



Meeting Minutes Planning Commission

<i>Mohammad Habib</i>	-	<i>Chair</i>
<i>Malisha Kumar</i>	-	<i>Vice-Chair</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>Liam Downey</i>	-	<i>Planning Commissioner</i>
<i>Juan Miguel Munoz-Morris</i>	-	<i>Planning Commissioner</i>

Tuesday, September 22, 2020 6:00 pm

Virtual Meeting

MEETING GUIDELINES

In accordance with Executive Order N-25-20 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 remotely may do so via the electronic meeting at: <http://bit.ly/092220PlanningCommissionmtg> or by calling in to: (669) 900-9128, then enter the meeting id: 839 4802 5656.

Public comment for Planning Commission meetings will be accepted via email to pcpubliccomment@morganhill.ca.gov. Members of the public participating in the electronic meeting wishing to speak may do so during public comment.

SPECIAL/REGULAR MEETING

A special meeting of the Planning Commission is called at 6:00 p.m. for the purpose of conducting a workshop.

6:00 p.m. Workshop
7:00 p.m. Regular Meeting

SPECIAL MEETING

6:00 p.m. Workshop

CALL TO ORDER

Chair Habib called the meeting to order at 6:00 p.m.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Mohammad Habib	Chair	Present	
Malisha Kumar	Vice-Chair	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Juan Miguel Munoz-Morris	Planning Commissioner	Late	6:36 PM

Planning Commissioner Munoz-Morris notified the Chair and staff of his late arrival to this meeting and was excused.

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posted of the Agenda.

PLEDGE OF ALLEGIANCE

Planning Commissioner Mueller led the Pledge of Allegiance.

WORKSHOP

1. PLANNING COMMISSION WORKSHOP ON INDUSTRIAL POLICIES

Recommendation:

Accept the report and provide feedback on industrial preservation concentration policies.

Economic Development Director Edith Ramirez gave a presentation.

Planning Commissioner Munoz - Morris joined the meeting at 6:36 p.m.

Chair Habib opened for Public Comment at 6:44 p.m. The following individuals addressed the Planning Commission:

- John Lukez
- More Consulting - Michael Orosco
- Robert Benich
- Phone Caller (5656)
- Joe Baranowski - Mr. Baranowski also spoke on the behalf of:
 - Susi Jimenez
 - Sona Sidle
- Rick Kent
- Miguel Jimenez

- John William

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

No action taken. The Planning Commission accepted the report and provided feed back on the industrial preservation concentration policies.

RESULT:	ACCEPTED
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The Planning Commission Meeting recessed at 7:34 p.m.

REGULAR MEETING

CALL TO ORDER

Chair Habib called the regular meeting to order at 7:40 p.m.

OPEN PUBLIC COMMENT PERIOD

Chair Habib opened the Public Comment Period at 7:40 p.m. Hearing no requests to speak the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

PUBLIC HEARINGS

2. **ZA2020-0003- ZONING TEXT AMENDMENT AMENDING TABLE 18.26-1 (PERMITTED LAND USES IN THE INDUSTRIAL ZONING DISTRICTS) OF SECTION 18.26.020 (LAND USE REGULATIONS) OF CHAPTER 18.26 (INDUSTRIAL ZONING DISTRICTS); SECTION 18.108.040 (DESIGN PERMIT) OF CHAPTER 18.108 (SPECIFIC PERMIT REQUIREMENTS); SECTIONS 18.124.050 (INDUSTRIAL USES) AND 18.124.060 (TRANSPORTATION, COMMUNICATION, AND UTILITY USES) OF CHAPTER 18.124 (LAND USE DEFINITIONS) OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL REGARDING E-COMMERCE DISTRIBUTION USES AND DESIGN REVIEW FOR LARGE PROJECTS**

Recommendation:

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

City Attorney Donald Larkin and Economic Development Manager John Lang presented the Staff Report.

Chair Habib opened the Public Hearing at 8:45 p.m. The following individuals addressed the Planning Commission:

- Rick Kent
- Linda
- Armando Benavides
- Joe Baranowski - Mr. Baranowski also spoke on the behalf of:
 - Miguel Jimenez
 - Terry Williams
 - Bryan Espiritu
- John Lukez

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

MOTION:

Adopt a Resolution recommending City Council approve the Zoning Amendment and directed the City Attorney to make modifications to the Ordinance.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement.

ADJOURNMENT

There being no further business, Chair Habib adjourned the meeting at 10:40 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk