



**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, October 23, 2018 7:00 pm

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

CALL 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 APRIL 25, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

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

PUBLIC HEARINGS

2. DA2018-0002/EA2018-0014: E. DUNNE-YOUNG: APPROVAL OF A DEVELOPMENT AGREEMENT FOR A 46-UNIT MULTI-FAMILY OWNER OCCUPIED DEVELOPMENT. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER, 726-02-007 IS LOCATED ON THE NORTH SIDE OF E. DUNNE AVENUE (TSAI YOUNG H AND SO M ET AL, OWNER).

Recommendation:

Open/close the public hearing and continue to the November 13, 2018 Planning Commission meeting.

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

RESULT:	CONTINUED [UNANIMOUS]	Next: 11/13/2018 8:00 PM
MOVER:	Joseph Mueller, Planning Commissioner	
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner	
AYES:	Downey, Martinez Beltran, Habib, Munoz Morris, Mueller, Tanda, McKay	

3. ZA2018-0006: HALF - TRUMARK: ZONING AMENDMENT TO AMEND THE ZONING MAP DESIGNATION FOR TWO PARCELS FROM R-2 3,500/PD TO RAL-3,500. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 728-30-003 AND -004, ARE LOCATED ON THE NORTHERLY SIDE OF HALF ROAD BETWEEN CONDIT ROAD AND MISSION VIEW DRIVE (LLAGAS LLC, OWNER).

Recommendation:

1. Open/close the public hearing; and,
2. Adopt Resolution recommending City Council approval of the Zoning Amendment.

Chair Downey opened the Public hearing at 7:25 p.m.
Chris Davenport was called to speak.
Hearing no further requests to speak, the Public Hearing was closed.

MOTION

Continue item to the next meeting with a recommendation to expand the noticing of property owners to 1000 feet.

RESULT:	DEFEATED [2 TO 5]
MOVER:	Yvonne Martinez Beltran, Vice Chair
SECONDER:	John McKay, Planning Commissioner
AYES:	Martinez Beltran, McKay
NAYS:	Downey, Habib, Munoz Morris, Mueller, Tanda

MOTION

Adopt a Resolution recommending City Council approve the Zoning Amendment with a recommendation to expand the noticing of property owners to 600 feet prior to the City Council meeting.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	Downey, Habib, Munoz Morris, Mueller, Tanda, McKay
NAYS:	Martinez Beltran

4. 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 the dais at 8:20 p.m.

Chair Downey opened the Public Hearing at 8:40p.m.
Joseph Samaha was called to speak.
Bill Poland was called to speak.
Brian Sullivan was called to speak.
Hearing no further requests to speak, the Public Hearing closed.

MOTION

Approve the Conditional Use Permit with the added conditions that the applicant shall incorporate a focal point feature at the T-intersection and enhance the landscaping with trees within the 30-foot landscape buffer to minimize the visibility of cars on site.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Juan Miguel Munoz Morris, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Downey, Munoz Morris, Mueller, Tanda, McKay
NAYS:	Martinez Beltran
RECUSED:	Habib

DIRECTOR'S REPORT/ANNOUNCEMENTS

The next regular scheduled Planning Commission meeting will be held on November 13, 2018. The Planning Commission will have an earlier start with Marilyn Manning for their individual interviews on Team Building.

The East Dunne - Young project is the only Public Hearing item scheduled for the November 13, 2018 meeting.

City Council will be holding a Workshop on October 24, 2018 at 5:30 p.m.

Assistant City Attorney Cynthia Hasson shared the City's E-mail Policy with the Planning Commission. Information Services will be showing the Planning Commission how to set up their new e-mail accounts at the next meeting.

The City has launched a new Economic Development Website: choosemorganhill.com which was introduced to City Council at their last meeting.

Interim Principal Planner Gina Paolini gave a report on the Residential Control System Competition Orientation last Monday.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 9:44 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk