



CITY OF MORGAN HILL

**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, September 13, 2016  
7:00 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****CONSENT CALENDAR:**

Item Report #

--

1 [16-632](#) **August 23, 2016 PLANNING COMMISSION MEETING MINUTES**

**Recommendation:** Approve Minutes.

**Estimated Time:** 1 Minute

**OTHER BUSINESS:**

Item Report #

--

2 [16-613](#) **ECONOMIC DEVELOPMENT BLUEPRINT WORKSHOP**

**Recommendation:** Provide feedback on key Economic Blueprint Fundamentals as identified through the public engagement process.

**Estimated Time:** 60 Minutes

Item Report #

--

3 [16-631](#) **RETAIL STUDY SESSION**

**Recommendation:** Discuss retail development in the City and overall retail industry trends.

**Estimated Time:** 60 Minutes

**TENTATIVE AGENDA:**

SR2016-0013/EA2016-0007/UP2016-0014: Monterey - McCranie

UP-16-02: Cochrane - Browman

ZA-13-07/SD-13-08/DA-13-05: W. Dunne - Gera

**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)