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 22, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Munoz-Morris called the meeting to order.

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

Community Development Director Jennifer Carman declared the posting of the agenda.

PLEDGE OF ALLEGIANCE

Planning Commission Tanda led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Munoz-Morris opened public comment period at 9:04 p.m. Hearing no requests to speak, the public comment period was closed.

ORDERS OF THE DAY

No Changes Made.

CONSENT AGENDA

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

1. APPROVE THE SEPTEMBER 10, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE SEPTEMBER 24, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

3. APPROVE THE OCTOBER 8, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

4. APPROVE THE OCTOBER 15, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

CONTINUED PUBLIC HEARING

5. SR2019-0029 DEPAUL - TC MORGAN HILL VENTURES: PRELIMINARY PLAN REVIEW FOR A PROPOSED PLANNED DEVELOPMENT COMMERCIAL AND INDUSTRIAL PROJECT ALSO REFERRED TO AS THE MORGAN HILL TECHNOLOGY PARK (TRAMMELL CROW).

Recommendation:

Open/close the continued public hearing to allow the Planning Commission to provide preliminary comments on the proposed Planned Development.

Chair Munoz-Morris opened the Public Hearing. The following individuals addressed the Planning Commission:

- Charles Hubbard
- Jordan Cole
- Dan Flynn
- Steve Malech
- Joe Baranowski
- Michael Roberts
- Will Parker

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

No action was taken. The Planning Commission provided preliminary comments on the proposed Planned Development.

RESULT:	**NO ACTION TAKEN**

6. 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 the continued public hearing;
2. Adopt a Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project;
3. Adopt a Resolution approving a Tentative Subdivision Map;
4. Adopt a Resolution recommending the City Council approve a Zoning Amendment for a Planned Development Combining District; and
5. Adopt a Resolution recommending the City Council approve a Development Agreement.

Principal Planner Gina Paolini presented the Staff Report.

Chair Munoz-Morris opened the Public Hearing. The following individuals addressed the Planning Commission:

- Scott Murray

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

MOTION:
Adopt a resolution to approve the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program with a clarifying statement on the number of units in the description.

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

MOTION:
Adopt a resolution recommending approval of Planned Development.

RESULT:	**APPROVED [5 TO 2]**
MOVER:	Laura Gonzalez-Escoto, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Munoz-Morris, Habib, Tanda, Gonzalez-Escoto, Kumar
NAYS:	Mueller, Downey

MOTION:
Adopt a resolution approving the Tentative Subdivision Map.

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 recommending approval of the Development Agreement.

RESULT:	**ADOPTED [6 TO 1]**
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar
NAYS:	Downey

PUBLIC HEARINGS

7. ZA2019-0013- ZONING TEXT AMENDMENT AMENDING SECTION 18.92.030 OF CHAPTER 18.92 SUPPLEMENTAL STANDARDS OF TITLE 18 ZONING OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL REGARDING THE SEPARATION BETWEEN CONVENIENCE MARKETS.

Recommendation:

1. Open/close public hearing; and
2. Continue the public hearing to the November 12, 2019 Planning Commission meeting.

Chair Munoz-Morris Opened the Public Hearing. Hearing no requests to speak the Public Hearing was closed.

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 11/12/2019 7:00 PM**
MOVER:	Joseph Mueller, Planning Commissioner	
SECONDER:	Laura Gonzalez-Escoto, Planning Commissioner	
AYES:	Munoz-Morris, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar, Downey	

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman gave a report.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 9:58 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk