

Planning Commission Feedback on New General Plan Policies (August 11, 2015)

Neighborhood Centers/Non-Traditional Uses in Shopping Centers

- The whole community would benefit from new or existing neighborhoods having access to neighborhood-serving services and amenities within a reasonable walking distance.
- Like that Policy is not mandating neighborhood centers, rather allowing them to occur if a developer and/or community supports it. Jackson Oaks retail is a good example.
- Need to understand how much retail space the community really needs and where that retail should be, for now and in the future, especially given changing habits (e.g., making more purchases on-line) and needs.
- If we find that we have too much commercially designated land we should consider not only non-traditional uses in shopping centers (e.g., churches, schools, libraries, museums, etc.) we should consider allowing residential uses.

Residential Design Standards

- Should make sure that architecture of new development complements surrounding neighborhoods and is not too repetitive, especially for multi-family development.
- More attention should be paid to ensuring good design; no cookie-cutter development, and maintaining viewsheds.
- City should keep abreast of current best practices, but tailor those practices to fit Morgan Hill's needs.
- Like Policy regarding maximizing pedestrian and bicycle activity.
- A new context or expectation should be created for development along the Monterey Corridor.

Youth and Senior Services

- Concerned that by singling-out policies related to youth and seniors, excluding age groups in-between.
- The City has lost a mix of ages and incomes within a given development.
- Need to address the entire community.
- Maybe it is time to revisit the needs of seniors; community is aging differently.

Community Health

- Community health needs should be tailored to Morgan Hill's needs.
- In terms of air quality, the City should avoid approving land uses that create odors that are offensive to or otherwise impact existing residents and businesses should be required to mitigate odors.

Community Gardens

- Generally supportive.
- Can get points for in current RDCS.
- Believe that Assembly Bill 551 (Urban Agriculture Incentive Zones Act) does not apply to Morgan Hill (too small).

General Comments

- Some of the Actions seem like they should be Policies
- Some of the Actions seem too specific for a high-level General Plan document
- Maybe the Actions should be part of a separate General Plan Implementation Document

September 8th Continued Planning Commission Discussion

- Park Requirements
- Transit for Seniors
- Agricultural Preservation
- Water Conservation