



Meeting Minutes
Planning Commission

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

Tuesday, September 10, 2024 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

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

ROLL CALL ATTENDANCE

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

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

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:01 p.m.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Chair Downey opened the Public Comment period at 7:01 p.m.

ORDERS OF THE DAY

There were no changes made.

CONSENT AGENDA

1. JUNE 25, 2024 MEETING MINUTES

Recommendation:

1. Accept the June 25, 2024 Meeting Minutes.

MOTION:

Accept the June 25, 2024 Meeting Minutes

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

2. AUGUST 27, 2024 MEETING MINUTES

Recommendation:

1. Accept the August 27, 2024 Meeting Minutes.

MOTION:

Accept the August 27, 2024 Meeting Minutes

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

PUBLIC HEARINGS

3. **SD2022-0003/SR2022-0023/EA2022-0013: W. DUNNE - ROBERTSON (BORELLO ORCHARDS): REQUEST FOR A TENTATIVE SUBDIVISION MAP AND DESIGN PERMIT FOR A SINGLE-FAMILY ATTACHED DEVELOPMENT CONSISTING OF 10 TOWNHOME-STYLE DUETS LOCATED ON THE SOUTHWEST QUADRANT OF WEST DUNNE AVENUE AND VIEWCREST LANE (APN 767-12-060).**

Recommendation:

1. Open/close public hearing.
2. Adopt a Resolution approving a Tentative Subdivision Map and Design Permit for the development of a single-family attached residential project consisting of 10 townhome-style duets.

Development Services Director Jennifer Carman presented the Staff Report at 7:03 p.m.

Chair Downey opened the Public Hearing at 7:09 p.m. The following individuals addressed the Planning Commission:

- Giselle Martinez
- David Robertson 7:14 p.m.
- Jeane
- Sara Vourbour
- Vincent

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

The Assistant City Attorney, Cynthia Hasson, informed the Planning Commission that Commissioner Wilson disclosed he had a conflict and stepped down from the dais.

MOTION:

Adopt a resolution approving the Tentative Subdivision Map and Design Review Permit for the development of a single-family attached residential project

consisting of 10 townhome-style duets.

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

4. **SD2023-0003/EA2023-0008: E. DUNNE – SERENE HILLS: REQUEST FOR A TENTATIVE SUBDIVISION MAP OF AN EXISTING 8.37 ACRE-SITE FOR THE DEVELOPMENT OF SEVEN LOTS TO CONSTRUCT SEVEN DETACHED SINGLE-FAMILY RESIDENCES. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 728-02-002 AND 728-02-003, ARE LOCATED ON 2275 EAST DUNNE AVENUE, NORTH OF SADDLEBACK DRIVE; (SERENE HILLS, LLC., APPLICANT). CEQA: MITIGATED NEGATIVE DECLARATION.**

Recommendation:

1. Open/close public hearing; and
2. Adopt a Resolution approving a Mitigated Negative Declaration and a Tentative Subdivision Map for the future development of a single-family detached residential project consisting of 7 custom lots.

Development Services Director Jennifer Caman presented the Staff Report at 7:30 p.m.

Chair Downey opened the public hearing at 7:40 p.m. The following addressed the Planning Commission:

- Viji Mani, Owner
- Bill McClintock, MH Engineering

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

MOTION:

Adopt a resolution approving a Mitigated Negative Declaration and a Tentative Subdivision Map for the future development of a single-family detached residential project consisting of 7 custom lots.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 7:59 p.m.
Assistant City Manager for Community Development Edith Ramirez made an announcement at 8:03 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Downey adjourned the meeting at 8:09 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk