CITY OF MORGAN HILL

Meeting Minutes
Planning Commission

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

Tuesday, September 10, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Munoz-Morris called the meeting to order at 7:00 p.m.

ROLL CALL 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	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Malisha Kumar	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	

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 Munoz-Morris opened the Public Comment Period at 7:03 p.m. The following individual addressed the Planning Commission:

- Joe Baranowski

Hearing no further requests to speak, the Public Comment Period was closed at 7:06 p.m.

ORDERS OF THE DAY

No Changes made.

PUBLIC HEARINGS

1. UP2018-0011: MADRONE - CARPENTERS TRAINING CENTER: CONDITIONAL USE PERMIT FOR A 55,000 SQUARE FOOT CARPENTERS TRAINING CENTER PROPOSED TO BE CONSTRUCTED AT 18640 MADRONE PARKWAY. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-35-028, IS LOCATED ON THE NORTH SIDE OF MADRONE PARKWAY, NORTH OF LIGHTPOST WAY.

Recommendation:

1. Open/close Public Hearing; and
2. Approve a Mitigated Negative Declaration; and
3. Adopt a Resolution approving a Conditional Use Permit for a trade school use.

Principal Planner Gina Paolini presented the Staff Report at 7:07 p.m.

Chair Munoz-Morris opened the Public Hearing at 7:09 p.m. The following individuals addressed the Planning Commission:

- David Crawford
- Phil Hogan
- Amber Sharp

Hearing no further requests to speak, the Public Hearing was closed at 7:25 p.m.

MOTION:
Adopt a resolution approving the Conditional Use Permit with a modification to the language in Exhibit A that states: Any outdoor "Construction" type activities/training should be conducted during the allowable hours as per the City Building Code.

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

2. DEPOT – LATALA: TENTATIVE MAP AND DESIGN REVIEW PERMIT TO ALLOW FOR THE CONSTRUCTION OF 49 RESIDENTIAL UNITS WITH 3,076 SQUARE FOOT OFFICE SPACE IN CONJUNCTION WITH THE REALIGNMENT OF DEPOT STREET TO CHURCH STREET. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 726-13-049 AND 726-13-052, ARE LOCATED ON THE EAST SIDE OF DEPOT STREET BETWEEN FIFTH STREET AND EAST DUNNE AVENUE AND THE COMMUNITY AND CULTURAL CENTER PARKING LOT (SD2018-0007/SR2019-0003/EA2018-0013).

Recommendation:

1. Open/close the public hearing;
2. Adopt a Resolution approving a Tentative Map for a 49-unit subdivision; and
3. Adopt a Resolution recommending approval of the Design Review Permit for a Mixed-Use Development.

Associate Planner Tiffany Brown presented the Staff Report at 7:42 p.m.

The meeting recessed at 8:58 p.m. The meeting reconvened at 8:08 p.m.

Chair Munoz-Morris opened the Public Hearing at 8:47 p.m. The following individuals addressed the Planning Commission:

- Paul Latala
- Ron Rzesniowiecki

Hearing no further requests to speak, the Public Hearing was closed at 9:13 p.m.

MOTION:
Adopt a resolution approving the Tentative Subdivision Map.

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

MOTION:

Adopt a resolution recommending City Council approve the Design Review Permit.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

The Community Development Director, Jennifer Carman gave the Director's report.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 9:39 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk