



Meeting Minutes
Planning Commission

WAYNE TANDA - CHAIR
LIAM DOWNEY - VICE-CHAIR
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER

Tuesday, October 24, 2023 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Tanda called the meeting to order at 7:01 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:02 p.m.

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

DECLARATION OF POSTING

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

PLEDGE OF ALLEGIANCE

Planning Commission Lake led the Pledge of Allegiance at 7:03 p.m.

PUBLIC COMMENT

Chair Tanda opened the Public Comment Period at 7:02 p.m. The following individuals addressed the Planning Commission:

- Joe Baranowski
- Rene Baez

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

ORDERS OF THE DAY

There were no change made.

PUBLIC HEARINGS

1. UP2023-0004: DEPOT - SILOS CRAFT COCKTAIL LOUNGE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A BAR WITHIN AN EXISTING 1,464 SQUARE FOOT BUILDING - CONTINUATION

Recommendation:

1. Open and Close Public Hearing
2. Continue to the November 14, 2023 Planning Commission Meeting

Development Services Director Jennifer Carmen Presented the item 7:12 p.m.

Chair Tanda opened the Public Hearing at 7:12 p.m. Hearing no requests to speak, the Public Hearing was closed.

MOTION:

Continue the item to the November 14, 2023 Planning Commission Meeting.

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

2. SD2021-0006: MONTEREY - CITY VENTURES (THE GATES): REQUEST FOR A VESTING TENTATIVE MAP FOR A MIXED-USE DEVELOPMENT CONSISTING OF 49 TOWNHOME-STYLE CONDOMINIUMS AND 5 COMMERCIAL UNITS LOCATED ON THE SOUTHWEST QUADRANT OF

COCHRANE ROAD AND MONTEREY ROAD (APNS 764-10-013 AND 764-10-015).

Recommendation:

1. Open/close public hearing.
2. Adopt a Resolution approving a Vesting Tentative Map for the development of a mixed-use project consisting of 49 townhome-style condominiums and 5 commercial units.

Associate Planner Joey Dinh presented the item at 7:13 p.m.

Planning Commissioners Mueller and Downey noted they had ex-parte communications with the applicant prior to the meeting at 7:20 p.m.

Chair Tanda opened the Public Hearing at 7:35 p.m. The following individuals address the Planning Commission:

- Samantha Hauser, Applicant
- Joe Baranowski

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

MOTION:

Adopt a Resolution Approving a Vesting Tentative Map with an added clarification to the end of Section 2 that states the date City Council approved the Initial Study and the Mitigated Negative Declaration.

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

3. RECOMMEND APPROVAL OF VEHICLE SALES OVERLAY ZONE (VS) AND VEHICLE SALES DESIGN GUIDELINES

Recommendation:

1. Open/close public hearing.
2. Adopt a Resolution recommending City Council approval of the Municipal Code Amendment.

Economic Development Director Matt Mahood gave the presentation at 7:44 p.m.

Chair Tanda opened the public comment period at 8:07 p.m. The following individuals addressed the Planning Commissioners:

- Joe Baranowski
- Miguel Jimenez
- Dave Wendt

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

Assistant City Manager for Community Development Edith Ramirez addressed the planning commission at 9:26 p.m.

MOTION:

Continue this item.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

The Development Services Director Jennifer Carman made an announcement at 9:48 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Tanda adjourned the meeting at 9:56 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk