



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 25, 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	Present	
Yvonne Martinez Beltran	Vice Chair	Present	
Mohammad Habib	Planning Commissioner	Excused	
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 McKay led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the Public Comment Period at 7:03 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

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:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Downey, Martinez Beltran, Munoz Morris, Mueller, Tanda, McKay
EXCUSED:	Habib

1. **AAE2018-0011: CONDIT - PARADIGM ENGINEERING: A DEVELOPMENT AGREEMENT AMENDMENT TO INCORPORATE COMMITMENTS AND 17 RESIDENTIAL BUILDING ALLOTMENTS AWARDED FROM THE 2016 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM FOR THE SAN PEDRO-PRESIDIO APARTMENT DEVELOPMENT PROJECT (ALSO KNOWN AS PRESIDIO EVERGREEN OR CONDIT MANA) (RDCS2016-0018).**

Recommendation:

Adopt a Resolution approving an amendment to a Development Agreement (DA2016-0004) to incorporate three awarded allotments for FY 2018/2019, and 14 awarded allotments for FY 2019/2020.

2. **APPROVE THE SEPTEMBER 11, 2018 MEETING MINUTES**

Recommendation:

Approve Minutes.

CONTINUED PUBLIC HEARING

3. **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 continue to the October 23, 2018 Planning Commission meeting.

Chair Downey opened the Public Hearing at 7:06 p.m.
Brian Sullivan was called to speak.
Hearing no further requests to speak, the Public Hearing was closed.

RESULT:	CONTINUED [UNANIMOUS]	Next: 10/23/2018 7:00 PM
MOVER:	Joseph Mueller, Planning Commissioner	
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner	
AYES:	Downey, Martinez Beltran, Munoz Morris, Mueller, Tanda, McKay	
EXCUSED:	Habib	

PUBLIC HEARINGS

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

Recommendation:

1. Open/Close public hearing; and,
1. Adopt a Resolution recommending the City Council approve a Development Agreement.

Associate Planner Tiffany Brown presented the Staff Report.

Chair Downey opened the Public Hearing at 7:21 p.m.
Kristen Hamilton was called to speak.
Paul Latala was called to speak.
Mike Sharpshire was called to speak.
Sharon Wood was called to speak.
John Moniz was called to speak.
Greg Farris was called to speak.
Hearing no further requests to speak, the Public Hearing was closed.

MOTION:

Adopt a Resolution recommending City Council approve the Development Agreement with a modification to add a Class 15 exemption.

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

5. **GP2018-0001/ZA2018-0001/EA2018-0001: GENERAL PLAN AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM RESIDENTIAL ESTATE TO RESIDENTIAL DETACHED LOW AND ZONING AMENDMENT TO CHANGE THE ZONING CLASSIFICATION FROM RESIDENTIAL ESTATE ONE-ACRE TO RESIDENTIAL DETACHED LOW DENSITY (RDL-12,000) ON AN 8.34 ACRE SITE. ENVIRONMENTAL ASSESSMENT FOR GENERAL PLAN AMENDMENT AND ZONING AMENDMENT. THE PROPERTY IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 728-02-002 IS LOCATED NORTH OF SORREL WAY AND SADDLEBACK DRIVE.**

Recommendation:

1. Open/close public hearing;
2. Adopt a Resolution recommending the City Council approve the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project;
3. Adopt a Resolution recommending the City Council approve an amendment to the General Plan land use; and,
4. Adopt a Resolution recommending the City council approve an amendment to the Zoning classification.

Chair Downey opened the Public Hearing at 8:41 p.m.

E. Allen Hines was called to speak.

Anthony Coloprete was called to speak.

Bill Freygang was called to speak.

Toni Guerra was called to speak.

Kelly Funk was called to speak.

Gurpreet Singh was called to speak.

Viji Mani was called to speak.

Akoni Danielsen was called to speak.

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

MOTION:

Adopt a Resolution recommending City Council approve the Mitigated Negative Declaration and the Monitoring Reporting Program.

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

MOTION:

Adopt a Resolution recommending City Council deny the General Plan Amendment.

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

MOTION:

Adopt a Resolution recommend City Council deny the Zoning Amendment.

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

OTHER BUSINESS

6. PRESENTATION OF THE BELOW-MARKET-RATE (BMR) PROGRAM DEVELOPMENT STANDARDS

Recommendation:

Receive information and provide comments regarding the proposed BMR Program Development Standards.

Housing Manager Rebecca Garcia and Assistant City Manager for Community Development Leslie Little presented the Staff Report.

The Planning Commission provided comments regarding the proposed BMR Program Development Standards.

RESULT:	NO ACTION TAKEN
----------------	------------------------

DIRECTOR'S REPORT/ANNOUNCEMENTS

Assistant City Manager for Community Development Leslie Little reported that the Silicon Business Journal recognized our three parks downtown as apart of their structure awards in their Place Making and Public Projects.

Parking at the Grange on Third Street is public parking.

The next regular scheduled Planning Commission meeting will be held on October 9, 2018.

An application for the Catholic High School will be submitted to LAFCO for an Urban Service Area expansion and we expect it to be heard in December.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 10:58 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk