CITY OF MORGAN HILL

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, October 11, 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 PM.

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

DECLARATION Of POSTING

Minutes Clerk Luna declared the posting of the agenda 7:00 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Kumar led the Pledge of Allegiance at 7:02 p.m.

PUBLIC COMMENT

Chair Mueller opened the Public Comment Period at 7:05 p.m. The following individual addressed the Planning Commission:

- Joe Baranowski

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

ORDERS OF THE DAY

No changes were made.

CONSENT AGENDA

MOTION:
Accept meeting minutes - Items 1 and 2

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

1. August 23, 2022 Meeting Minutes

Recommendation:

1. Accept Meeting Minutes

2. September 13, 2022 Meeting Minutes

Recommendation:

1. Accept Meeting Minutes

PUBLIC HEARINGS

3. **ZA2019-0003/GPA2021-0004/EA2021-0010: COCHRANE – MORGAN HILL RETAIL VENTURE CENTER: REQUEST FOR A GENERAL PLAN AMENDMENT AND PLANNED DEVELOPMENT AMENDMENT FOR THE COCHRANE COMMONS RETAIL CENTER AND ASSOCIATED LAND. THE PROJECT IS ALSO REFERRED TO AS COCHRANE COMMONS PHASE 2. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS: 728-37-056, -069, AND -041, ARE LOCATED ON THE NORTHWEST CORNER OF HIGHWAY 101, COCHRANE ROAD, AND MISSION VIEW DRIVE, (MORGAN HILL RETAIL VENTURE LP, OWNER). CEQA: SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**

Recommendation:

1. Open/close public hearing; and
2. Adopt a Resolution recommending the City Council certify the SEIR, approve the Mitigation Monitoring and Reporting Program prepared for the project, and adopt Findings of Significance and Statement of Overriding Considerations (Attachment 1); and
3. Adopt a Resolution recommending the City Council approve an amendment to the General Plan land use designation and a Zoning Amendment for a Planned Development Combining District (Attachment 2).

Community Development Director Jennifer Carman presented the staff report at 7:07 p.m.

The following individuals address Planning Commissions' questions at 7:25 p.m.:

- Katie Green, AICP (Rincon Consultants)
- Don Larkin, City Attorney
- Robert Del Rio, Principal Vice Presented with Hexagon Transportation Consultants, Inc.

Chair Mueller opened the Public Hearing at 7:40 p.m. The following individuals addressed the Planning Commission:

- Darryl Browman, Browman Development Company, Inc.
- Mike Van Daele, Van Daele Homes
- Darryle Browman
- Kevin
- Joe Baranowski
- Dan Flynn
- Shari Mitchell

Chair Mueller closed the Public Hearing at 8:27 p.m. Hearing no request to speak, the Public Hearing was closed.

MOTION:
Adopt a Resolution recommending the City Council certify the SEIR, approve the Mitigation and Monitoring and Reporting program, and adopt Findings of Significance and Statement of Overriding Considerations.

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

MOTION:
Adopt a Resolution recommending City Council approve an amendment to the General Plan Land Use Designation and a Zoning Amendment for a Planned Development Combining District with the following modifications:

- Limiting the expansion of the Mixed Use Flex designation to the area proposed for residential use as identified in the Site Plan;
- Remove the word, "Approximately" in the second bullet point under the Permitted Uses;
- Move a number of uses from a permitted use to a conditional use. These uses include: lodging facilities, nursing homes and residential care facilities, bars and nightclubs, tasting rooms, breweries, beer gardens, vehicle repair and maintenance (minor), fuel and service stations, vehicle sales and leasing, vehicle washing, and a blanket statement that would allow any use supported of retail would all require a Conditional Use Permit;
- Changing Animal Boarding to Indoor Animal Boarding as a permitted use;
- Add Vehicle Showrooms as a permitted use;
- Vehicle Repair and Maintenance (Major) should be removed from the Conditional Use Permit list;
- Modify the Development Standards to limit the building height to a maximum of 2 stories along Mission View;
- Provide a 15-foot-wide landscape strip along Mission View Drive;
- Increase the base building height from 40 to 68 feet for hotel use;
- Limit residential to a maximum of 4 stories;
- The landscape plan is to be reviewed during the Administrative Design Review process;

- The project site plan and project design elevations shall be subject to Administrative Design Review; and
- An addition of a northbound left-turn lane on Mission View Drive and an adjustment of the cycle length of the traffic light is to be reviewed and implemented at the discretion of the City Engineer.

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

The Planning Commission meeting recessed at 9:39 p.m.
The Planning Commission meeting reconvened at 9:45 p.m.

4. ZA2022-0004/AAE2022-0004/EA2022-0010: MONTEREY - GRANADA HOTEL: A REQUEST A ZONING AMENDMENT TO REZONE THE PROPERTY TO ADD THE PLANNED DEVELOPMENT COMBINING DISTRICT AND A DESIGN PERMIT AMENDMENT TO ALLOW FOR AN ADDITIONAL LEVEL (5TH FLOOR) FOR THE APPROVED GRANADA HOTEL. THE PROPERTY, LOCATED AT 17490 MONTEREY ROAD, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-14-074, IS LOCATED ON THE SOUTHEAST CORNER OF MONTEREY ROAD AND FIRST STREET (LEAL VINEYARDS INC., APPLICANT/OWNER).

Recommendation:

1. Open / Close Public Hearing; and
2. Adopt a Resolution recommending City Council approval of a Zoning Amendment to add the Planned Development Combining District to the property; and
3. Adopt a Resolution recommending City Council approval of a Design Permit Amendment for minor facade modifications, including a partial fifth floor to the hotel.

Senior Planner Tiffany Brown presented the Staff Report at 9:47 p.m.

Chair Mueller opened the Public Hearing at 10:20 p.m. The following individuals addressed the Planning Commission:

- Frank Leal, Applicant
- Sean Martino (KTGY)
- S Martin

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

MOTION:
Adopt a Resolution recommending City Council Approval of the Zoning Amendment and add the Planning Development Combining District.

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

MOTION:
Adopt a Resolution recommending City Council approval of the Design Permit Amendment for the minor facade modifications, including a partial fifth floor.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement at 10:57 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 10:59 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk