CITY OF MORGAN HILL

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, November 27, 2018 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Downey called to 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 Mckay lead the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

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

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. APPROVE THE OCTOBER 23, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

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

PUBLIC HEARINGS

2. SD2018-0004/DA2018-0002/EA2018-0014: EAST DUNNE - YOUNG: SUBDIVISION, DEVELOPMENT AGREEMENT AND ENVIRONMENTAL ASSESSMENT FOR A 46-UNIT RESIDENTIAL DEVELOPMENT. THE PARCEL, IDENTIFIED BY ASSESSOR PARCEL NUMBER, 726-02-007, IS LOCATED ON THE NORTH SIDE OF E. DUNNE AVENUE, ADJACENT TO THE NORTH SIDE OF THE MORGAN HILL KINDER CARE LEARNING CENTER.

Recommendation:

1. Open/close Public Hearing;
2. Adopt a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project;
3. Adopt a Resolution approving a Tentative Map; and,
4. Adopt a Resolution recommending the City Council approve a Development Agreement.

Commissioners Martinez-Beltran and McKay, recused themselves from this item and left the dias.

Senior Planner Terry Linder presented the Staff Report.

Chair Downey opened the Public Hearing at 7:33 p.m.
Dick Oliver was called to speak.
Hearing no further requests to speak, the Public Hearing was closed.

MOTION:

Adopt a Resolution approving the Mitigated Negative Declaration and the Mitigated Monitoring and Reporting Program.

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Downey, Habib, Munoz Morris, Mueller, Tanda
RECUSED:	Martinez Beltran, McKay

MOTION:
Adopt a Resolution approving the Tentative Subdivision Map with the modification that a Public Access Easement be placed on the small gathering place.

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Downey, Habib, Munoz Morris, Mueller, Tanda
RECUSED:	Martinez Beltran, McKay

MOTION:
Adopt a Resolution recommending City Council approve the Development Agreement with a modification to Exhibit C, Page 4, Section 3: Variation in Housing Size. The first line should read "10 units will be 2 bedroom and approximately 1,628 sq. ft." and the second line should read, "3 units will be 3 bedroom approximately 1,850 sq. ft."

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Downey, Habib, Munoz Morris, Mueller, Tanda
RECUSED:	Martinez Beltran, McKay

OTHER BUSINESS

None.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman informed the Planning Commission that the December 11, 2018 Planning Commission meeting will be the last meeting before the holiday break and discussed some of the potential items that are scheduled to be heard on that date.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 8:02 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk