Community and Cultural Center parking lot to connect to Church Street. The Hale lumber site land use designation is Mixed Use and allows for residential development with no density cap. The attached draft site plan

illustrates the potential of the site if the DDA is approved, and Staff cleans up the Land Use and Zoning Maps to match the intent of Policy TR-305.

Because 61 residential units can be built on the existing Mixed Use site, the project is in conformance with the General Plan.

6. Please compare the size of the proposed units with the units in the two City Venture projects in the downtown area.

2 units range from 2,948 - 2,500 square feet

18 units are between 1,999 - 1,500 square feet

11 units are between 1,499-1,000 square feet

2 units less than 1,000 square feet

7. Addendum (page 67 of the complete packet file): It appears that a traffic study needs to be completed for the Depot St re alignment to

To the Church St Intersection. Does this give us a CEQA issue for this approval?

A program level addendum is all that is needed for the DDA. Once the project submits for planning entitlements, then we will be looking at traffic counts for the Church Street intersection.

Thank You,

Tiffany Brown
Associate Planner



17575 Peak Ave
Morgan Hill, CA 95037
Tel: 408-310-4655

From: Tiffany Brown
Sent: Monday, January 23, 2017 5:12 PM
To: Donald Larkin
Cc: Terry Linder
Subject: Draft Respoce to PC Commissionars Questions for Hale Lumber

3. Agenda 2:

1. I would like to hear from the City Attorney on our ability to “reserve” Measure A Allocations. I do not recall any language in Measure A allowing Allocations to be reserved.

The City Council adopted a resolution (Resolution No. 1944, New Series) on May 19, 2009 to set aside or exempt 500 Residential Allotments within the 20 block area of Downtown Morgan Hill. This project is within the 20 block area of Downtown. The DDA will be not reserving allocations, but awarding 61 allocations based on the terms outlined in the term sheet attachment.

3. It appears that the Measure A Allocations would be awarded after March 1. How is this possible with an effective date of Measure S

of March 1 ?

The Disposition and Development Agreement is the development agreement for the 61 allotments. The DDA is expected to be heard at CC in February 2017. This is before the March 1, 2017.

4. If we are being asked to make a recommendation on a DA to award 61 Measure A Allocations, how do we do that when we do not have a copy of the DA to review?

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