



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, April 25, 2023 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Mueller called the meeting to order at 07:00 p.m.

ROLL CALL ATTENDANCE

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

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

DECLARATION OF POSTING

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

PLEDGE OF ALLEGIANCE

Planning Commissioner Wilson led the pledge of allegiance at 07:01 p.m.

PUBLIC COMMENT

Chair Mueller Opened the Public Comment Period at 7:01 p.m. The following individuals were called to speak:

- Caller ending in 709 (Zoom)

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

ORDERS OF THE DAY

There were no changes made.

MINUTES APPROVAL

1. MARCH 28, 2023 MEETING MINUTES

Recommendation:

1. Accept Minutes

MOTION:

Accept the March 28 meeting minutes.

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

PUBLIC HEARINGS

2. UP2021-0002/EA2021-0001: REQUEST FOR A CONDITIONAL USE PERMIT TO DEMOLISH AND REDEVELOP THE EXISTING GAS STATION AND CONVENIENCE STORE LOCATED AT 16720 MONTEREY ROAD (APN 817-

01-002). PROPOSED CEQA ACTION IS THE ADOPTION OF THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (WORLD OIL)

Recommendation:

1. Open/close public hearing; and
2. Adopt the Resolution approving a Mitigated Negative Declaration, adopting a mitigation and monitoring reporting program, and approving a Conditional Use Permit for a gas station remodel.

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

James Reyff with Illingworth & Rodkin, Inc. addressed the Planning Commissions' questions at 7:26 p.m.

Chair Mueller opened the Public Hearing at 7:45 p.m. The following individuals were called to speak:

- John Hundley - Applicant
- Ray Lemos
- James Reyff with Illingworth & Rodkin, Inc. - Consultant
- Javier Vega
- Joe Baranowski

Deputy Director for Engineering Scott Creer addressed the Planning Commissions' questions at 8:09 p.m.

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

The Planning Commission meeting recessed at 8:19 p.m.

The Planning Commission meeting reconvened at 8:27 p.m.

Chair Mueller re-opened the Public Hearing at 8:28 p.m. The following individuals addressed the Planning Commission:

- John Hundley - Applicant
- Ray Lemos
- Akoni Daniels with David J. Powers and Associates, Inc.
- John Hundley - Applicant
- Alex Irshaid - Ramcam Engineering Group

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

Akoni Daniels with David J. Powers and Associates, Inc addressed the Planning Commission questions at 8:56 p.m.

MOTION:

Adopt a Resolution approving the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and the Conditional Use Permit with the following added conditions: (1) Work with the adjacent property owners to discuss the height of the wall that will start at a minimum of 7 feet and incorporate trees with the landscape. The wall and landscape should be installed first, (2) Fuel deliveries should not occur between 9:00 p.m. and 6:00 a.m., (3) Tank locations should be located as far to the west as feasible, (4) The quietest air compressor available should be used and put inside an enclosure, (5) Communication with the adjacent residents regarding the construction process shall take place throughout the duration of the project to ensure residents stay informed. The Site Management Plan and the construction timing schedule shall be posted to the City's website and made available to the public. A contact person for the construction management team and the property owner shall be posted at the project site if anyone should have questions about the phasing of construction, and (6) Staff will explore possible mitigation measures for particulate matter that may have settled on surfaces and potentially require a condition that would help mitigate the issue post-construction as part of the Design Review.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement at 9:02 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 9:06 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk