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*

Monday, November 18, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

SPECIAL MEETING

A Special Meeting of the Planning Commission is called at 7:00 p.m. for the purpose of conducting City business.

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	Absent	
Malisha Kumar	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting the agenda at 7:02 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Tanda led the Pledge of Allegiance at 7:02 p.m.

OPEN PUBLIC COMMENT PERIOD

Chair Munoz-Morris opened the Public Comment Period at 7:02 p.m. Hearing requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

PUBLIC HEARINGS

1. ZA2019-0015: ZONING AMENDMENT AMENDING CHAPTER 18.84: ACCESSORY DWELLING UNITS AND UPDATING DEFINITIONS IN CHAPTER 18.124 OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL IMPLEMENTING AMENDMENTS MADE TO THE CALIFORNIA PLANNING AND ZONING LAW REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS BY ASSEMBLY BILL 68, ASSEMBLY BILL 881 AND SENATE BILL 13

Recommendation:

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

Principal Planner Adam Paszkowski presented the Staff Report at 7:03 p.m.

Chair Munoz-Morris opened the Public Hearing at 7:29 p.m. Hearing no requests to speak, the Public Hearing was closed.

MOTION:
Adopt a Resolution recommending City Council approval of the Zoning Amendment.

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

2. PLANNING COMMISSION TO CONSIDER RESIDENTIAL DEVELOPMENT DESIGN STANDARDS (MISC2019-0009) THAT RESPOND TO THE REQUIREMENT OF SB330-GOVERNMENTAL CODE SECTION 65589.5.

Recommendation:

1. Open/close public hearing; and,
2. Adopt a Resolution recommending City Council approval of the Residential Development Design and Development Standards.

Principal Planner Gina Paolini presented the Staff Report at 7:30 p.m.

Chair Munoz-Morris opened the Public Hearing at 7:37 p.m. The following individuals addressed the Planning Commission on various sections of the Design and Development Standards that include: **Inclusionary Housing/Below Market Rate Program** and **Site Planning** - Zoning Compliance:

- Dick Oliver
- Vince burgos
- Rocke Garcia

The Planning Commission meeting recessed at 8:00 p.m.
The Planning Commission meeting reconvened at 8:05 p.m.

The Planning Commission continued with the Public Hearing at 8:07 p.m. The Following individuals addressed the Planning Commission on various sections of the Design and Development Standards that include: **Site Planning** - Orientation to an Existing Street, Intersection Sight Distance/Clear Vision Triangle, Agricultural Buffer, On Site Amenities, Trees, Useable Private and Common Open Space; **Architectural Design Features** - Balconies, Front Porches, 360 Degree Architecture, Exterior Treatments and Materials, Roof Line for Two or More Units, Roof Overhangs, Height and Project Massing, Separate Structures-Attached Projects, Building Colors, Window Design, and Exterior Lighting/ Illumination:

- Dick Oliver
- Rocke Garcia
- Ross Doyle
- Vince Burgos
- David Halvorsen
- Mr. Collier

The Planning Commission meeting recessed at 10:54 p.m.
The Planning Commission meeting reconvened at 10:56 p.m.

MOTION:
To extend the meeting past 11:00 p.m.

RESULT:	**PASSED**
MOVER:	Juan Miguel Munoz-Morris, Chairman
SECONDER:	Liam Downey, Planning Commissioner
AYES:	Munoz-Morris, Mueller, Tanda, Kumar, Downey
NAYS:	Habib
ABSENT:	Gonzalez-Escoto

The Planning Commission continued with the Public Hearing at 11:08 p.m. The Following individuals addressed the Planning Commission on various sections of the Development Standards that include: **Architectural Design Features** - Equipment Screening, Garage Door Design, Driveway/Vehicle Pavement, Multi-family Ground Level Entrances, Multi-family Wall Plane Articulation, Massing for Three Story Buildings or Taller, Trash Enclosures/Solid Waste/Recyclable Materials, Exterior Treatments and Materials; **Site Planning** - Arterial Design and Landscaping, Utility Location and Easement, Landscaping-Parkway/Park Strip Design, Agricultural Buffer; **Pedestrian, Bike and Transit Improvements** - Projects Abutting Undeveloped Land, Off-Street Bicycle and Pedestrian Connections, Complete Streets, Internal Pedestrian Connections, and Continuous Sidewalks:

- Dick Oliver
- David Halvorsen
- Rocke Garcia
- Vince Burgos

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

MOTION:

Adopt a Resolution recommending City Council approval of the Residential Development Design and Development Standards.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Juan Miguel Munoz-Morris, Chairman
SECONDER:	Mohammad Habib, Vice Chairman
AYES:	Munoz-Morris, Habib, Mueller, Tanda, Kumar, Downey
ABSENT:	Gonzalez-Escoto

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman reminded the Planning Commission of their next meeting which will be held on December 10, 2019.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 12:36 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk