



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, January 28, 2025 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:01 p.m.

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

DECLARATION Of POSTING

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

PLEDGE OF ALLEGIANCE

Planning Commissioner Wilson led the Pledge of Allegiance at 7:03 p.m.

PUBLIC COMMENT

Chair Downey opened the Public Comment Period at 7:02 p.m.

ORDERS OF THE DAY

There were no chances made.

CONSENT AGENDA

1. NOVEMBER 12, 2024, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

MOTION:

Accept the November 12, 2024, Meeting Minutes

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

2. DECEMBER 10, 2024, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

MOTION:

Accept the December 24, 2024, Meeting Minutes

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Vice Chair Lake

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

3. **JANUARY 14, 2025, MEETING MINUTES**

Recommendation:

1. Accept Meeting Minutes

MOTION:

Accept the January 14, 2025, Meeting Minutes

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

PUBLIC HEARINGS

4. **SIGN2024-0026: TENNANT STATION - CINELUX: MASTER SIGN PROGRAM AMENDMENT FOR THE TENNANT STATION SHOPPING CENTER TO ALLOW MORE FREQUENT MESSAGE CHANGES FOR A CHANGEABLE COPY SIGN FOR THE EXISTING MOVIE THEATER. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 81706055 IS LOCATED ON THE SOUTHWEST CORNER OF TENNANT AVENUE AND TENNANT STATION WAY (602 TENNANT STATION WAY) (CINELUX THEATRES MORGAN HILL LLC, APPLICANT). CEQA: CATEGORICALLY EXEMPT PURSUANT SECTION 15061(B)(3) COMMON SENSE EXEMPTION.**

Recommendation:

1. Approve proposed amendment to the Sign Program

Development Services Planner Rich Buikema presented the Staff Report at 7:05 p.m.

Chair Downey opened the public hearing at 7:17 p.m. The following individuals were called to speak:

- Paul Gunski

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

MOTION:

Adopt the Sign Program Amendment with the following modifications: 1. Allow the signage to change no less than 4 seconds; 2. Allow the sign to operate during the same hours that align with the nearby businesses within the shopping center; 3. The illumination levels should not create a public nuisance, and 4. Delete #1 under Exhibit B, Section A, F of Prohibited Signage.

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

OTHER BUSINESS

5. LEGISLATIVE UPDATE

Recommendation:

1. Receive presentation

Development Services Director Jennifer Carman gave the presentation at 7:52 p.m.

No motion was taken. The Planning Commission received the presentation.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 8:48 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Downey adjourned the meeting at 8:51 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk