



Meeting Minutes 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*

Tuesday, November 9, 2021 7:00 pm

Virtual Meeting

CALL TO ORDER

Chair Kumar called the meeting to Order at 7:00 p.m.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Malisha Kumar	Chair	Remote	
Laura Gonzalez-Escoto	Vice-Chair	Remote	
Joseph Mueller	Planning Commissioner	Remote	
Wayne Tanda	Planning Commissioner	Remote	
Liam Downey	Planning Commissioner	Excused	
Mohammad Habib	Planning Commissioner	Remote	
Juan Miguel Munoz-Morris	Planning Commissioner	Remote	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the Posting of the Agenda at 7:01 p.m.

PLEDGE OF ALLEGIANCE

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

OPEN PUBLIC COMMENT PERIOD

Chair Kumar opened the Public Comment Period 7:02 p.m.

ORDERS OF THE DAY

Planning Commissioner Munoz-Morris announced this would be his last meeting for the City of Morgan Hill and recused himself from the meeting. No other changes made to the Orders of the Day.

PUBLIC HEARINGS

1. AMENDMENTS TO THE INCLUSIONARY HOUSING ORDINANCE (IHO) AMENDING CHAPTER 14.04 (INCLUSIONARY HOUSING) AND SECTION 14.08.020 (FEE ESTABLISHED) OF CHAPTER 14.08 (IN-LIEU HOUSING FEES) OF TITLE 14 (HOUSING) AND REPEALING DUPLICATIVE AFFORDABLE HOUSING PROVISIONS IN CHAPTER 18.48 (AFFORDABLE HOUSING) OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL

Recommendation:

1. Open/close public hearing; and,
2. Adopt Resolution recommending City Council approval of the Amendments to Chapter 14.04 (Housing) and Section 14.08.020 (Fee Established), and repealing Chapter 18.48 (Affordable Housing).

Housing Director Rebecca Garcia and Housing Program Manager Julius Nyanda presented the Staff Report at 7:09 p.m.

Chair Kumar opened the Public Hearing at 7:51 p.m.

- Rocke Garcia
- Joe Baranowski
- Kalisha Webster
- Dennis Martin

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

MOTION: Adopt a Resolution recommending City Council approve the Amendments.

RESULT:	ADOPTED [5 TO 0]
MOVER:	Laura Gonzalez-Escoto, Vice-Chair
SECONDER:	Joseph Mueller, Planning Commissioner
AYES:	Kumar, Gonzalez-Escoto, Mueller, Tanda, Habib
EXCUSED:	Downey
RECUSED:	Munoz-Morris

2. A MUNICIPAL CODE TEXT AMENDMENT (ZA2021-0005) AMENDING SECTION 18.40.060 (STANDARDS FOR ALL HOUSING TYPES) OF CHAPTER 18.40 (ALTERNATIVE STANDARDS FOR MEDIUM DENSITY RESIDENTIAL DEVELOPMENT) OF TITLE 18 (ZONING) TO REMOVE REFERENCES TO TRASH ENCLOSURE STANDARDS AND ENACTING ADDING SECTION 18.92.125 (REFUSE AND RECYCLING ENCLOSURES) OF TO CHAPTER 18.92 (SUPPLEMENTAL STANDARDS) TO INCLUDE NEW REFUSE AND RECYCLING ENCLOSURE STANDARDS

Recommendation:

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

Senior Planner Tiffany Brown introduced Assistant City Manager Tony Eulo who gave a brief introduction to the item at 8:54 p.m. Senior Planner Tiffany Brown gave the presentation 8:56 p.m.

Chair Kumar opened Public Hearing at 9:04 p.m. Hearing no requests to speak, the Public Hearing was closed.

MOTION: Adopt a Resolution recommending City Council approve the Zoning Text Amendment.

RESULT:	ADOPTED [5 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Vice-Chair
AYES:	Kumar, Gonzalez-Escoto, Mueller, Tanda, Habib
EXCUSED:	Downey
RECUSED:	Munoz-Morris

3. **ZA2021-0002: MUNICIPAL CODE AMENDMENT AMENDING VARIOUS CODE PROVISIONS WITHIN THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL CORRECTING CROSS-REFERENCES TO VARIOUS CHAPTERS AND SECTIONS OF TITLE 18 (ZONING) AND IMPLEMENTING MINOR AMENDMENTS DUE TO CLERICAL ERRORS AND INCONSISTENCIES WITHIN TITLE 18 (ZONING); AND AMENDING SECTION 18.64.060 (GENERAL LANDSCAPE REQUIREMENT) OF CHAPTER 18.64 (LANDSCAPING) OF TITLE 18 (ZONING) TO ENHANCE WATER EFFICIENCY OF NEW LANDSCAPES**

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 9:10 p.m.

Chair Kumar opened the Public Hearing at 9:18 p.m. Hearing no requests to speak, the Public Hearing was closed.

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

RESULT:	ADOPTED [5 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Vice-Chair
AYES:	Kumar, Gonzalez-Escoto, Mueller, Tanda, Habib
EXCUSED:	Downey
RECUSED:	Munoz-Morris

The Planning Commission meeting recessed at 9:18 p.m.

The Planning Commission meeting resumed at 9:20 p.m.

LEGAL BRIEFING

4. PARKING REQUIREMENTS FOR HOUSING PROJECTS

Assistant City Attorney Cynthia Hasson gave a presentation at 9:20 p.m.

Chair Kumar opened the Public Comment Period at 9:58 p.m. The following individual addressed the Planning Commission:

- Joe Baranowski

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

No action taken. The Planning Commission reviewed the item and had a discussion with Staff.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement at 10:01 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Kumar adjourned the meeting at 10:04 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk