



Meeting Minutes Planning Commission

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

Tuesday, March 24, 2020 7:00 pm

**Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037**

OPEN AND PUBLIC MEETING DURING THE COVID-19 VIRUS EMERGENCY

The Brown Act, Government Code Section 54953, contains special requirements that apply when members of a legislative body participate in a public meeting by telephone. Certain of these requirements have been suspended by Paragraph 11 of Executive Order N-25-20, executed by the Governor of California on March 12, 2020 to mitigate the spread of the coronavirus known as COVID-19. **On March 18, 2020, Executive Order N-29-20 was executed. Per paragraph 3, the requirement to allow one publicly accessible location where members of the public have the right to observe and offer comment at the meeting has been suspended.**

In particular, the Executive Order suspends the provisions of the Brown Act that require noticing and posting of agendas at each location where a member will be participating telephonically, as well as provisions that require physical presence of members for purposes of a quorum or to hold a meeting. Remote participants do not need to allow public access or comment at remote locations.

Public Participation:

In accordance with Executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways:

Members of the public may **NOT** physically attend meetings at the Morgan Hill City Council Chamber.

The Planning Commission meeting will be live-streamed on Channel 17 and on the City's website. Those members of the public wishing to participate may do so via Zoom electronic meetings in the following ways; by either logging onto <https://zoom.us/j/749718450> and enter Meeting ID: 749718450 or by calling in (669) 900-9128 enter Meeting ID: 749718450#.

Public comment for Planning Commission meetings will be accepted via email to pcpubliccomment@morganhill.ca.gov and/or through the chat feature of the Zoom electronic meeting during the meeting, prior to the close of public comment on an item, and read into the record during public comment.

CALL TO ORDER

Chair Munoz-Morris called the meeting to order at 7:01 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Angie Garcia called the 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 Angie Garcia Declared the Posting of the Agenda at 7:02 p.m.

PLEDGE OF ALLEGIANCE

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

OPEN PUBLIC COMMENT PERIOD

Chair Munoz-Morris opened the Public Comment Period at 7:03 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. APPROVE THE MARCH 10, 2020 MEETING MINUTES

Recommendation:

Approve Minutes.

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

PUBLIC HEARINGS

2. SD2019-0004/SR2019-0026/EA2019-0019: MONTEREY – CITY VENTURES: REQUEST FOR A VESTING TENTATIVE MAP TO SUBDIVIDE A 5.67-ACRE SITE INTO TWO PARCELS, A DESIGN REVIEW PERMIT TO DEVELOP 101 MULTI-FAMILY UNITS, A 2,423 SQUARE FOOT COMMERCIAL/RETAIL BUILDING, AND ASSOCIATED IMPROVEMENTS FOR A MIXED-USE PROJECT, AND TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PROJECT. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-25-006, IS LOCATED ON THE EAST SIDE OF MONTEREY ROAD AND OLD MONTEREY ROAD INTERSECTION AT 18110 MONTEREY ROAD.

Recommendation:

1. Open/close the 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 Vesting Tentative Map for a 101-unit subdivision with commercial space; and
4. Adopt a Resolution approving a Design Review Permit for a Mixed-Use Development.

Community Development Director Jennifer Carman presented the Staff Report.

Vanessa Hauser from City Ventures gave a presentation.

Chair Munoz- Morris opened the Public Hearing at 7:36 p.m. The following individuals addressed the Planning Commission:

- Gershon Yakir
- Don Allen
- Joe Baranowski
- "Big iPad"

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

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

MOTION:

Adopt a Resolution approving the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program.

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 approving the Vesting Tentative Map.

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

MOTION:

Adopt a Resolution approving the Design Review Permit.

RESULT:	ADOPTED [UNANIMOUS]
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

None.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 8:58 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk