



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
JAMES WILSON - PLANNING COMMISSIONER

Tuesday, August 23, 2022 7:00 PM

Virtual Meeting

CALL TO ORDER

Chair Mueller called the meeting to order at 7:02 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll at 7:02 p.m.

PRESENT	Malisha Kumar, Joseph Mueller, Wayne Tanda, Mohammad Habib, Liam Downey, Paul Lake, James Wilson
ABSENT	None
EXCUSED	None

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:03 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Habib led the Pledge of Allegiance at 7:03 p.m.

PUBLIC COMMENT

Chair Mueller opened the Public Comment period at 7:04 p.m.

Chair Mueller gave the floor to the Community Development Director Jennifer Carman to introduce our newest Planning Commissioner, James Wilson, at 7:04 p.m.

Chair Mueller proceeded with the Public Comment Period at 7:05 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes were made.

MINUTES APPROVAL

1. July 26, 2022 Meeting Minutes

Recommendation:

1. Accept Minutes

MOTION:

Accept the July 26, 2022, Meeting Minutes.

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

PUBLIC HEARINGS

2. AN ORDINANCE OF THE CITY OF MORGAN HILL AMENDING SECTION 14.04.040 (GENERAL REQUIREMENTS) AND SECTION 14.040.060

(CONTINUED AFFORDABILITY AND CITY REVIEW OF OCCUPANCY) OF CHAPTER 14.04 (INCLUSIONARY HOUSING) OF TITLE 14 (HOUSING) TO CLARIFY INCLUSIONARY HOUSING REGULATIONS AND ENACTING CHAPTER 18.48 (DENSITY BONUS) OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL REGARDING GRANTING OF DENSITY BONUS, INCENTIVES/CONCESSIONS AND WAIVERS OR REDUCTION OF DEVELOPMENT STANDARDS FOR HOUSING PROJECTS THAT INCLUDE AFFORDABLE UNITS, AS REQUIRED BY STATE LAW (AB 1763)

Recommendation:

1. Open/close public hearing; and
2. Adopt a resolution recommending City Council approval of the Municipal Code Amendments.

Assistant City Attorney for Community Development Cynthia Hasson presented the Staff Report at 7:08 p.m.

Chair Mueller opened the Public Hearing at 7:40 p.m. Hearing no further requests to speak, the Public Hearing was closed.

MOTION:

Adopt the Resolution recommending City Council approve the Municipal Code Amendments.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement at 7:46 p.m. Housing Director Rebecca Garcia made an announcement at 7:49 p.m. Assistant City Manager to Community Development Director Edith Ramirez addressed Chair Mueller's question at 7:50p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 7:51 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk