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, October 8, 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 7:01 pm

Community Development Director Jennifer Carman gave a Public Service Message regarding the the PG&E power shutoff event.

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 at 7:04 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Mueller led the Pledge of Allegiance at 7:05 p.m.

OPEN PUBLIC COMMENT PERIOD

Chair Munoz-Morris opened the Public Comment Period at 7:07 p.m. The following individuals addressed the Planning Commission:

- Craig Erb

Hearing no further requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

PUBLIC HEARINGS

1. SD2018-0006, DA2018-0003, EA2018-0023, ZA2019-0006: DIANA - MANA HANALEI PROJECT (MONTECITO ESTATES) - SUBDIVISION MAP, DEVELOPMENT AGREEMENT, ENVIRONMENTAL ASSESSMENT, AND ZONING AMENDMENT FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-09-001 AND 726-09-002 LOCATED AT 815 DIANA AVENUE AT THE NORTHWEST CORNER OF DIANA AVENUE AND LOTUS WAY.

Recommendation:

1. Open/close public hearing; and,
2. Continue the public hearing to the October 22, 2019 Planning Commission meeting.

Chair Munoz - Morris opened the Public Hearing at 7:08 p.m. Hearing no requests to speak the Public Comment Period was closed.

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 10/22/2019 7:00 PM**
MOVER:	Joseph Mueller, Planning Commissioner	
SECONDER:	Liam Downey, Planning Commissioner	
AYES:	Munoz-Morris, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar, Downey	

2. UP2018-0015: MONTEREY – VOICES: CONDITIONAL USE PERMIT TO ALLOW A PUBLIC CHARTER SCHOOL ON A PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 767-17-047 LOCATED AT THE NORTHWESTERN INTERSECTION OF MONTEREY ROAD AND COSMO AVENUE.

Recommendation:

1. Open/close public hearing;
2. Adopt a Resolution approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project; and,
3. Adopt a Resolution approving a Conditional Use Permit for Phase I of the Monterey-Voices public charter school project.

Associate Planner Joey Dinh presented the Staff Report.

Chair Munoz-Morris opened the public comment 7:15 p.m. The following individuals addressed the Planning Commission:

- Vanessa Grant
- Jarod Grant

- Frances Teso
- James Levis
- Juan Carlos Villasenor
- Gail Webb
- Arron Gallardo
- Luis Mendoza
- Maria Castaneda
- Ernesto Gomez
- Carmen Vargas
- Steve Vargas
- Maricela Segura
- Ashley Gonzalez
- Raquel Corona
- Sunny Scott
- Romina Incandela
- Rafael Covarrubias
- Sally Casas
- Alesandro Ortiz Sr.
- Juan Hernadez

Hearing no further requests to speak, the Public Hearing was closed at 8:13 p.m.

Chair Munoz-Morris re-opened the Public Hearing at 8:21 p.m. The following individual addressed the Planning Commission:

- Delia Gomez
- Maria Regalado
- Ana
- Sophie Jaime
- Marcela Martinez

Hearing no further requests to speak, the comment period was closed at 8:36 p.m.

MOTION:
Adopt a resolution approving the Mitigated Negative Declaration.

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

MOTION:

Adopt a resolution approving the Conditional Use Permit with the following modifications:

- Section 2c. Events - Onsite extracurricular school events unrelated to instructional or classroom activities such as carnivals or activities that cover a significant portion of the parking lot shall be subject to a Temporary Use Permit until the planning Commission determines that adequate parking has been provided for additional activities.
- Section 2e. Student Population and Hours - Activities related to instructional or classroom activities shall be allowed beyond 6:00 p.m. or until 9:00 p.m.
- Adding Section TRA-6. "Safe Routes to Schools" - program will be prepared and in concert with the City and the improvements identified in that plan shall be installed prior to the opening of the school.

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

OTHER BUSINESS

None.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman gave the Director's Report.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 9:54 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk