



Meeting Minutes

Planning Commission

JOSEPH MUELLER - CHAIR
WAYNE TANDA - VICE-CHAIR
LIAM DOWNEY - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER

Tuesday, July 26, 2022 7:00 PM

Virtual Meeting

CALL TO ORDER

Chair Mueller called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Jenna Luna called the roll at 07:00 p.m.

STATUS	ATTENDEE
PRESENT	Malisha Kumar, Joseph Mueller, Wayne Tanda, Mohammad Habib, Liam Downey, Paul Lake
ABSTAIN	None
ABSENT	None
EXCUSED	None

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 07:00 p.m.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Chair Mueller opened the Public Comment Period at 7:01 p.m. Hearing no requests to speak on non-agendized items, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes made.

CONSENT AGENDA

MOTION:

Accept Consent Agenda

RESULT:	Passed
MOVER:	Planning Commissioner Downey
SECONDER:	Planning Commissioner Lake
AYES:	Kumar, Mueller, Tanda, Habib, Downey, Lake
NAYS:	None
ABSTAIN:	None
ABSENT:	None

1. June 14, 2022 Meeting Minutes

Recommendation:

1. Accept Minutes

2. June 28, 2022 Meeting Minutes

Recommendation:

1. Accept Minutes

PUBLIC HEARINGS

3. **UP2020-0009/EA2020-0018: PEAK - AMAS: A REQUEST FOR A CONDITIONAL USE PERMIT TO ADD TWO BEDROOMS (4-BEDS) TO THE EXISTING VILA MONTE SENIOR CARE FACILITY AND EXPAND SERVICES INTO A NEW 8,171 SQUARE FOOT MULTI-STORY BUILDING CONSISTING OF 48 BEDROOMS (96-BEDS) WITH ANCILLARY COMMUNAL SPACE.**

Recommendation:

1. Open/close public hearing; and
2. Adopt a Resolution approving a Conditional Use Permit for the expansion of the Senior Care Facility.

Senior Planner Tiffany Brown presented the Staff Report at 7:06 p.m.

Chair Mueller opened the public hearing at 7:22 p.m. The following individuals addressed the Planning Commission:

- Michael De Castro
- Nelly Amas
- Michael De Castro
- Kathy, Kathy spoke on the behalf of Mike D.
- Nelly Amas

Hearing no further requests to speak, the Public Hearing was closed at 8:03 p.m.

MOTION:

Deny the resolution approving the Conditional Use Permit.

RESULT:	Withdrawn
MOVER:	Planning Commissioner Downey
SECONDER:	Planning Commissioner Lake
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	None

Planning Commissioner Downey withdrew his motion after further discussion.

MOTION:

Continue to Date Uncertain

RESULT:	Passed
MOVER:	Planning Commissioner Downey
SECONDER:	Planning Commissioner Lake
AYES:	Kumar, Mueller, Tanda, Habib, Downey, Lake
NAYS:	None
ABSTAIN:	None
ABSENT:	None

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

The Planning Commission meeting reconvened at 8:47 p.m.

4. PUBLIC REVIEW OF THE DRAFT CITY OF MORGAN HILL 2023-2031 HOUSING ELEMENT UPDATE

Recommendation:

1. Planning Commission to review the Draft City of Morgan Hill 2023-2031 Housing Element Update and adopt the Resolution recommending that the City Council direct the City to submit the Draft 2023-2031 Housing Element to the California Department of Housing and Community Development for review.

Principal Planner Adam Paszkowski presented the staff report at 8:48 p.m.

Chair Mueller opened the public hearing at 9:14 p.m. The following individuals addressed the Planning Commission:

- Kalisha Webster
- Joe Baranowski

Hearing no further requests to speak, the public hearing was closed at 9:21 p.m.

MOTION:

Adopt a resolution recommending that the City Council direct the City to submit the Draft 2023-2031 Housing Element to the California Department of Housing and Community Development for review.

RESULT:	Passed
MOVER:	Planning Commissioner Lake
SECONDER:	Planning Commissioner Tanda
AYES:	Kumar, Mueller, Tanda, Habib, Downey, Lake
NAYS:	None
ABSTAIN:	None
ABSENT:	None

OTHER BUSINESS

5. SELECTION OF PLANNING COMMISSION CHAIRPERSON AND VICE-CHAIR

Recommendation:

1. Planning Commission to select a Chairperson and Vice Chair.

Community Development Director Jennifer Carman presented the item at 9:48 p.m.

MOTION:

Appoint Planning Commissioner Mueller to serve as Chair and appoint Planning Commissioner Tanda to serve as Vice-Chair.

RESULT:	Passed
MOVER:	Planning Commissioner Downey
SECONDER:	Planning Commissioner Lake
AYES:	Kumar, Mueller, Tanda, Habib, Downey, Lake
NAYS:	None
ABSTAIN:	None
ABSENT:	None

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement at 9:50 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 9:56 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk