



**Regular Meeting Agenda  
Planning Commission**

*Wayne Tanda - Chairman*  
*John McKay - Planning Commissioner*  
*Michael Orosco - Vice Chairman*  
*Patricia Toombs - Planning Commissioner*  
*Joseph Mueller - Planning Commissioner*  
*Liam Downey - Planning Commissioner*  
*Yvonne Martinez Beltran - Planning Commissioner*

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**Tuesday, March 14, 2017 7:00 PM**

**Council Chamber  
1755 Peak Avenue, Morgan Hill, CA 95037**

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**CALL TO ORDER**

**DECLARATION OF POSTING AGENDA**

Pursuant to Government Code Section 54954.2

**OPEN PUBLIC COMMENT PERIOD**

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

### PUBLIC HEARINGS

1. **SITE REVIEW, SR2017-0004: DEPOT – SUNSWEET MORGAN HILL LLC.: REQUEST FOR SITE, ARCHITECTURE AND LANDSCAPE PLAN APPROVAL FOR A MIXED-USE PROJECT CONSISTING OF 83 RESIDENTIAL UNITS AND 7,859 SQUARE FEET OF COMMERCIAL SPACE LOCATED ON THE WEST SIDE OF DEPOT STREET BETWEEN EAST THIRD STREET AND EAST FOURTH STREET (GLENROCK BUILDERS, OWNERS).**

Recommendation:

Open public hearing and continue to the March 28, 2017 Planning Commission meeting.

2. **DEVELOPMENT AGREEMENT AMENDMENT (AAE2017-0007) MONTEREY-DYNASTY: DEVELOPMENT AGREEMENT AMENDMENT TO ADD TWO FISCAL YEAR 2018-2019 BUILDING ALLOTMENTS TO THE 131 UNIT PROJECT. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 767-54-001 THRU -009 AND 767-54-0012 THRU -037, ARE LOCATED ON ROME AVENUE EAST OF MONTEREY ROAD (DIAMOND CREEK VILLAS LLC, OWNER).**

Recommendation:

Adopt a Resolution recommending City Council approval of the Development Agreement Amendment.

3. **DEVELOPMENT AGREEMENT AMENDMENT, AAE2017-0001: E. DUNNE - LEUNG REQUEST FOR A DEVELOPMENT AGREEMENT AMENDMENT AND SIX MONTH EXTENSION OF TIME FOR A SIX LOT SUBDIVISION. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 728-11-026, IS LOCATED ON NORTHEASTERLY CORNER OF EAST DUNNE AVENUE AND HILL ROAD (HANALEI LAND CO. LLC, OWNER).**

Recommendation:

1. Recommend Planning Commission deny the extension of time and adopt Resolution "A".

Alternative:

2. If Planning Commission determines that findings provided in Section 18.78.170.F of the Morgan Hill Municipal Code can be made, adopt Resolution "B".

## **OTHER BUSINESS**

- 4. SR2016-0025: E. DUNNE-BAHRINY: PRELIMINARY PLAN REVIEW FOR A 64 UNIT, MULTI-FAMILY RENTAL PROJECT. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-04-015 IS LOCATED AT THE NORTHWEST CORNER OF E. DUNNE AVENUE AND BUTTERFIELD BOULEVARD, KNOWN AS BLOCK 18 OF THE DOWNTOWN SPECIFIC PLAN (RASHID AND MAJID BAHRINY, OWNERS).**

Recommendation:

This is a Preliminary Plan Review application. The applicant is requesting Planning Commission initial comments on the project. No action will be taken as this is an information item only.

- 5. 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM AVAILABLE ALLOTMENTS: PLANNING COMMISSION REVIEW AND RECOMMENDATION OF THE NUMBER OF AVAILABLE ALLOTMENTS FOR THE 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION YEAR.**

Recommendation:

Adopt a Resolution recommending the number of available Fiscal Year 2019/20 allotments for the 2017 RDCS competition.

## **ANNOUNCEMENTS**

## **ADJOURNMENT**