



**Meeting Minutes
Planning Commission**

John McKay - *Chairman*
Liam Downey - *Vice Chairman*
Joseph Mueller - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*
Yvonne Martinez Beltran - *Planning Commissioner*
Mohammad Habib - *Planning Commissioner*
Juan Miguel Munoz Morris - *Planning Commissioner*

Tuesday, May 22, 2018 7:00 pm

**Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037**

CALL TO ORDER

Chair McKay called the meeting to order.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance.

Attendee Name	Title	Status	Arrived
John McKay	Chairman	Present	
Liam Downey	Vice Chairman	Late	7:04 PM
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Excused	
Yvonne Martinez Beltran	Planning Commissioner	Present	
Mohammad Habib	Planning Commissioner	Excused	
Juan Miguel Munoz Morris	Planning Commissioner	Present	

PLEDGE OF ALLEGIANCE

Commissioner Martinez-Beltran led the Pledge of Allegiance.

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda.

OPEN PUBLIC COMMENT PERIOD

Chair McKay opened the Public Comment period.

Robert Tesh was called to speak.

Mr. Christopher was called to speak.

Hearing no further requests to speak, the comment period was closed.

ORDERS OF THE DAY

No changes made.

PUBLIC HEARINGS

1. **UP2018-0005: COCHRANE-ANYTIME FITNESS: CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL RECREATIONAL FITNESS CENTER OVER 3,000 SQUARE FEET ON PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-33-030 LOCATED NORTH OF COCHRANE ROAD, APPROXIMATELY 200 FEET EAST THE SUTTER BOULEVARD INTERSECTION.**

Recommendation:

1. Open/close public hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit for a commercial recreational fitness center.

Associate Planner Joey Dinh presented the Staff Report.

Chair McKay opened the Public Hearing at 7:20 p.m.

Russ Allen was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Yvonne Martinez Beltran, Planning Commissioner
AYES:	McKay, Downey, Mueller, Martinez Beltran, Munoz Morris
ABSENT:	Tanda, Habib

2. **2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCE) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDCE IN ACCORDANCE WITH CHAPTER 18.78 OF THE CITY OF MORGAN HILL MUNICIPAL CODE**

Recommendation:

1. Adopt a Resolution awarding RDCE building allotments to qualifying projects.

Interim Principle Planner Gina Paolini presented the Staff Report.

Chair McKay opened the Public Hearing at 8:33 p.m.

Scott Murray was called to speak.
Dick Oliver was called to speak.
Rocke Garcia was called to speak.
John Telfer was called to speak.
Kerry Williams was to called speak.
Brian Barry was called to speak.

Hearing no further request to speak, the Public Hearing was closed.

Chair McKay re-opened the Public Hearing at 9:35 p.m.

Scott Murray was called to speak.

Hearing no further requests to speak, the Public Hearing was closed.

MOTION

Motion to award and distribute building allocations according to Staff's recommendation with no multi-year awards.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	McKay, Downey, Mueller, Martinez Beltran, Munoz Morris
ABSENT:	Tanda, Habib

The following are the 2017 RDCS competition applications:

RDCS2017-0012: E. DUNNE - YOUNG ETAL: Request for 46 residential building allotments. This is a multi-year request. The proposal includes 46 multi-family owner occupied units at full build-out. The property, identified by Assessor Parcel Number 726-02-007, is located on the north side of E. Dunne Avenue, behind the Morgan Hill Kindercare Learning Center (Tsai Young H and So M et al, Owner).

RDCS2017-0013: COCHRANE - MWEST PROP CO.: Request for 379 residential building allotments. This is a multi-year request. The proposal includes 389 multi-family rental units at full build-out. The properties, identified by Assessor Parcel Number(s) 726-25-078, 726-25-079, 726-25066 and 726-25-067, are located at the northeast corner of Jarvis Drive and Monterey Road (M West Propco XXIII LLC, Owner).

RDCS2017-0014: MONTEREY/CENTRAL - ECA: Request for 12 residential building allotments. The proposal includes 8 single-family detached units and 4 single-family attached units at full build-out. The property, identified by Assessor Parcel Number 726-23-020, is located along Monterey Road at E. Central Avenue (ECA Partners LLC, Owner).

RDCS2017-0015: DIANA - HANAIEI: Request for 23 residential building allotments. The proposal includes 24 single family detached units at full build-out. The property/properties, identified by Assessor Parcel Number(s) 726-09-001 and 726-09-002, is located at the north east corner of Diana Avenue and Lotus Way (Grossweiler Donald Trustee & et al, Owner).

RDCS2017-0017: HILL – MORGAN HILL DEVCO: Request for 22 residential building allotments. The proposal includes 22 single family detached units at full build-out. The property,

identified by Assessor Parcel Number 817-20-031, is located at Hill Road and Barrett Avenue (Lewis Morgan Hill LLC, Owner).

ANNOUNCEMENTS

The next scheduled meeting of the Planning Commission will be a workshop on June 5, 2018 at 6:00 p.m. to discuss the RDCS Manual. On the Planning Commission meeting of June 12, 2018 staff will bring forth the Bylaws and the selection of our new Chair. Commissioner Mueller would like to know if the Wall discussion will be agendized in the future as the public come to speak about their concerns on two different occasions. Staff is working with the requester and members from the neighborhood responding to e-mails. Staff is researching the history of this project where the original EIR was adopted some time ago. The Community Development Director will assemble a report of their findings and will report back to the Commission.

ADJOURNMENT

There being no further business, Chair McKay adjourned the meeting at 9:47 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk