



**Regular Meeting Agenda**  
**Planning Commission**

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

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**Tuesday, October 26, 2021 7:00 pm**

**Virtual Meeting**

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**VIRTUAL MEETING GUIDELINES AND PUBLIC COMMENT**

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Physical meetings will not be in the City Council Chamber until further notice.

Planning Commission meetings will be live streamed on Channel 17, on the City's website and on the City's Facebook page. Those members of the community that would like to participate in the meetings remotely may do so by join the virtual meeting at: <https://bit.ly/PlanningCommissionMtg> or by calling in to: (669) 900-9128, then enter the webinar ID#: 862 0324 6251.

Public comment may be provided in the following ways:

- Join the virtual Planning Commission meeting via the link above, when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes
- Join the virtual meeting by calling in to the number above, dial \*9 to raise your hand and \*6 when called upon to speak for up to 3 minutes
- Send public comments in writing to the Minutes Clerk at [pcpubliccomment@morganhill.ca.gov](mailto:pcpubliccomment@morganhill.ca.gov)

\* Please note that comments made on Facebook are not considered public comment.

**CALL TO ORDER**

**ROLL CALL ATTENDANCE**

## **DECLARATION OF POSTING AGENDA**

Pursuant to Government Code Section 54954.2

## **PLEDGE OF ALLEGIANCE**

## **OPEN PUBLIC COMMENT PERIOD**

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

## **ORDERS OF THE DAY**

### **MINUTES APPROVAL**

#### **1. APPROVE THE OCTOBER 12, 2021 MEETING MINUTES**

Recommendation:

Approve Minutes.

## **PUBLIC HEARINGS**

#### **2. SR2020-0027/EA2020-0020: MONTEREY-MINER (JEMCOR)- DESIGN REVIEW PERMIT AND ENVIRONMENTAL ASSESSMENT FOR A 249-UNIT, MULTI-FAMILY AFFORDABLE RESIDENTIAL COMMUNITY. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 726-36-059, IS LOCATED NORTH OF THE MONTEREY ROAD AND MADRONE PARKWAY INTERSECTION (JEMCOR DEVELOPMENT PARTNERS, OWNER).**

Recommendation:

1. Open/close the public hearing;
2. Adopt a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the project; and,
3. Adopt a Resolution approving a Design Permit.

## **DIRECTOR'S REPORT/ANNOUNCEMENTS**

## **ADJOURNMENT**

## NOTICE

*All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)*

## PUBLIC COMMENT

*Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.*

*Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.*

*Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.*

*City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.*

*The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

*For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email [cityclerk@morganhill.ca.gov](mailto:cityclerk@morganhill.ca.gov).*

## AMERICANS WITH DISABILITIES ACT (ADA)

*In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email [cityclerk@morganhill.ca.gov](mailto:cityclerk@morganhill.ca.gov). Requests must be made as early as possible and at least two-full business days before the start of the meeting.*