



**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, May 23, 2023 7:00 PM

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

CALL TO ORDER

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

ROLL CALL ATTENDANCE

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

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

DECLARATION OF POSTING

Minutes Clerk Luna Declared the posting of the Agenda at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Lake led the Pledge of Allegiance at 7:01 p.m.

PUBLIC COMMENT

Chair Mueller opened Public Comment Period at 7:01 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes made.

MINUTES APPROVAL

1. APRIL 25, 2023 MEETING MINUTES

Recommendation:

1. Accept Minutes

MOTION:

Accept the April 25, 2023 Meeting Minutes

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

PUBLIC HEARINGS

- 2. SR2020-0010/SD2020-0003/EA2020-0007: HALF - DIVIDEND (CROSSWINDS): VESTING TENTATIVE MAP AND DESIGN PERMIT FOR A RESIDENTIAL DEVELOPMENT, COMPRISED OF 269 UNITS. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 728-30-001, 728-30-002, 728-30-003, AND 728-30-004 ARE LOCATED AT THE SOUTHWEST INTERSECTION OF HALF ROAD AND MISSION VIEW DRIVE (THE**

**CROSSWINDS AT MORGAN HILL, LLC, OWNER). CEQA: ENVIRONMENTAL
IMPACT REPORT**

Recommendation:

1. Open/close public hearing;
2. Adopt a Resolution recommending the City Council certify the Environmental Impact Report (EIR), approve the Mitigation Monitoring and Reporting Program prepared for the project, and adopt Findings of Significance and Statement of Overriding Considerations; and
3. Adopt a Resolution recommending the City Council approve a Vesting Tentative Map and Design Permit.

Principal Planner Adam Paszkowski presented the staff report at 7:04 p.m.

Chair Mueller opened the Public Hearing at 7:55 p.m. The following individuals were called to speak:

- Dick Oliver, Applicant
- Josh Vrotsos
- Luis Santiago, Storm Water Engineer
- Ross Doyle
- Josh Vrotsos
- Ross Doyle
- Akoni Daniels, Environmental Consultant

The Planning Commission meeting recessed at 8:21 p.m.

The Planning Commission meeting reconvened at 8:26 p.m.

Chair Mueller continued the Public Hearing at 8:26 p.m. The following individuals were called to speak:

- Joe Baranowski
- Kenneth Do
- Caller ending in 435
- Rob & Bob
- Keith Rockkind

Hearing no further requests to speak, Chair Mueller closed the Public Hearing.

MOTION:

Adopt the Resolution recommending City Council certify the Final Environmental Impact Report as consistent with the California Environmental Quality Act (CEQA) and adopt a Statement of Overriding Considerations regarding the Environmental Impacts and related Mitigation Monitoring and Reporting Program with the following change: Section TRN-2.1: Mitigation Measure, removal of the term, "management Entity/Homeowners Association (HOA)" and replace with "Developer".

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

MOTION:

Adopt a Resolution recommending City Council approve a Vesting Tentative Map and a Design Permit with the following added conditions: 1. Notify future residents of the possibility of street extensions; 2. Section TRN-2.1 Mitigation Measures, remove the term, "management Entity/Homeowners Association (HOA)" and replace it with "Developer"; 3. Include the revisions to Exhibit B: Standard Conditions, Engineering Division Section from the supplement staff provided.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement at 9:26 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 9:45 p.m.