



**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, September 11, 2018 7:00 pm

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

CALL TO ORDER

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Liam Downey	Chairman	Excused	
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 Mueller led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Vice Chair Martinez-Beltran opened the Public Comment period at 7:04 p.m. Hearing no requests to speak, The Public Hearing was closed.

ORDERS OF THE DAY

MOTION

Commissioner Habib requested the Director's Report be moved before Item 13 is heard.

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

CONSENT AGENDA

These are items of a routine or generally uncontested nature. Any member of the Planning Commission or member of the public may request to have an item pulled from the Consent Calendar and acted on individually by the Planning Commission. Items pulled will be discussed after action is taken on the balance of the Consent Calendar and before moving on to the public hearings.

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

1. APPROVE THE JUNE 26, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE JULY 10, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

3. APPROVE THE JULY 24, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

MINUTES APPROVAL

4. APPROVE THE SEPTEMBER 27, 2016 MEETING MINUTES

Recommendation:

Approve Minutes.

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

5. APPROVE THE NOVEMBER 8, 2016 MEETING MINUTES

Recommendation:

Approve Minutes.

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

6. APPROVE THE NOVEMBER 22, 2016 MEETING MINUTES

Recommendation:

Approve Minutes.

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

7. APPROVE THE DECEMBER 13, 2016 MEETING MINUTES

Recommendation:

Approve Minutes.

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

8. APPROVE THE JANUARY 10, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

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

9. APPROVE THE JANUARY 24, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

A correction to the January 24, 2018 will be made in the vote results section of the minutes to remove Commissioner Spring's name and replace it with Commissioner Martinez-Beltran.

RESULT:	APPROVED [5 TO 0]
MOVER:	Juan Miguel Munoz Morris, Planning Commissioner
SECONDER:	John McKay, Planning Commissioner
AYES:	Martinez Beltran, Munoz Morris, Mueller, Tanda, McKay
ABSTAIN:	Habib
EXCUSED:	Downey

CONTINUED PUBLIC HEARING

10. 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 25, 2018 Planning Commission meeting.

The Community Development Director Jennifer Carman presented the Staff Report.

Vice Chair Martinez-Beltran opened the Public Hearing at 7:19 p.m. Hearing no requests to speak, the Public Hearing was closed.

RESULT:	CONTINUED [UNANIMOUS]	Next: 9/25/2018 7:00 PM
MOVER:	Joseph Mueller, Planning Commissioner	
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner	
AYES:	Martinez Beltran, Habib, Munoz Morris, Mueller, Tanda, McKay	
EXCUSED:	Downey	

PUBLIC HEARINGS

11. GPA2018-0005/ZA2018-0004/EA2018-0013: GENERAL PLAN AND ZONING AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM PUBLIC FACILITIES TO MIXED-USE AND THE ZONING CLASSIFICATION FROM PUBLIC FACILITIES TO DOWNTOWN MIXED USE (MU-D) ON A 0.29 ACRE PORTION OF DEPOT STREET LOCATED AT THE CORNER OF DEPOT STREET AND EAST DUNNE AVENUE.

Recommendation:

1. Adopt a Resolution recommending the City Council approve an amendment to the 2035 General Plan;
2. Adopt a Resolution recommending the City Council approve a Zoning amendment;
3. Determine Project Consistency with the General Plan; and
4. Adopt an Addendum to the 2035 General Plan FEIR and Downtown Specific Plan FIER.

Community Development Director Jennifer Carman presented the Staff Report.

Vice Chair Martinez-Beltran opened the Public Hearing at 7:40 p.m. Hearing no requests to speak, the Public Hearing was closed.

MOTION:

Adopt a Resolution recommending City Council approve an amendment to the 2035 General Plan.

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

MOTION:

Adopt a Resolution recommending City Council approve the Zoning Amendment.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman provided a Director's Report that gave the Planning Commission updates on the following items:

1. Caputo Car Wash appeal;
2. Council adoption of Residential Development Control System (RDCS) Manual and Changes included with the adoption;
3. Council adoption of the allotments available for the next RDCS competition; and,
4. The schedule for the next RDCS competition is posted on our City's website.

PUBLIC HEARING

12. UP2018-004 MONTEREY-BLUEWAVE: CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THROUGH, SELF-SERVICE, AUTOMATED CAR WASH ON PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 764-10-008 LOCATED ON THE NORTHWEST CORNER OF MONTEREY ROAD AND COCHRANE ROAD.

Recommendation:

1. Open/close public hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit for a car wash.

Commissioner Habib recused himself from this item due to a conflict of interest.

Interim Principal Planner Gina Paolini presented the staff report.

Vice Chair Martinez-Beltran opened the Public Hearing at 8:36 p.m.

Geno Gingery was called to speak.

Stratton Poland was called to speak.

Joseph Samaha was called to speak.

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

RESULT:	CONTINUED [3 TO 2]	Next: 9/25/2018 7:00 PM
MOVER:	Wayne Tanda, Planning Commissioner	
SECONDER:	Yvonne Martinez Beltran, Vice Chair	
AYES:	Martinez Beltran, Tanda, McKay	
NAYS:	Munoz Morris, Mueller	
EXCUSED:	Downey	
RECUSED:	Habib	

OTHER BUSINESS

Community Development Director Jennifer Carman provided a few supplemental item to the Director's Report.

1. The Planned Development for the Evergreen project was approved by the City Council by a 5-0 vote; and,
2. A Consulting Firm was contracted to work with the Planning Commission and Staff on Team Building.

ADJOURNMENT

There being no further business, Vice Chair Martinez-Beltran adjourned the meeting at 9:54 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk