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, November 12, 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 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 at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Commission Downey led the Pledge of Allegiance at 7:01 p.m.

OPEN PUBLIC COMMENT PERIOD

Chair Munoz-Morris opened the Public Comment Period at 7:02 p.m. The following individuals addressed the Planning Commission:

- Joe Baranowski

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

ORDERS OF THE DAY

No changes made.

CONTINUED PUBLIC HEARING

1. 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 the continued public hearing; and
2. Adopt Resolution recommending City Council approval of the Zoning Amendment.

Economic Development Fellow Scott Nelson presented the Staff Report at 7:07 p.m.

Chair Munoz-Morris opened the Public Hearing at 7:35 p.m. The following individuals addressed the Planning Commission:

- Shashi Sharma
- Economic Development Director Edith Ramirez

Hearing no further requests to speak, the Public Hearing was closed at 7:43 p.m.

The Planning Commission meeting recessed at 8:00 p.m.
The Planning Commission meeting reconvened at 8:08 p.m.

MOTION:
Adopt a resolution recommending City Council approve the Zoning Amendment with a modification to the definition for liquor stores that states at least 50% of the floor area of the retail space is allocated for the sales of alcoholic beverages which includes beer, wine, and distilled spirits for off premise consumption under a type 21 license and updating the language for the screening of the bathrooms.

RESULT:	**LACK OF SECONDER**

MOTION:

Adopt a resolution recommending City Council approve the Zoning Amendment with a modification to include a sentence at the end of the Liquor Store definition that states "under a type 21 license" and changing the language around bathrooms - to have them well lit rather then screened off.

RESULT:	**ADOPTED [4 TO 3]**
MOVER:	Laura Gonzalez-Escoto, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Chairman
AYES:	Munoz-Morris, Mueller, Gonzalez-Escoto, Kumar
NAYS:	Habib, Tanda, Downey

PUBLIC HEARINGS

2. SIGNS019-0024: E. MAIN-THE RANCH: AMENDMENT TO UNIFORM SIGN PROGRAM TO ADD A SECOND MONUMENT SIGN. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-22-054, IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF EAST MAIN AVENUE AND BUTTERFIELD BOULEVARD.

Recommendation:

1. Open/close public hearing; and,
2. Approve resolution amending the Master Sign Program for The Ranch.

Community Development Director Jennifer Carman presented the Staff Report at 8:28 p.m.

Chair Munoz-Morris opened the Public Hearing 8:30 p.m. Hearing no requests to speak, the Public Hearing was closed.

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

3. AAE2019009 (DAA 09-05): COCHRANE-TOLL BROTHERS- DEVELOPMENT AGREEMENT AMENDMENT TO INCORPORATE 25 ONGOING RESIDENTIAL BUILDING ALLOTMENTS AWARDED FROM THE 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM COMPETITION

Recommendation:

1. Open/close public hearing; and,
2. Adopt a Resolution approving an amendment to a Development Agreement.

Community Development Director Jennifer Carman presented the Staff Report at 8:31 p.m.

Chair Munoz-Morris opened the Public Hearing at 8:33 p.m. Hearing no requests to speak, the Public Hearing was closed.

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

4. E. DUNNE-YOUNG DEVELOPMENT AGREEMENT AMENDMENT TO INCORPORATE 26 BUILDING ALLOTMENTS FOR FISCAL YEAR 2020/2021 AWARDED FROM THE 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM AND TRANSFERRED FROM THE MONTEREY-LUCKY SHING PROJECT FOR THE EAST DUNNE-YOUNG PROJECT (ALSO KNOWN AS ANDALUSIA) AAE2019-0010(DAA2018-0002)

Recommendation:

1. Open/close public hearing; and,
2. Adopt a Resolution recommending City Council approval of an amendment to a Development Agreement (DA 2018-0002) and a transfer of allotments from the Monterey-Lucky-Shing project.

Community Development Director Jennifer Carman presented the Staff Report at 8:33 p.m.

Chair Munoz-Morris opened the Public Hearing at 8:37 p.m. The following individuals address the Planning Commission:

- Dick Oliver

Hearing no further requests to speak, the Public Hearing was closed at 8:39 p.m.

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

WORKSHOP

5. WORKSHOP: DISCUSSION OF THE CITY OF MORGAN HILL RESIDENTIAL DEVELOPMENT DESIGN AND DEVELOPMENT STANDARDS

Recommendation:

Planning Commission to discuss and provide comments on the draft Residential Development Design and Development Standards.

Principal Planner Gina Paolini presented the Staff Report at 8:40 p.m.

Chair Munoz-Morris opened the Public Comment Period at 9:01 p.m. The following individuals addressed the Planning Commission:

- Dick Oliver
- Rocke Garcia
- Ross Doyle
- David Halvorsen

Hearing no further requests to speak, the Public Comment Period was closed 9:30 p.m.

The Planning Commission discussed and provided feedback on the draft Residential Development Design and Development Standards.

RESULT:	**NO ACTION TAKEN**

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Jennifer Carman gave the report at 10:01 p.m.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 10:16 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk