CITY OF MORGAN HILL

**Meeting Minutes**
**Planning Commission**

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

**Tuesday, July 10, 2018 7:00 pm**

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

## CALL TO ORDER

Chair Downey called the meeting to order.

## ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance.

| Attendee Name | Title | Status | Arrived |
|---|---|---|---|
| Liam Downey | Chairman | Present | |
| Yvonne Martinez Beltran | Vice Chair | Present | |
| Mohammad Habib | Planning Commissioner | Present | |
| Juan Miguel Munoz Morris | Planning Commissioner | Present | |
| Joseph Mueller | Planning Commissioner | Present | |
| Wayne Tanda | Planning Commissioner | Present | |
| John McKay | Planning Commissioner | Present | |

## DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda.

## PLEDGE OF ALLEGIANCE

Commissioner Habib led the Pledge of Allegiance.

## OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the Public Comment period at 7:02 p.m. Hearing no requests to speak, the Public Comment period was closed.

## ORDERS OF THE DAY

No changes made.

## MINUTES APPROVAL

### 1. APPROVE THE MARCH 27, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

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| **RESULT:** | **APPROVED [UNANIMOUS]** |
| **MOVER:** | Juan Miguel Munoz Morris, Planning Commissioner |
| **SECONDER:** | Mohammad Habib, Planning Commissioner |
| **AYES:** | Downey, Martinez Beltran, Habib, Munoz Morris, Mueller, Tanda, McKay |

## CONTINUED PUBLIC HEARING

### 2. PLANNING COMMISSION TO CONSIDER ZONING AMENDMENT ZA2018-0003 TO REVISE THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION MANUAL

Recommendation:

1. Recommend City Council adopt the revisions to the Residential Development Control System (RDCS) Competition Manual; and,

2. The proposed allotments for Fiscal Year 2020/21.

Interim Principal Planner, Gina Paolini, presented the staff report.

Chair Downey opened the Public Hearing at 8:27 p.m.
John Moniz was called to speak.
Vince Burgos was called to speak.
Hearing no further requests to speak, the Public Hearing was closed.

**MOTION:**
If the Inclusionary Housing Ordinance is accepted by City Council the charts on page 95 and 96 of the agenda packet should be put in the manual. If the Inclusionary Ordinance is not accepted by City Council the tables we currently have should be changed from 8% to 15% and meet the minimum score.

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

Chair Downey opened the Public Hearing at 9:27 p.m.
John Telfer was called to speak.
Vince Burgos was called to speak.
Hearing no further requests to speak, the Public Hearing was closed.

**MOTION:**
Approve the proposed allotments for Fiscal Year 2020/21 with added language as to why the Commission voted to keep the maximum at 215 allotments for this competition year.

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| **RESULT:** | **ADOPTED [5 TO 2]** |
| **MOVER:** | John McKay, Planning Commissioner |
| **SECONDER:** | Juan Miguel Munoz Morris, Planning Commissioner |
| **AYES:** | Downey, Habib, Munoz Morris, Mueller, McKay |
| **NAYS:** | Martinez Beltran, Tanda |

Chair Downey opened the Public Hearing at 10:00 p.m.
John Telfer was called to speak.
Hearing no further requests to speak, the Public Hearing period was closed.

**MOTION:**
Adopt a Resolution recommending the City Council adopt the revisions to the Residential Development Control System (RDCS) Competition Manual.

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

## OTHER BUSINESS

No items in Other Business.

## DIRECTOR'S REPORT/ANNOUNCEMENTS

On July 24, 2018, there will be a workshop on the Residential Uses Downtown starting at 6:00 p.m. Staff will also be bringing forward two Public Hearing items: Cochrane Evergreen South Bay Development and the Llagas - Strolata Development.

## ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 10:18 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk