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, December 11, 2018 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

AMENDED AGENDA

CALL TO ORDER

Chair Downey called the meeting to order.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the Roll.

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	Excused	
John McKay	Planning Commissioner	Present	

Commissioner Tanda had an excused absence for this meeting.

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna Declared the Posting of the Agenda.

PLEDGE OF ALLEGIANCE

Planning Commissioner Habib 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:	Liam Downey, Chairman
SECONDER:	Yvonne Martinez Beltran, Vice Chair
AYES:	Downey, Martinez Beltran, Habib, Munoz Morris, Mueller, McKay
ABSENT:	Tanda

1. APPROVE THE NOVEMBER 13, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE NOVEMBER 27, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

3. UP2018-0014 CITY VENTURES – YOGASOURCE: CONDITIONAL USE PERMIT FOR A YOGA STUDIO. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-54-014 IS LOCATED ON THE SOUTHEAST CORNER OF DEPOT STREET AND EAST 3RD STREET.

Recommendation:

1. Open/close Public Hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit for a recreational use.

Associate Planner Tiffany Brown presented the Staff Report.

Chair Downey opened the Public Hearing at 7:27 p.m.
Steve and Linda MiGrath were called to speak.
Leroy Thomas was called to speak.
Sherry Marinovich was called to speak.
David Rice was called to speak.
Karen Pace was called to speak.
Hearing no further requests to speak, the Public Hearing was closed.

MOTION:
Adopt a Resolution approving the Conditional Use Permit with a modification to the reference in parking under Section 3 f. and remove the word garage from the language. Retail display shall be visible in the windows fronting Third and Depot Streets.

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

4. AAE2018-0005 (ZAA-04-11B): COCHRANE - TBI: AMENDMENT TO THE PRECISE DEVELOPMENT PLAN AND DESIGN GUIDELINES FOR THE MADRONE VILLAGE SHOPPING CENTER. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-33-029,030 AND 031, ARE LOCATED ON THE NORTH WEST CORNER OF MADRONE PARKWAY AND COCHRANE ROAD (WEST COAST PROPERTY MANAGEMENT INC. AND MADRONE VILLAGE SHOPPING CENTER, OWNERS)

Recommendation:

Adopt a Resolution recommending the City Council (1) approve an amendment to a commercial Planned Development Master Plan and (2) adopt an addendum to the Mitigated Negative Declaration for the Madrone Village Shopping Center.

Planning Commissioners McKay and Martinez-Beltran recused themselves from this item and left the dais at 8:14 p.m.

Senior Planner Terry Linder presented the staff report.

Chair Downey opened the Public Hearing at 8:46 p.m.
Brand Krouskup was called to speak.
Asit Panwala was called to speak.
Alex Kennett was called to speak.
Bob Dwyer was called to speak.
James Chung was called to speak.
Bina Desai was called to speak.
Steve Pace was called to speak.
Hearing no further requests to speak, the Public Hearing was closed.

MOTION:
Adopt a Resolution recommending City Council approve the Amendment to a Planned Development Master Plan and Adopt an Addendum to a Mitigated Negative Declaration.

RESULT:	**ADOPTED [4 TO 0]**
MOVER:	Juan Miguel Munoz Morris, Planning Commissioner
SECONDER:	Liam Downey, Chairman
AYES:	Downey, Habib, Munoz Morris, Mueller
ABSENT:	Tanda
RECUSED:	Martinez Beltran, McKay

DIRECTOR'S REPORT/ANNOUNCEMENTS

Principal Planner Gina Paolini reminded the Planning Commissioners that their next few meetings have been cancelled due to the Holiday and the City offices will be closed for furlough. The next regular scheduled meeting of the Planning Commission will be held on January 22, 2019. Assistant City Attorney Cynthia Hasson read aloud former Planning Commissioner John McKay's farewell and best wishes. Planning Commissioner Martinez-Beltran thanked the Planning Commission for their support.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 10:32 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk