



**Special/Regular Meeting Agenda
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, April 22, 2025 7:00 PM

**Council Chamber Building, West Conference Room
17555 Peak Avenue, Morgan Hill, CA 95037**

SPECIAL/REGULAR MEETING

Please note the alternative meeting location above

MEETING PARTICIPATION

Morgan Hill Planning Commission meetings are held in person. The community can participate by attending in person, joining via Zoom (video/teleconference), or watch the meeting live on Facebook. Please note, due to the alternative location site for this particular meeting, live-streaming will not be available on the City's website. The recording will be uploaded to the City's website at a later time for public access.

Those wishing to participate in the meetings remotely must register in advance at <https://bit.ly/PlanningCommissionMtg>. Additionally, Zoom participants must be running the latest version or will be required to update to the latest version before being able to join the meeting remotely.

Remote participation is also available by calling (669) 900-9128 and entering webinar id: 862 0324 6251#. Dial *9 to raise your hand, and be called upon to speak for up to 3 minutes. Dial *6 to unmute.

As a courtesy, and technology permitting, for members who attend online, the City cannot guarantee that the public's access to online technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue despite technical difficulties for participants using

the online option.

PUBLIC COMMENT

Public comment may be offered verbally at the meeting or in writing before the meeting.

Those attending remotely may only offer public comment for items on the agenda in any of these three categories:

- Consent Calendar
- Other Business
- Public Hearings

Public comment will be heard from those attending in person first with the submission of a speaker card. Once that is complete, we will move to those on Zoom that have their hand raised. Following public comment from Zoom, we will close the public comment period for that item.

Remote public comment for items not on the agenda will not be accepted.

Written public comment may be submitted to the Planning Office:

- In person at the Planning Commission Meeting;
- Via email to pcpubliccomment@morganhill.ca.gov; or
- Hand delivered or mailed to the Planning Division at 17575 Peak Avenue, Morgan Hill, CA 95037

Please email your comments to the Planning Office no later than 3:00 p.m. on Monday (the day before the Planning Commission meeting) so that your comments can be submitted to the members of the Planning Commission with sufficient time to review them. You may continue to provide written comments up to noon on Tuesday (the day of the meeting), although Planning Commissioners may not have sufficient time to review them before the meeting. Public comments submitted to the Planning Division after noon (12:00 p.m.) the day of the meeting will be provided to the Planning Commission as time allows.

Written comments WILL NOT be read aloud during the Planning Commission Meeting. Please note that written comments are posted on the City's website. It is recommended that you do not include any personal information that you do not want to be posted on the web. Please be advised that communications directed to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law. Communications will NOT be edited for redactions and will be printed/posted as submitted.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the Planning Office at (408) 310-4709 or by email at

planning@morganhill.ca.gov. Requests must be made as early as possible and at least two full business days before the start of the meeting.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

MINUTES APPROVAL

1. MARCH 25, 2025 MEETING MINUTES

Recommendation:

1. Accept the March 25, 2025 Meeting Minutes

PUBLIC HEARINGS

None

OTHER BUSINESS

2. HEALTHY NEIGHBORHOODS FOR ALL

Recommendation:

Receive presentation by Staff regarding the City's implementation of the Healthy Neighborhoods for All initiative.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the Planning Commission less than 72 hours prior to an open meeting, will be made available for public inspection at the front counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Planning Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Planning Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Planning Commission, but it is very helpful. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Planning Commission.

Persons interested in proposing an item for the Planning Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Planning's action, your request may be placed on the next appropriate agenda. Planning Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.



**Meeting Minutes
Planning Commission**

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

Tuesday, March 25, 2025 7:00 PM

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

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll at 7:00 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 Agneda at 7:00 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. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes made.

CONSENT AGENDA

MOTION:

Accept items 1 and 2.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Wilson
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

1. JANUARY 28, 2025, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

2. FEBRUARY 25, 2025, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

PUBLIC HEARINGS

None

OTHER BUSINESS

3. ACCEPT THE 2024 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR)

Recommendation:

1. Accept the 2024 General Plan and Housing Element Annual Progress Report (APR).

Principal Planner Adam Paszkowski gave a presentation at 7:03 p.m.

The Planning Commission asked clarifying questions at 7:10 p.m. Principal Planner Adam Paszkowski and Development Services Director Jennifer Carman address Planning Commissioners' questions.

Assistant City Manager for Community Development Edith Ramirez addressed the Planning Commission at 7:31 p.m.

Chair Downey opened the Public Comment Period at 7:56 p.m. Hearing no requests to speak, the Public Comment Period was closed.

MOTION:

Accept the 2024 General Plan and Housing Element Annual Progress Report (APR).

RESULT:	Accepted
MOVER:	None
SECONDER:	None
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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 7:57 p.m. Principal Planner Adam addressed the Planning Commissions questions at 8:00 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Downey adjourned the meeting at 8:06 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk



Healthy Neighborhoods for All

Planning Commission
April 22, 2025



Why are we doing this?

Senate Bill 1000 (Environmental Justice)

- Address pollution and other hazards disproportionately impacting low-income communities and communities of color
- Identify “disadvantaged communities”
- Must address 8 different topics:
 - Reduce pollution exposure
 - Promote public facilities
 - Promote food access
 - Promote safe and sanitary homes
 - Promote physical activity
 - Reduce unique or compounded health risks
 - Promote civic engagement
 - Prioritize the needs of “disadvantaged communities”

Improving Neighborhoods

Increase

- Safe building conditions
- Access to grocery stores and parks
- Participation in local government+

Enhance

- Air quality
- Healthier communities
- Well-being for all

Address

- Neighborhoods lacking resources
- Needs identified by neighborhoods



Healthy Neighborhoods for All

What is Healthy Neighborhoods for All?

- A **plan** to ensure **everyone** has the right to **clean air, water**, and a **healthy environment**
- No group of people should have more pollution risk than others
- **Communities** should **have a say** in making their neighborhoods better
- This plan will be part of the future for Morgan Hill (2035 General Plan)

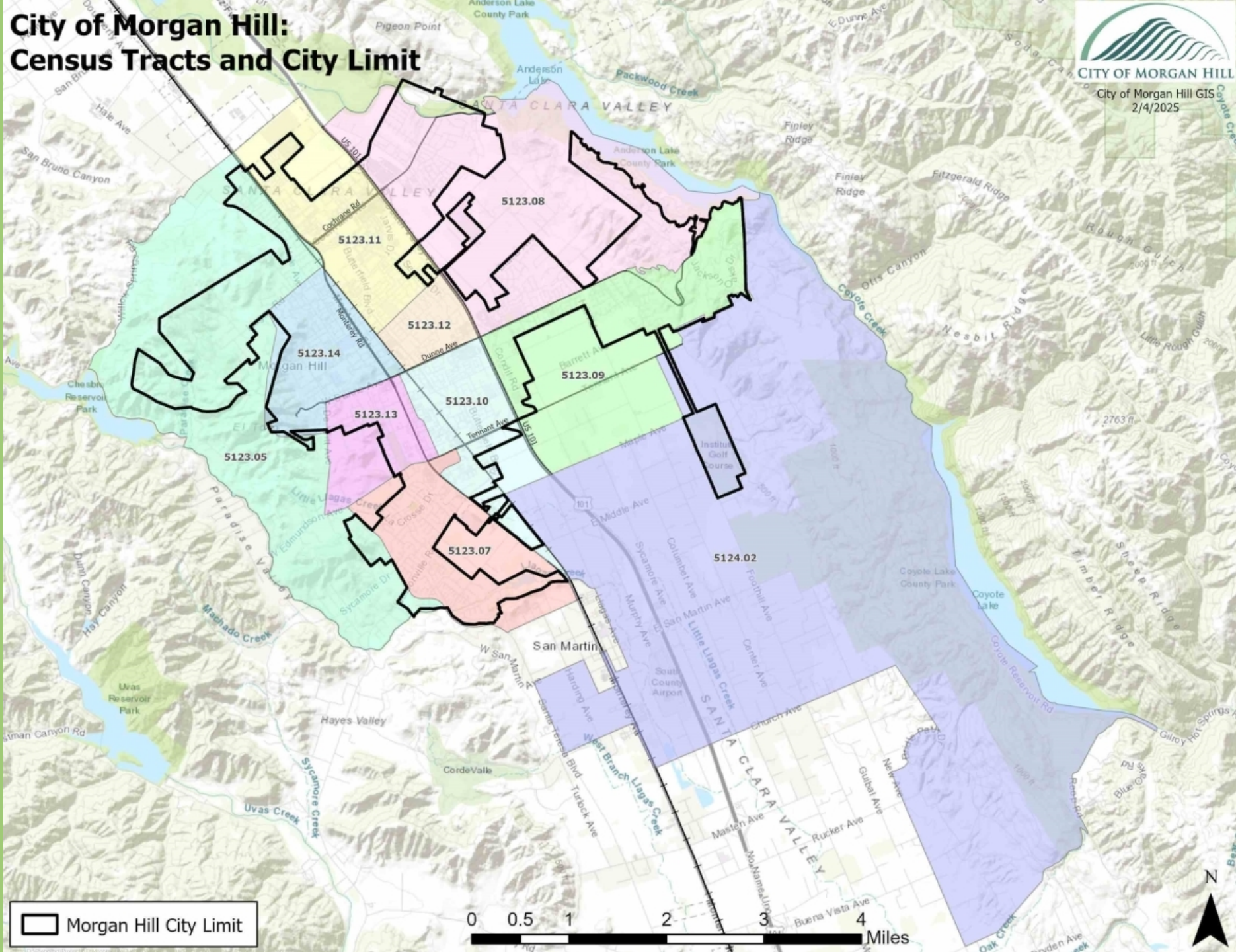


HEALTHY Neighborhoods For All

Background Review Report
March 2025



City of Morgan Hill: Census Tracts and City Limit



□ Morgan Hill City Limit

0 0.5 1 2 3 4 Miles

City of Morgan Hill: Median Household Income

Median Household Income (Dollars) by Census Tract

- 238,021
- 228,583
- 200,758
- 194,280
- 149,545
- 149,531
- 145,788
- 114,762
- 108,542
- 98,263
- Morgan Hill City Limit

