

**Item # 3**  
**AGENDA DATE: 9/27/16**  
**SUPPLEMENTAL # 1**

**From:** Jenna Luna  
**To:** [Planning Commission](#)  
**Cc:** [Terry Linder](#); [Leslie Little](#)  
**Subject:** RE: PC Mtg. Questions  
**Date:** Monday, September 26, 2016 2:53:00 PM

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Good afternoon Commissioner Mueller,

To answer some of your questions on item three:

- 2. Agenda 3
  - 2.2 Please provide a link to the updated IS and original IS. I could not reach the document on the City's website  
<http://www.morgan-hill.ca.gov/1498/West-Dunne--Gera>
  - 2.6 MMRP Table is cutoff in the packet.  
The full MMRP Table is now available in Dropbox.

Regards,

Jenna Luna  
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**Development Service Center Hours: 8:00AM-5:00PM, Monday-Friday**

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**From:** Terry Linder  
**Sent:** Monday, September 26, 2016 11:41 AM  
**To:** Tiffany Brown; Richard Smeaton  
**Cc:** Jenna Luna  
**Subject:** FW: PC Mtg. Questions  
**Importance:** High

Below are questions from Commissioner Mueller. Please review and answer the questions for your respective agenda item. Respond directly to Commissioner Mueller and cc the rest of the Commissioners, Leslie, Jenna and me.

Thanks

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**From:** Joe Mueller [<mailto:JoeMueller@verizon.net>]  
**Sent:** Monday, September 26, 2016 9:57 AM  
**To:** Terry Linder  
**Cc:** Leslie Little  
**Subject:** PC Mtg. Questions  
**Importance:** High

Terry,

Good morning,

Below are my questions for Tuesday's meeting:

1. Agenda 1
  - 1.1 Please verify that the lot description on page 9 is from the Long Range Property Management Plan.
  - 1.2 Is possible to require the merger of this parcel with the adjacent parcel?
2. Agenda 3
  - 2.1 Please provide a picture of the existing barn that is to be moved.
  - 2.2 Please provide a link to the updated IS and original IS. I could not reach the document on the City's website.
  - 2.3 The Arborist's report requires tree trimming and protection plans. Where is this condition added? Who will monitor?
  - 2.4 Historical Letter talks about the barn being moved. Drawings talk about being deconstructed. This appears to be a conflict  
How do we resolve this conflict?
  - 2.5 Please provide answers to the Ms. Grave's letters.
  - 2.6 MMRP Table is cutoff in the packet.
  - 2.7 PD, Zoning Resolution: Exhibit A the area to be rezoned map not attached.  
Precise Development Plan not attached.
  - 2.8 Please provide a drawing with the 50 ft. line from top of bank.
  - 2.9 Vesting Map Exhibit A, 2a: Do we know that the soil will support pervious pavers?
  - 2.10 Vesting Map Exhibit A, 3: Why only 1 for 1 replacement on trees?
  - 2.11 We need to add a condition about how to take care of Oak Trees.
  - 2.12 DA Resolution: Title should be 11 Allocations: 14 total residents, 11 new, 1 existing and remaining, and 2 existing being replaced.
  - 2.13 Exhibit A, p125, F: date needs to be changed.
3. Agenda 4
  - 3.1 Why is a live entertainment permit included? This is usually handled by PD MC Chapter 5.28
  - 3.2 Should the CUPs for the restaurant and wine bar be separated?
  - 3.3 We usually have a statement of operations and a letter of justification from the Applicant. I did not see them in the packet?
4. Agenda 5
  - 4.1 Why put the Gas Station on the main entrance corner instead interior to the project as originally planned?
  - 4.2 How much retail space are we losing? How much revenue will this cost the City?
  - 4.3 How will we direct traffic wishing to travel East on Cochrane to use the preferred route?
  - 4.4 CUP Resolution, Section 3: This section refers to an Initial Study. It should reference the

EIR for Cochrane Commons

4.5 Did we get a letter of justification from the Applicant?

Please let me know if you have any questions.

Thanks for the help.

Joe