



Meeting Minutes Planning Commission

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 24, 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 for 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 Tanda led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the Public Comment Period. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. OCTOBER 13, 2015 MINUTES

Recommendation:

1. Approve Minutes.

RESULT:	APPROVED [4 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	John McKay, Planning Commissioner
AYES:	Downey, Mueller, Tanda, McKay
ABSTAIN:	Martinez Beltran, Habib, Munoz Morris

2. OCTOBER 27, 2015 MINUTES

Recommendation:

1. Approve Minutes.

The Commission asked staff to double check who was in attendance at the July 14, 2015 meeting.

RESULT:	APPROVED [4 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	John McKay, Planning Commissioner
AYES:	Downey, Mueller, Tanda, McKay
ABSTAIN:	Martinez Beltran, Habib, Munoz Morris

3. APPROVE THE MAY 22, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

Commissioners Habib and Tanda had an excused absence from this meeting and abstained from this item.

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

4. APPROVE THE JUNE 12, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

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

WORKSHOP

5. DISCUSSION ON DOWNTOWN HOUSING AND RETAIL CAPACITY, TRENDS AND OPPORTUNITIES

Recommendation:

1. Review, discuss and provide feedback.

Economic Development Director, Edith Ramirez, gave the presentation.

Chair Downey opened the Public Comment period.

John Horner was called to speak.

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

The Commission reviewed, discussed, and provided feedback.

RESULT:	NO ACTION TAKEN
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PUBLIC HEARINGS

6. DA2017-0008, SD2017-0002, EA2017-0016: LLAGAS - STROLATA - DEVELOPMENT AGREEMENT, SUBDIVISION MAP, AND ENVIRONMENTAL ASSESSMENT FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 773-32-013 LOCATED AT 1110 LLAGAS AVENUE AT THE NORTHEAST END OF SABINI COURT.

Recommendation:

1. Open/close the public hearing and continue to the September 11, 2018 Planning Commission meeting.

Chair Downey opened the Public Hearing. Hearing no requests to speak, the Public Hearing was closed.

RESULT:	CONTINUED [UNANIMOUS]	Next: 9/11/2018 7:00 PM
MOVER:	Joseph Mueller, Planning Commissioner	
SECONDER:	John McKay, Planning Commissioner	
AYES:	Downey, Martinez Beltran, Habib, Munoz Morris, Mueller, Tanda, McKay	

7. AAE2017-0034 & AAE2017-0035: COCHRANE-SOUTH BAY: AMENDMENTS TO TENTATIVE SUBDIVISION MAP AND PLANNED DEVELOPMENT MASTER PLAN FOR A PROPOSED COMMERCIAL AND RETAIL CENTER. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-25-035 AND 726-32-021, ARE LOCATED ON THE EASTERLY SIDE OF BUTTERFIELD BOULEVARD BETWEEN COCHRANE ROAD AND JARVIS DRIVE (COCHRANE ROAD INVESTORS, LLC, OWNERS).

Recommendation:

1. Adopt a Resolution recommending the City Council approve an amendment to a commercial Planned Development Master Plan and an addendum to the Mitigated Negative Declaration adopted on June 24, 2014;
2. Adopt a Resolution recommending the City Council approve an amended Tentative Subdivision Map.

Contract Planner, Richard Smeaton, presented the Staff Report.

Chair Downey opened the Public Hearing

Rogg Collins was called to speak.

Zack Lauterbach was called to speak.

John Horner was called to speak.

David Andris was called to speak.

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

MOTION:

Adopt a Resolution recommending City Council approve the Planned Development Master Plan and the Mitigated Negative Declaration with an added recommendation that staff will look at putting in pedestrian crosswalks or mid block crossings from the business park along the south end to the shopping plaza.

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

MOTION:

Adopt a Resolution recommending City Council approve an amended Tentative Subdivision Map.

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

OTHER BUSINESS

8. Signing of Ethics Policy

The Commission members signed the Ethics Policy poster.

DIRECTOR'S REPORT/ANNOUNCEMENTS

All regular scheduled Planning Commission meetings in August have been cancelled. Our next regular scheduled Planning Commission meeting is on September 11, 2018 at 7:00 p.m.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 10:47 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk