



Meeting Minutes Planning Commission

Mohammad Habib - *Chair*
Malisha Kumar - *Vice-Chair*
Joseph Mueller - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*
Laura Gonzalez-Escoto - *Planning Commissioner*
Liam Downey - *Planning Commissioner*
Juan Miguel Munoz-Morris - *Planning Commissioner*

Tuesday, October 13, 2020 7:00 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: <https://bit.ly/101320PlanningCommissionMtg> or by calling in to: (669) 900-9128, then enter the meeting ID 865 3972 2035.

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.

CALL TO ORDER

Chair Habib called the meeting to order at 7:00 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	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda at 7:01 p.m.

PLEDGE OF ALLEGIANCE

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

OPEN PUBLIC COMMENT PERIOD

Chair Habib 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.

ORDERS OF THE DAY

No changes made.

CONSENT CALENDAR

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

1. APPROVE THE SEPTEMBER 22, 2020 MEETING MINUTES

Recommendation:

Approve Minutes.

Chair Habib noted that Planning Commissioner Munoz-Morris notified the Chair and staff of his late arrival before the meeting on September 22, 2020 and was excused. Staff will make note of the excused absence from the beginning of the meeting in the record.

2. APPROVE THE SEPTEMBER 29, 2020 MEETING MINUTES

Recommendation:

Approve Minutes.

CONTINUED PUBLIC HEARINGS

3. GPA2019-0005/ZA2019-0016/SD2019-0007/EA2019-0023-JUAN HERNANDEZ – MH MEDICAL PROPERTIES (LILLIAN COMMONS) - AMENDMENTS THE GENERAL PLAN LAND USE MAP AND ZONING MAP, TENTATIVE PARCEL MAP AND MITIGATED

NEGATIVE DECLARATION FOR A MIXED USE DEVELOPMENT ON A 19.67-ACRE SITE (APNS 817-09-039, 817-09-040 AND 817-09-041)

Recommendation:

1. Open/close the continued public hearing;
2. Adopt a Resolution recommending the City Council approve the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project;
3. Adopt a Resolution recommending the City Council approve an amendment to the General Plan land use designation;
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 Tentative Parcel Map.

Principal Planner, Adam Paszkowski, presented the Staff Report at 7:09 p.m.

Chair Habib opened the Public Hearing at 7:31 p.m. The following individuals addressed the Planning Commission:

- Cecily Murray
- Michael Groves
- David Clancy
- Joe Baranowski

Hearing no further requests to speak, the Public Hearing was closed at 8:09 p.m.

Chair Habib re-opened the Public Hearing at 8:19 p.m. to allow the applicant to address the Planning Commissions questions:

- Cecily Murray
- Michael Groves

Hearing no further requests to speak, the Public Hearing was closed at 8:35 p.m.

The Planning Commission meeting recessed at 8:38 p.m.

The Planning Commission meeting reconvened at 8:45 p.m.

MOTION:

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

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

MOTION:

Adopt the Resolution approving the General Plan Amendment to amend the General Plan Land Use Map from Commercial to Mixed-Use Flex.

RESULT:	ADOPTED [5 TO 2]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Planning Commissioner
AYES:	Habib, Mueller, Tanda, Gonzalez-Escoto, Munoz-Morris
NAYS:	Kumar, Downey

MOTION:

Adopt the Resolution recommending approval of the Zoning Map Amendment and the Planned Development with no residential land uses.

RESULT:	DEFEATED [3 TO 4]
MOVER:	Liam Downey, Planning Commissioner
SECONDER:	Mohammad Habib, Chair
AYES:	Habib, Kumar, Downey
NAYS:	Mueller, Tanda, Gonzalez-Escoto, Munoz-Morris

MOTION:

Adopt the Resolution approving the Zoning Map Amendment and the Planned Development Master Plan for Parcel C, the northern 10 acres of the project site, with the following changes: 1) amend 'Table 2 PD Master Plan Development Standards' of the PD Master Plan to limit the maximum height of Residential/Office to 3 stories or 35 feet; 2) amend the PD Master Plan to limit the number of residential units to 150; 3) replacing 'Table 1 PD Master Plan Allowed and Conditional Uses' of the PD Master Plan with 'Table 1-1 Parcel C PD Master Plan Allowed and Conditional Uses' which would allow the following as Permitted uses: Hospitals; Medical Offices and Clinics; and Mixed Use Residential; 4) amend the PD Master Plan to incorporate the revised Land Use Bubble Diagram, Illustrative Site Plan, and Tentative Parcel Map; and 5) clarifying that all references to apartments instead refer to townhomes and single family detached dwellings .

Planning Commission Mueller excused himself at 10:11 p.m. and returned at 10:13 p.m.

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

MOTION:

Adopt the Resolution approving the Zoning Map Amendment and the Planned Development Master Plan for Parcels A, B, and D, the southern 10 acres of the project site, with the following changes: adding 'Table 1-2 Parcels A, B and D PD Master Plan Allowed and Conditional Uses' to the PD Master Plan to include the following as Permitted uses: Banks and Financial Institutions; Business Support Services; Commercial Recreation, Indoor <15,000 square feet; Cultural Institutions; General Retail; Hospitals; Instructional Services; Medical Offices and Clinics; Parking Lots and Structures; Parks and Recreational Facilities; Personal Services; and Professional Offices; and the following as Conditional uses: College and Trade Schools; Convenience Market; Community Assembly; Day Care Center; Drive-Through and Drive-In Facilities; Emergency Shelters; Farmers Market; Hotels and Motels; Residential Care Facilities; Residential Care Facilities, Small; Restaurant- Fast Food, Sit Down; School, Public and Private; and Social Services.

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

MOTION:

Adopt the Resolution approving the Tentative Map.

Chair Habib re-opened the Public Hearing at 10:40 p.m. to allow the applicant to address the Planning Commissions questions:

- Michael Groves
- Cecily Murray

Hearing no further requests to speak, the Public Hearing was closed at 10:42 p.m.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director, Jennifer Carmen, made an announcement at 10:44 p.m.

ADJOURNMENT

There being no further business, Chair Habib adjourned the meeting at 10:52 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk