



**Meeting Minutes
Planning Commission**

<i>Juan Miguel Munoz-Morris</i>	-	<i>Chairman</i>
<i>Mohammad Habib</i>	-	<i>Vice Chairman</i>
<i>Joseph Mueller</i>	-	<i>Planning Commissioner</i>
<i>Wayne Tanda</i>	-	<i>Planning Commissioner</i>
<i>Laura Gonzalez-Escoto</i>	-	<i>Planning Commissioner</i>
<i>Malisha Kumar</i>	-	<i>Planning Commissioner</i>
<i>Liam Downey</i>	-	<i>Planning Commissioner</i>

Tuesday, July 23, 2019 6:00 pm

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

AMENDED

*These minutes were amended to include a note of Planning Commissioner Kumar's absence from the workshop.**

SPECIAL/REGULAR MEETING

A special meeting of the Planning Commission is called at 6:00 p.m. for the purpose of conducting a workshop.

6:00 p.m. Cannabis Workshop

7:00 p.m. Regular Meeting

SPECIAL MEETING

6:00 p.m.

CALL TO ORDER

Chair Munoz-Morris called the meeting to order at 6:02 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance.

Attendee Name	Title	Status	Arrived
Juan Miguel Munoz-Morris	Chairman	Present	
Mohammad Habib	Vice Chairman	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Absent	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Malisha Kumar	Planning Commissioner	Excused	7:25 PM
Liam Downey	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda.

WORKSHOP

The Purpose of this workshop is to:

- Discuss potential land use standards for future cannabis uses, including what zones would be appropriate for different types of cannabis uses and what types of land use permits should be required; and
- Discuss whether buffer distance requirements for potential cannabis uses should exceed state required distances and if so, how much; and
- Discuss how many retail establishments would be appropriate for the City should City Council choose to allow the use in the future.

**Planning Commissioner Kumar will not be in attendance for this workshop due to a conflict.*

Community Development Director Jennifer Carman gave a presentation.

Chair Munoz-Morris opened Public Comment Period at 6:18 p.m. The following individuals addressed the Planning Commission:

- Joseph Devlin
- Rayn Kocot
- Doug Chloupek
- Hirsh Jain
- Joy Joyner
- Ryan Leary
- Edesa Bitbadal

Hearing no further requests to speak, the Public Comment Period was closed at 6:58 p.m.

No action was taken. The Planning Commission reviewed, discussed, and provided feedback to staff.

The workshop recessed at 7:18 p.m.

The meeting reconvened to the regular scheduled meeting at 7:25 p.m.

**Planning Commissioner Kumar took the dais at 7:25 p.m.*

1. CANNABIS LAND USE STANDARDS WORKSHOP

REGULAR MEETING

PLEDGE OF ALLEGIANCE

Planning Commissioner Kumar led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Munoz-Morris opened Public Comment Period at 7:26 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

2. APPROVE THE MAY 28, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Gonzalez-Escoto, Kumar, Downey
ABSENT:	Tanda

3. APPROVE THE JUNE 11, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

Minutes Clerk Luna will correct the meeting date in the Directors Report from 2018 to 2019.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Gonzalez-Escoto, Kumar, Downey
ABSENT:	Tanda

PUBLIC HEARINGS

4. 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.156 OF THE CITY OF MORGAN HILL MUNICIPAL CODE.

Recommendation:

1. Adopt a Resolution awarding RDCS residential building allotments to qualifying projects.

Principal Planner Gina Paolini presented the Staff Report at 7:27 p.m.

Chair Munoz-Morris opened the Public Hearing at 7:51 p.m. The following individuals addressed the Planning Commission:

- Dick Oliver
- Gershon Yakir
- Joe & Sheila Giancola
- Joseph Becker
- Terry Williams
- Paul Latala
- Tim Lu
- Phil Kerr
- Jan Sltebaus

Hearing no further requests to speak, the Public Hearing was closed at 8:29 p.m.

MOTION:

Adopt a resolution awarding RDCS residential building allotments to qualifying projects.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Laura Gonzalez-Escoto, Planning Commissioner
SECONDER:	Liam Downey, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Gonzalez-Escoto, Kumar, Downey
ABSENT:	Tanda

The Following are the 2018 RDCS Competition Applications:

A. RDCS2019-0002: Llagas - Sabini/Strolata:

Request for one residential Building Allotment. The proposal includes 4 custom lots at full build-out. The property, identified by Assessor Parcel Number 773-32-013, is located at the northeast end of Sabini Court (Strolata Properties, Owner).

B. RDCS2019-0003: Tennant - Osito Holdings:

Request for 11 residential building allotments. The proposal includes 11 residential attached units at full build-out. The property, identified by Assessor Parcel Number 817-04-059, is located along Tennant Avenue, west of Vineyard Boulevard (Osito Holdings, LLC, Owner).

C. RDCS2019-0004: Monterey - Dobkin:

Request for 115 residential building allotments. This is a multi-year request. The proposal includes 116 multi-family units at full build-out. The property, identified by Assessor Parcel Number 726-25-006, is located east side of Monterey Road opposite the southerly terminus of Old Monterey Road (Robert C. Dobkin Trustee & Et al., Owner).

D. RDCS2019-0005: Monterey - Lucky Shing:

Request for 62 residential building allotments. This is a multi-year request. The proposal includes 62 multi-family units at full build-out. The property, identified by Assessor Parcel Number 725-01-018, is located at the northeast corner of Monterey Road and Burnett Avenue (Luckyshing, LLC, Owner).

E. RDCS2019-0006: Half - Brookfield:

Request for 246 residential building allotments. The proposal includes 247 residential attached units at full build-out. The property, identified by Assessor Parcel Number 728-30-001, is located on the north side of Half Road between Condit Road and Mission View Drive (Llagas, LLC, Owner).

F. RDCS2019-0007: Spring - Giancola:

Request for 26 residential building allotments. This is a multi-year request. The proposal includes 26 residential attached units at full build-out. The property, identified by Assessor Parcel Number 767-11-030, is located on Spring Avenue between Lone Hill Drive and Barnell Avenue (Giancola Joseph Trustee & Et al., Owner).

G. RDCS2019-0008 Dakota - Dunne:

Request for three residential building allotments. The proposal includes 4 single-family units at full build-out. The property, identified by Assessor Parcel Number 726-09-024, is located on Dakota Drive between Lotus Way and Corsica Way (Dunne Michael F. Jr. and Jonna Trustee, Owner).

OTHER BUSINESS

No other business.

DIRECTOR'S REPORT/ANNOUNCEMENTS

The next Planning Commission meeting will be August 13, 2019.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 8:53 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk