



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, December 13, 2022 7:00 PM

Council Chambers Building
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Mueller called the meeting to order at 7:09 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll at 07:10 p.m.

STATUS	ATTENDEE
PRESENT	Joseph Mueller, Wayne Tanda, Mohammad Habib, Liam Downey, Malisha Kumar; Paul Lake
EXCUSED	James Wilson

DECLARATION of POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:10 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Lake led the Pledge of Allegiance at 7:10 p.m.

PUBLIC COMMENT

Chair Mueller opened the Public Comment Period at 7:11 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes made.

CONSENT AGENDA

Planning Commissioner Tanda pulled the items from the Consent Agenda at 7:13 p.m. to vote on each item separately.

1. OCTOBER 11, 2022 MEETING MINUTES

Recommendation:

1. Accept Minutes

MOTION:

Accept the October 11, 2022, Meeting Minutes.

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

2.

NOVEMBER 8, 2022 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

MOTION:

Accept the November 8, 2022, Meeting Minutes.

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

PUBLIC HEARINGS

3. **MONTEREY – CITY VENTURES (THE GATES): REQUEST FOR A GENERAL PLAN AMENDMENT FROM COMMERCIAL TO MIXED USE FLEX AND A ZONING AMENDMENT FROM GENERAL COMMERCIAL AND THE PLANNED DEVELOPMENT COMBINING DISTRICT TO MIXED USE FLEX TO ALLOW FOR THE FUTURE DEVELOPMENT OF A MIXED-USE PROJECT. THE 3.82-ACRE SITE IS LOCATED ON THE SOUTHWEST QUADRANT OF MONTEREY ROAD AND COCHRANE ROAD WITH ACCESS OFF SOUTHBOUND MONTEREY ROAD AND VIA THE INTERSECTION OF MONTEREY ROAD AND COCHRANE ROAD. THE PROPOSED CEQA ACTION IS AN ADOPTION OF A MIGRATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM. (ZA2021-0006/GPA2021-0005/EA2021-0015)**

Recommendation:

1. Open/close the public hearing;
2. Adopt a Resolution recommending the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project; and
3. Adopt a Resolution recommending the City Council approve amendments to the General Plan land use designation and the Zoning Map.

Chair Mueller and Planning Commissioner Downey announced their ex parte communications.

Associate Planner Joey Dinh presented the staff report at 7:15 p.m.

Chair Mueller opened the Public Hearing at 7:34 p.m. The following individuals addressed the Planning Commission:

- Samantha Houser, Applicant
- Jessie

Hearing no request to speak, the Public Hearing was closed at 7:52 p.m.

MOTION:

Adopt a resolution recommending City Council adopt the Mitigated Negative Declaration and the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

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

MOTION:

Adopt a resolution recommending City Council approve amendments to the General Plan land use designation and the Zoning Map.

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

The Planning Commission meeting recessed at 8:03 p.m.

The Planning Commission meeting reconvened at 8:08 p.m.

LEGAL BRIEFING

4. Brown Act Presentation

Assistant City Attorney Cynthia Hasson gave a presentation at 8:08 p.m.

No action was taken. The Planning Commission received the presentation and asked clarifying questions of staff.

DIRECTOR'S REPORT/ANNOUNCEMENTS

The Community Development Director Jennifer Carman made an announcement at 8:33 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 8:35 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk