



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, August 23, 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**

These are items of a routine or generally uncontested nature. Any member of the Planning Commission or member of the public may request to have an item pulled from the Consent Calendar and acted on individually by the Planning Commission. Items pulled will be discussed after action is taken on the balance of the Consent Calendar and before moving on to the public hearings.

Item Report #**1 [16-582](#) JULY 26, 2016 PLANNING COMMISSION MEETING MINUTES**

Recommendation: Approve Minutes.

Estimated Time: 1 Minute

PUBLIC HEARINGS:**Item Report #****2 [16-569](#) DEVELOPMENT AGREEMENT, DA2016-0004: CONDIT - MANA**

INVESTMENTS: Request for a Development Agreement for 165 apartments on an approximate 7.6 Acre Site. The property identified by Assessor Parcel Number 817-12-006 is located on the north side of San Pedro Avenue, Between Condit Road And Murphy Avenue (Evergreen Investments Group 2: Kenneth Chung, Owner). CEQA: Addendum to EIR prepared.

Recommendation: Adopt Resolution recommending City Council approval of a Development Agreement, DA2016-0004.

Estimated Time: 30 Minutes

Item Report #**3 [16-566](#) SUBDIVISION, SD2016-0006: CONDIT - MANA INVESTMENTS:**

Request for subdivision map for properties identified by Assessor Parcel Numbers 817-12-006 and 817-12-009 located on the north side of San Pedro Avenue between Condit Road and Murphy Ave (Evergreen Investments Group2: Kenneth Chung, Owner). CEQA: Addendum to approved EIR prepared.

Recommendation: Adopt Resolution approving a Tentative Subdivision Map, SD2016-0006 or make findings for denial.

Estimated Time: 30 Minutes

Item Report #**4 [16-581](#)**

DEVELOPMENT AGREEMENT, DA2016-0006:PRICE-CONN: Request for a Development Agreement for a single lot residential development. The property, identified by Assessor Parcel Number 773-08-081, is located on Price Drive, west of DeWitt Avenue (Joe and Sharon Conn, Owners). CEQA: Categorically exempt pursuant to Section 15303(a) (New Construction).

Recommendation: Adopt a Resolution recommending City Council approval of a Development Agreement.

Estimated Time: 10 Minutes

Item Report #**5 [16-560](#)**

DEVELOPMENT AGREEMENT, DA2016-0007/ENVIRONMENTAL ASSESSMENT, EA2016-0006: DEWITT - MURRAY: Request for approval of a Development Agreement for a four lot subdivision proposed on a 0.89 acre parcel. The property identified by Assessor Parcel Number 773-08-064, is located on the south east corner of DeWitt Avenue and Price Drive (Scott Murray, Owner). CEQA: Categorically exempt pursuant to Section 15315 (Minor Land Divisions).

Recommendation: Approve Resolution recommending City Council approval of a Development Agreement.

Estimated Time: 10 Minutes

Item Report #**6 [16-572](#)**

USE PERMIT, UP2016-0010: PEAK-AMAS: Conditional Use Permit to operate 84 bed residential care facility on a 1.94 acre parcel zoned R3. The property, identified by Assessor Parcel Number 767-03-017, is located on the northeast corner of Peak Avenue and West Dunne Avenue (439 S 4TH ST LLC, Owner). CEQA: Categorically exempt pursuant to Section 15332 (In-fill development).

Recommendation: Adopt a resolution approving a Conditional Use Permit to operate a residential care facility at the requested site.

Estimated Time: 15 Minutes

Item Report #

- 7 [16-573](#) **USE PERMIT, UP-16-06: BUTTERFIELD - STEADFAST:** Conditional Use Permit to operate a 67 unit residential care facility on a 1.7 acre site zoned Commercial Service (PD). The property, identified by Assessor Parcel Number 817-57-049, is located on the west side of Butterfield Boulevard, north of Barrett Avenue (Green Valley Corporation, Owner). CEQA: Mitigated Negative Declaration (completed).
- Recommendation:** Adopt a resolution approving a Conditional Use Permit to operate a Residential Care Facility at the requested site.
- Estimated Time:** 30 Minutes

OTHER BUSINESS:**Item Report #**

- 8 [16-583](#) **MORGAN HILL 2035: ZONING CODE UPDATE AND RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION MANUAL SCHEDULES**
- Recommendation:** Planning Commission will provide input on a proposed schedule for the comprehensive update of the City's Zoning Code and for the drafting of the Residential Development Control System (RDCS) Competition Manual.
- Estimated Time:** 5 Minutes

TENTATIVE AGENDA:

UP2016-0014: Monterey - McCranie

UP-16-02: Cochrane - Browman Development

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)