



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, November 8, 2022 6:00 PM

Hybrid Meeting
17555 Peak Avenue, Morgan Hill, CA 95037 and Virtual

TELECONFERENCE

Planning Commissioner Paul Lake participated in the Planning Commission meeting via Teleconference.

WORKSHOP

Chair Mueller called the workshop to order at 6:01 p.m.

1. 2023 PLANNING COMMISSION WORK PROGRAM

Recommendation:

1. Review Rules, Norms, and Procedures
2. Discuss high-level overview of projects and issues

Assistant City Manager for Community Development Edith Ramirez, City Attorney Don Larkin, Community Development Director Jennifer Carman, Economic Development Director Matthew Mahood, and Housing Director Rebecca Garcia gave a presentation at 6:02 p.m.

Chair Mueller opened the public comment period at 6:43 p.m. The following individual addressed the Planning Commission:

- Doug Muirhead

Hearing no further request to speak, the Public comment period was closed at 6:47 p.m.

MOTION:

No action was taken. The Planning Commission reviewed the rules, norms, and procedures, and had a high-level discussion of various projects and issues.

The Planning Commission meeting recessed at 6:54 p.m.

The Planning Commission Meeting reconvened at 7:00 p.m.

REGULAR MEETING

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Minutes Clerk Jenna Luna called the roll at 7:00 p.m.

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

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:02 PM.

PLEDGE OF ALLEGIANCE

Planning Commissioner Tanda led the pledge of allegiance at 7:03 p.m.

PUBLIC COMMENT

Chair Mueller opened the public comment at 7:03 p.m. Hearing no requests to speak,

the Public Comment period was closed.

ORDERS OF THE DAY

No changes were made.

PUBLIC HEARINGS

1. **MUNICIPAL CODE TEXT AMENDMENT (ZA2022-0005) AMENDING VARIOUS CODE PROVISIONS WITHIN TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL IMPLEMENTING MINOR AMENDMENTS DUE TO CLERICAL ERRORS, INCONSISTENCIES, AND UPDATES TO ACCESSORY DWELLING UNIT PROVISIONS TO COMPLY WITH STATE LAW**

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 at 7:04 p.m.

Chair Muller opened the Public Hearing at 7:36 pm. Hearing no requests to speak, the Public Hearing is closed.

MOTION:

Adopt a Resolution recommending City Council approve the proposed Zoning Code amendments as presented by the Staff, with the exception of allowing attached Accessory Dwelling Units (ADUs) to be setback four feet from the side and rear property lines. The following changes were made to Section 10 - E. 3. Property Line Setback: Delete the verbiage "a detached" and delete E. 4 altogether. Section 10 - F. Height: Delete number 1, and in number F. 2 delete the verbiage that reads "permitted within the front setback as allowed in Subdivision E. of this Section".

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

ABSENT:	Kumar
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DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman gave a Director's Report at 7:39 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 7:44 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk