



CITY OF MORGAN HILL
Regular Meeting Agenda
City Council

Steve Tate ~ Mayor
Larry Carr ~ Mayor Pro Tem
Gordon Siebert ~ Council Member
Marilyn Librers ~ Council Member
Rich Constantine ~ Council Member

Wednesday, September 2, 2015
7:00 PM

Council Chamber
17555 Peak Avenue
Morgan Hill, CA 95037

The City Council has adopted a policy that regular meetings shall not continue beyond 11:00 p.m. unless extended by a majority of the City Council.

CALL TO ORDER

(Mayor Tate)

ROLL CALL ATTENDANCE

(Deputy City Clerk Wilson)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2
(Deputy City Clerk Wilson)

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

CITY COUNCIL REPORTS

Council Member Librers

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

OTHER REPORTS**PUBLIC COMMENT**

Members of the public are entitled to address the City Council concerning any item within the Morgan Hill City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council 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)

ADOPTION OF AGENDA**CONSENT CALENDAR:**

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Pursuant to City Council Policies and Procedures (CP 97-01), any member of the Council or public may request to have an item removed from the Consent Calendar for comment and action.

Time Estimate for Consent Calendar: 1 - 10 Minutes

Item # Report #**1** [15-507](#)**ACCEPTANCE OF DOG PARK GATE AND FENCING PROJECT****Recommendation:**

Adopt a resolution approving the following actions:

1. Accept the Dog Park Gate and Fencing Project in the final amount of \$14,911; and
2. Direct the City Clerk to file the attached Notice of Completion with the County of Santa Clara's Recorder's Office

Item # Report #**2** [15-508](#)**ACCEPTANCE OF 2014-2015 PARKING LOT SEAL COAT PROJECT****Recommendation:**

Adopt resolution approving the following actions:

1. Accept the 2014-2015 Parking Lot Seal Coat Project-Phase 2; and
2. Direct the City Clerk to file the attached Notice of Completion with the County of Santa Clara's Recorder's Office.

Item # Report

3 [15-516](#)

**ADOPT ORDINANCE 2159, NEW SERIES AN ORDINANCE
OF THE CITY OF MORGAN HILL AMENDING SECTIONS,
13.04.330 (WASTING OF WATER) AND 13.04.390
(ENFORCEMENT) OF CHAPTER 13.04 (WATER SYSTEM)
OF TITLE 13 (PUBLIC SERVICES), AMENDING
REGULATIONS PROHIBITING NONESSENTIAL USE OF
POTABLE WATER**

Recommendation:

Waive the reading, Adopt Ordinance No. 2159 New Series, and Declare that said title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

Item # Report

4 [15-517](#)

**ADOPT ORDINANCE 2160, NEW SERIES AN ORDINANCE
OF THE CITY OF MORGAN HILL AMENDING THE ZONING
DESIGNATION OF A 18.2 ACRE PARCEL LOCATED EAST
OF HIGHWAY 101 AND ON THE NORTH SIDE OF SAN
PEDRO AVENUE BETWEEN MURPHY AVENUE AND
CONDIT ROAD (ASSESSOR PARCEL NUMBERS 817-12-006
AND 817-12-009) FROM CG GENERAL COMMERCIAL TO
R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT**

Recommendation:

Waive the reading, Adopt Ordinance No. 2160 New Series, and Declare that said title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

Item # Report

5 [15-518](#)

**ADOPT ORDINANCE 2161, NEW SERIES AN ORDINANCE
OF THE CITY OF MORGAN HILL AMENDING THE
DEVELOPMENT AGREEMENT FOR APPLICATION
DAA-09-05B: COCHRANE-BORELLO INCORPORATING 15,
FISCAL YEAR 2016-17 ALLOCATIONS (APN 728-34-008)**

Recommendation:

Waive the reading, Adopt Ordinance No. 2161 New Series, and Declare that said title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

Item # Report #**6** [15-523](#)**ADOPTION OF RESOLUTION TO AMEND PROFESSIONAL SERVICES AGREEMENT TO PROVIDE TESTING SERVICES FOR PUBLIC WORKS PROJECTS****Recommendation:**

Adopt resolution approving and authorizing the City Manager to execute the first amendment to a professional services agreement with RMA group in an amount of an additional \$50,000 to provide testing services on an as-needed basis for public works projects.

Item # Report #**7** [15-542](#)**AGREEMENT WITH SAN FRANCISCO SUPER BOWL 50 HOST COMMITTEE****Recommendation:**

Adopt resolution authorizing the City Manager to enter into an agreement with the San Francisco Super Bowl 50 Host Committee to participate in the Super Communities Program.

Item # Report #**8** [15-531](#)**AWARD OF HARDING AVENUE SEWER TRUNK LINE PROJECT****Recommendation:**

Adopt resolution to:

1. Approve an appropriation of \$364,030 from the Un-appropriated Sewer Impact Funds (Fund 641) to Project 308C15;
2. Approve Project Plans and Specifications;
3. Award Contract to Mountain Cascade, Inc. for the Construction of the Harding Avenue Sewer Trunk Line Project in the Amount of \$1,777,300;
4. Authorize Expenditure of Construction Contingency Funds Not to Exceed \$177,730; and
5. Authorize the City Manager to Execute the Contract with Mountain Cascade, Inc. for the Harding Avenue Sewer Trunk Line Project.

Item # Report #**9** [15-532](#)**CITY SPONSORSHIP OF MORGAN HILL COMMUNITY
FOUNDATION'S PHILANTHROPY DAY EVENT AT THE
COMMUNITY AND CULTURAL CENTER****Recommendation:**

Adopt a resolution authorizing the City Manager to waive the rental fee for the use of the Community and Cultural Center facility for the Morgan Hill Community Foundation's Philanthropy Day Event on November 13, 2015.

Item # Report #**10** [15-496](#)**CONTINUANCE AND THIRD AMENDMENT TO AGREEMENT
WITH INNOVATIVE CLAIM SOLUTIONS, INC. TO PROVIDE
THIRD PARTY CLAIMS ADMINISTRATION FOR WORKERS'
COMPENSATION****Recommendation:**

Adopt Resolution authorizing the City Manager to execute and subsequently administer a Continuance and Third Amendment to Agreement with Innovative Claim Solutions, Inc to provide third party claims administration for workers' compensation in an amount not to exceed \$169,912 in the aggregate.

Item # Report #**11** [15-524](#)**FOURTH AMENDMENT TO PROFESSIONAL SERVICES
AGREEMENT TO PROVIDE INSPECTION SERVICES FOR
PUBLIC WORKS PROJECTS****Recommendation:**

Adopt a resolution approving and authorizing the City Manager to execute the fourth amendment to a professional services agreement with CSG Consultants, Inc. in an amount of an additional \$100,000 to provide inspection services on an as-needed basis.

Item # Report #**12** [15-539](#)**PARCEL MAP APPROVAL FOR BUTTERFIELD
RETIREMENT APARTMENTS****Recommendation:**

Adopt Resolution approving the following actions:

1. Approve Parcel Map authorizing the abandonment of the unused portion of a public street easement;
2. Authorize City Clerk to sign the Parcel Map authorizing abandonment of the unused portion of a public street easement.
3. Authorize the City Manager to execute a Stormwater Best-Management-Practices (BMP) Operation and Maintenance Agreement pending review and approval by the City Attorney; and
4. Authorize the recordation of the Parcel Map and Stormwater BMP Operations and Maintenance Agreement.

Item # Report #**13** [15-553](#)**PROFESSIONAL SERVICES CONTRACT WITH KEYSER
MARSTON ASSOCIATES FOR AFFORDABLE HOUSING
IN-LIEU FEE AND NEW CONSTRUCTION CONSTRAINT
ASSESSMENT****Recommendation:**

Adopt resolution approving a not-to-exceed \$32,000 contract with Keyser Marston Associates for the review of the affordable housing in-lieu fee and new construction constraint assessment and authorizing the City Manager to execute and administer the contract in accordance with its terms.

Item # Report #**14** [15-533](#)**REPORT OF EMERGENCY PURCHASE OF
UNINTERRUPTABLE POWER SUPPLY AND DOOR LATCH
HARDWARE FOR THE POLICE FACILITY****Recommendation:**

1. Accept report regarding emergency purchase of an Uninterruptable Power Supply (UPS) and door latch hardware for the Police Facility, as provided for under Morgan Hill Municipal Code Section 3.04.160 regarding emergency purchases; and
2. Adopt resolution approving an amendment to City's annual budget to appropriate \$55,276 in City's General Fund (Fund 010) for Police Support Services for this emergency purchase.

Item # Report #**15** [15-494](#)**RESCIND AWARD OF EL TORO FIRE STATION KITCHEN
REMODEL PROJECT, REJECT ALL BIDS AND RE-BID
PROJECT****Recommendation:**

1. Adopt Resolution Rescinding Resolution 15-146 awarding the contract to Santa Clara Valley Construction for the El Toro Fire Station Kitchen Remodel project;
2. Reject all bids and direct staff to re-bid the El Toro Fire Station Kitchen Remodel project.

Item # Report #**16** [15-545](#)**RESOLUTION URGING THE STATE OF CALIFORNIA TO
PROVIDE NEW SUSTAINABLE FUNDING FOR STATE AND
LOCAL TRANSPORTATION INFRASTRUCTURE****Recommendation:**

Adopt resolution urging the State of California to provide new sustainable funding for state and local transportation infrastructure.

Item # Report #**17** [15-529](#)**REVISED COUNCIL POLICY NAMING OF CITY FACILITIES****Recommendation:**

Adopt a resolution approving revisions to Council Policy 04-02, Naming of City Facilities, to define the type of elected office served.

Item # Report #**18** [15-546](#)**SECOND AMENDMENT TO AGREEMENT FOR
ADMINISTRATIVE SERVICES TO SANTA CLARA VALLEY
HABITAT AGENCY (CLERK SERVICES AND INFORMATION
SERVICES)****Recommendation:**

Adopt resolution to approve a Second Amendment to Agreement for Administrative Services to Santa Clara Valley Habitat Agency to revise the scope of services provided by the City Clerk and City's Information Services Division.

Item # Report #**19** [15-434](#)**SETTLEMENT AND RELEASE OF FUTURE CLAIMS WITH
SOUTH COUNTY HOUSING CORPORATION AND
AFFILIATES FOR CERTAIN OUTSTANDING HOUSING
MATTERS****Recommendation:**

Adopt resolution directing and authorizing the City Manager to take actions needed, including the execution of agreements, to effect the following proposed transactions:

1. Accept Villa Ciolino Parcel B (\$366,359) as consideration for termination of Villa Ciolino Parcel "B" outstanding loan \$179,062 and outstanding Madrone Plaza loan \$140,412, collectively \$319,475, and
2. Accept two payments \$252,822 and \$42,582, collectively \$295,404 from Crest Avenue Associates as Consideration for Viale Loan (\$364,384) and Madrone Plaza Unsecured Deficiency Note (\$214,465) recorded 12/19/12 with the sale of Madrone Parcel #3.

Item # Report #**20** [15-549](#)**UPDATE ON INCLUSIVE PLAYGROUND STATUS****Recommendation:**

Receive update on the progress towards development of an inclusive playground at Community Park.

OTHER BUSINESS:**Item # Report #****21** [15-472](#)**DISPOSITION AND DEVELOPMENT AGREEMENT WITH
MONTEREY & THIRD STREET ASSOCIATES, LLC****Recommendation:**

Adopt resolution approving the Disposition and Development Agreement between the City of Morgan Hill and Monterey & Third Street Associates, LLC. and delegating authority to the City Manager to execute and administer the Agreement.

Estimated Time:

15 Minutes

Item # Report #**22** [15-536](#)**JUNE 2015 FINANCIAL AND INVESTMENT REPORT****Recommendation:**

Accept and file report.

Estimated Time:

5 Minutes

Item # Report #**23** [15-544](#)**EAH FIRST AMENDMENT TO LOAN AGREEMENT FOR
DEVELOPMENT OF SCATTERED SITE HOUSING PROJECT****Recommendation:**

Adopt resolution:

1. Authorizing the City Manager to execute a First Amendment to the EAH Affordable Housing Loan Agreement, and related financing documents to increase the loan from \$3,622,000 to \$4,500,000 for the purpose of constructing the Morgan Hill Family multi-site affordable housing development; and
2. Authorizing the City Manager to execute and administer a sale/transfer or financing agreement to facilitate the City's contribution of the third site, Villa Ciolino "Parcel B", to EAH Housing.

Estimated Time:

5 Minutes

Item # Report #**24** [15-550](#)**COUNCIL MEMBER MARILYN LIBRERS TRAVEL IN
CONNECTION WITH THE SILICON VALLEY MAYORS'
CHINA TRIP****Recommendation:**

Adopt resolution authorizing Council Member Marilyn Libers to attend the Silicon Valley Mayors' China Trip from September 19, 2015 through September 27, 2015 and authorizing the reimbursement of related incidental expenses from the City Council budget in the General Fund in an amount not to exceed \$2,000 and in accordance with applicable City policies and procedures.

Estimated Time:

5 Minutes

PUBLIC HEARINGS:**Item # Report #**25 [15-520](#)

URBAN SERVICE AREA ADJUSTMENT USA-05-02, ZONING AMENDMENT ZA-11-13 AND MEMORANDUM OF UNDERSTANDING: EDMUNDSON-OAK MEADOW PLAZA: A REQUEST TO EXPAND THE URBAN SERVICES AREA BOUNDARY TO INCLUDE APPROXIMATELY 20 ACRES AND TO ANNEX AND TO PRE-ZONE THE APPROXIMATELY 52-ACRE PROPERTY TO ALLOW THE FUTURE DEVELOPMENT OF SINGLE-FAMILY DWELLINGS ON THE 20 ACRE PORTION. THE PROJECT INCLUDES A MEMORANDUM OF UNDERSTANDING (MOU). THE PROJECT, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 767-15-026, 767-19-028, 767-19-020, AND 767-19-024 IS LOCATED NORTH OF WEST EDMUNDSON AVENUE AND WEST OF SUNSET AVENUE

Recommendation:

1. Open and Close public hearing;
2. Adopt resolution to approve the Memorandum of Understanding between the City and Applicant;
3. Adopt resolution to approve the Urban Service Area Adjustment USA-05-02;
4. Waive the first and second reading of the Zoning Amendment Ordinance ZA-11-13; and
5. Introduce the Zoning Amendment Ordinance ZA-11-13

Estimated Time:

60 Minutes

Item # Report

26 [15-526](#)

URBAN SERVICE AREA, USA 14-01/DEVELOPMENT AGREEMENT DA-15-11: WATSONVILLE-HORDNESS: REQUESTS FOR APPROVAL OF AN AMENDMENT TO THE CITY OF MORGAN HILL'S URBAN SERVICE AREA BOUNDARY TO INCLUDE TWO VACANT PARCELS TOTALING 11.06 ACRES, LOCATED ON THE SOUTH SIDE OF WATSONVILLE ROAD IMMEDIATELY ADJACENT TO THE WEST SIDE OF THE MUSHROOM FACILITY LOCATED AT 15440 WATSONVILLE RD. ALSO REQUESTED IS APPROVAL OF A DEVELOPMENT AGREEMENT TO SECURE PUBLIC BENEFIT COMMITMENT MADE WITH THE APPROVAL OF URBAN SERVICES AREA BOUNDARY APPLICATION USA-96-01 AND CONSIDERATION OF URBAN SERVICES AREA BOUNDARY APPLICATION USA-14-01. THE SPECIFIC COMMITMENT IS FULL HALF-STREET IMPROVEMENTS ALONG THE WATSONVILLE ROAD FRONTAGE OF ASSESSOR PARCEL NUMBERS 779-04-052, 067, 075 AND 076, WHICH ARE LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF WATSONVILLE ROAD AND MONTEREY ROAD (ROYAL OAK ENTERPRISES, OWNER). CEQA: A MITIGATED NEGATIVE DECLARATION HAS BEEN ADOPTED ON DECEMBER 7, 2011, FOR THE PROJECT AS PART OF AN EARLIER RELATED APPLICATION REQUEST

Recommendation:

1. Open/close public hearing;
2. Adopt resolution approving Urban Service Area Amendment USA 14-01: Watsonville-Hordness;
3. Waive first and second reading of ordinance approving project Development Agreement, DA 15-11: Watsonville-Hordness; and
4. Introduce ordinance.

Estimated Time:

20 minutes

Item # Report

27 [15-538](#)

USA-15-01: MONTEREY-CITY OF MORGAN HILL: A REQUEST TO ADD 11 PARCELS (POSSIBLY 4 ADDITIONAL PARCELS DENOTED WITH AN "**") INTO THE MORGAN HILL URBAN SERVICE AREA (USA) BOUNDARY. SEVEN (7) OF THE 15 PARCELS ARE CURRENTLY LOCATED WITHIN THE CITY LIMITS, BUT OUTSIDE OF THE USA. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 779-04-005, -030, -072, -074, -073, -032, -033, -010, -011*, -012*, -013*, -058*, -015, -016, AND -061 WHICH INCLUDE THE OAKWOOD COUNTRY SCHOOL AND MORGAN HILL BIBLE CHURCH, ARE GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF MONTEREY AND WATSONVILLE ROADS; (JESSIE C. GARIBALDI TRUSTEE; JANIS ROSS TRUSTEE; KYUNG SUH TRUSTEE; ULRICH WINGENS TRUSTEE; NMHCS; LORETTA C. AND JAMES L. WILSON, TRUSTEE; PARVIZ EBADYPOUR TRUSTEE; FRANK HUNT TRUSTEE ET AL., WILLIAM C. SLAGLE JR., TORIBIO AND LUZ VALDIVIA, RODNEY L. BRAUGHTON TRUSTEE, BAY AREA CHRYSANTHEMUM GROWERS ASSOCIATION; MORAGAN HILL BIBLE CHURCH OF MORGAN HILL, OWNERS). CEQA: MITIGATED NEGATIVE DECLARATION ADOPTED DECEMBER 7, 2011.

Recommendation:

1. Open/Close Public Hearing
2. Adopt resolution approving Urban Service Area Amendment USA-15-01

Estimated Time:

30 Minutes

Item # Report

28 [15-537](#)

ZA-15-12: BUTTERFIELD-MWEST: A ZONING AMENDMENT APPLICATION REQUESTING APPROVAL TO REZONE THE PROPERTY FROM AN INDUSTRIAL PLANNED UNIT DEVELOPMENT TO THE R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT TO SUPPORT THE FUTURE DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL UNITS. THE PROJECT SITE, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-25-061; -066, -067, -078, AND -079 ARE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF JARVIS DRIVE AND MONTEREY HIGHWAY; MWEST PROPCO XXIII, LLc; S.Z. AND MARY A. JAFRI, OWNERS. CEQA: AN ENVIRONMENTAL IMPACT REPORT (EIR) HAS BEEN PREVIOUSLY PREPARED.

Recommendation:

1. Open/Close Public Hearing;
2. Waive the first and second reading of the Zoning Amendment Ordinance for ZA-15-12; and
3. Introduce Zoning Amendment Ordinance.
4. Confirm "master plan" (concept plan) goal

Estimated Time:

20 Minutes

Item # Report #**29** [15-540](#)

CONSIDERATION OF AN ORDINANCE (ZA-15-10) OF THE CITY OF MORGAN HILL ADDING A NEW CHAPTER 18.29 (STANDARDS FOR MEDIUM DENSITY RESIDENTIAL DEVELOPMENT) TO TITLE 18 (ZONING) OF THE MORGAN HILL MUNICIPAL CODE, AND MAKING RELATED AMENDMENTS TO SECTION 18.12.070 OF CHAPTER 18.12, SECTION 18.14.050 OF CHAPTER 18.14, SECTION 18.16.050 OF CHAPTER 18.16, ALL OF TITLE 18, AND AMENDING SECTION 17.34.060 (PRIVATE STREETS) AND ADDING A NEW SECTION 17.34.070 (ALLEYS) TO CHAPTER 17.34 (STANDARDS FOR RESIDENTIAL AND PRIVATE STREETS) OF TITLE 17 (SUBDIVISIONS) OF THE MUNICIPAL CODE. CONSIDERATION OF GENERAL PLAN TEXT AMENDMENT (GPA-15-01) TO THE COMMUNITY DEVELOPMENT CHAPTER OF THE 2001 CITY OF MORGAN HILL GENERAL PLAN TO AMEND THE DEFINITION OF DENSITY AND AMEND TABLE 2 ON PAGE 16 OF THE GENERAL PLAN

Recommendation:

1. Open/Close Public Hearing;
2. Waive the first and second reading of the Ordinance;
3. Introduce Ordinance approving Zoning Amendment ZA-15-10; and
4. Adopt resolution amending the General Plan text for GPA-15-01

Estimated Time: 30 Minutes**OTHER BUSINESS:****Item # Report #****30** [15-522](#)

ORDINANCE CLARIFYING THAT THE PROVISIONS OF SECTION 10.40.210 OF THE MORGAN HILL MUNICIPAL CODE APPLY TO PUBLIC STREETS IN RESIDENTIAL AREAS

Recommendation:

1. Open/Close Public Hearing;
2. Waive the first and second reading of the Ordinance amending Morgan Hill Municipal Code Section 10.40.210; and
3. Introduce an Ordinance amending Morgan Hill Municipal Code Section 10.40.210 by title.

Estimated Time: 5 Minutes

Item # Report #**31** [15-543](#)**MORGAN HILL 2035: RDGS UPDATE WORKING GROUP
PROGRESS REPORT - MEETING #8**

Recommendation: 1. Receive progress report; and
2. Provide input.

Estimated Time: 15 Minutes

Item # Report #**32** [15-483](#)**MORGAN HILL 2035: NEW GENERAL PLAN POLICIES**

Recommendation: Provide input on proposed General Plan policy additions

Estimated Time: 30 Minutes

PUBLIC HEARINGS:**Item # Report #****33** [15-525](#)**DEVELOPMENT AGREEMENT APPLICATION DA 15-02:
CHURCH-PRESIDIO: A REQUEST FOR THE APPROVAL OF
A DEVELOPMENT AGREEMENT FOR A 12-UNIT SINGLE
FAMILY ATTACHED PROJECT PROPOSED ON A 1.66-ACRE
PARCEL LOCATED ON THE NORTHWEST CORNER OF THE
INTERSECTION OF SAN PEDRO AVENUE AND CHURCH
STREET IN THE R-2 3,500/PD ZONING DISTRICT. THE
PROJECT SITE IS IDENTIFIED BY ASSESSOR PARCEL
NUMBER 871-01-001 (PRESIDIO MANA MONTEREY,
OWNER). CEQA: A MITIGATED NEGATIVE DECLARATION
PREVIOUSLY ADOPTED.**

Recommendation: 1. Open/close public hearing;
2. Waive first and second reading of ordinance approving
project Development Agreement DA 15-02: Church-Presidio;
and
3. Introduce ordinance.

Estimated Time: 10 minutes

Item # Report #**34** [15-528](#)

ZONING AMENDMENT, ZA-14-17, DEVELOPMENT AGREEMENT, DA-14-06: COCHRANE - STANDARD PACIFIC: A ZONING AMENDMENT, PRECISE DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT FOR TWO PARCELS TOTALING APPROXIMATELY 40 ACRES. THE ZONING WOULD BE AMENDED FROM R-1-7,000 AND R-1-9,000 TO R-1-7,000 PD PLANNED DEVELOPMENT AND R-1-9,000 PD PLANNED DEVELOPMENT CONSISTENT WITH THE ADOPTED GENERAL PLAN. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF COCHRANE ROAD AND MISSION VIEW BOULEVARD CEQA: MITIGATED NEGATIVE DECLARATION ADOPTED

Recommendation:

1. Open/Close Public Hearing;
2. Waive the first and second reading of the Zoning Amendment Ordinance;
3. Introduce Ordinance approving Zoning Amendment ZA-14-17;
4. Waive the first and second reading of the Development Agreement Ordinance; and
5. Introduce Ordinance approving Development Agreement DA-14-06.

Estimated Time:

15 Minutes

Item # Report #35 [15-530](#)

ZONING AMENDMENT, ZA-14-20, DEVELOPMENT AGREEMENT, DA-14-09: COCHRANE - MONTEREY - KB GIPPETTI: A ZONING AMENDMENT, PRECISE DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT FOR ONE PARCEL TOTALING APPROXIMATELY 4.37 ACRES. THE ZONING WOULD BE AMENDED FROM CL-R LIGHT COMMERCIAL/RESIDENTIAL DISTRICT TO R-3 PD MEDIUM DENSITY RESIDENTIAL PLANNED DEVELOPMENT CONSISTENT WITH THE ADOPTED GENERAL PLAN. THE PROPERTY IS LOCATED ON THE EAST SIDE OF MONTEREY ROAD BETWEEN 17960 MONTEREY ROAD AND 18060 MONTEREY ROAD. CEQA: AMENDMENT TO EIR PREPARED FOR THE FALL 2014 GENERAL PLAN AMENDMENT

Recommendation:

1. Open/Close Public Hearing;
2. Waive the first and second reading of the Zoning Amendment Ordinance;
3. Introduce Ordinance approving Zoning Amendment ZA-14-20;
4. Waive the first and second reading of the Development Agreement Ordinance; and
5. Introduce Ordinance approving Development Agreement DA-14-09.

Estimated Time: 15 Minutes

FUTURE COUNCIL INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the City Council less than 72 hours prior to an open meeting, will be made available for public inspection at the City Clerk's Counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the City Council 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 Council 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 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 Council, 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 City Council on any other item of interest to the public, you may do so by 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 City Council.

Persons interested in proposing an item for the City Council agenda should contact a member of the City Council who may plan an item on the agenda for a future City Council. Should your comments require Council action, your request may be placed on the next appropriate agenda. Council 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 City Council at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the City Council, 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 City Council 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 fo the meeting.

City Council's Priorities, Goals, and Strategies

2015

2015 Commitment

For 2015, the City Council is committed to remaining focused on existing planning efforts, projects, and initiatives with an eye towards completing what has already been started.

Ongoing Priorities

The City Council is committed to providing high quality and sustainable services to the entire Morgan Hill community. Fundamental to the City Council's success are the ongoing priorities of:

- Enhancing public safety
- Protecting the environment
- Maintaining fiscal responsibility
- Supporting youth
- Fostering an organizational culture
- Preserving and cultivating public trust

2015 Focus Areas

In addition to the City Council's priorities, eleven specific focus areas were recognized by the Council that require significant resources in 2015.

- Stimulate economic development to increase jobs and expand the City's tax base
- Actively participate in regional issues for the benefit of Morgan Hill
- Develop an infrastructure funding and advocacy plan
- Evaluate, develop, and implement short and long term strategies to address the environmental and financial impacts of drought conditions
- Continue our General Plan Update, Morgan Hill 2035, including updating and incorporating the Residential Development Control System (RDCS)
- Advance revitalization of our downtown by completing our significant public investment
- Implement Southeast Quadrant agricultural preservation and land use plans that satisfy the Council's goals by working cooperatively with landowners, public agencies, and other stakeholders
- Develop a plan for ongoing and comprehensive support of senior services
- Advance regional transportation decisions that are consistent with the Council's position to best serve Morgan Hill by working with regional and state organizations
- Measure the effectiveness of community engagement efforts
- Facilitate maintaining and enhancing the provision of medical services in Morgan Hill