0 0.5 1 2 Miles

City of Morgan Hill GIS 1/27/2025

City of Morgan Hill: Median Household Income

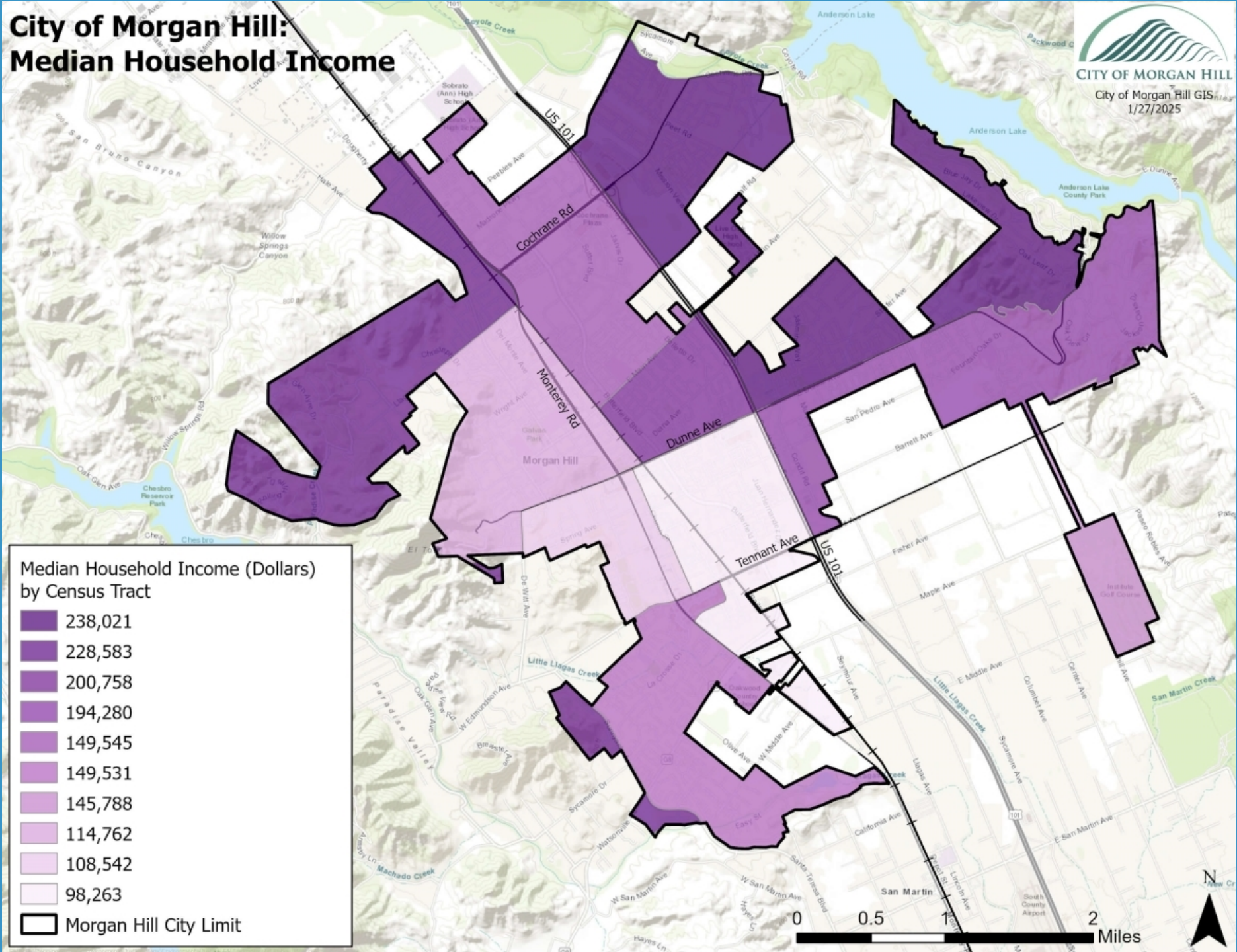
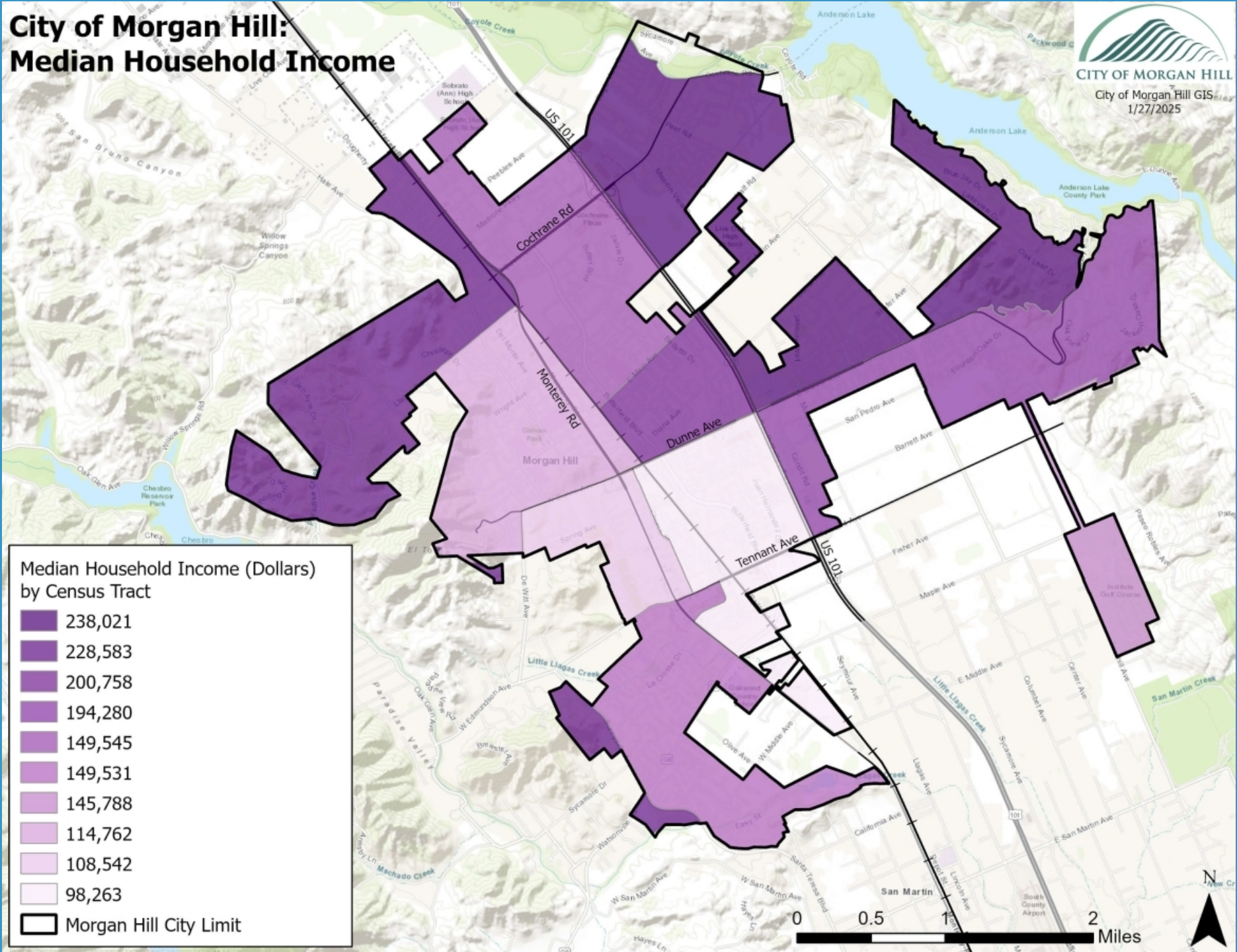
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☐ Morgan Hill City Limit

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City of Morgan Hill GIS
 1/27/2025



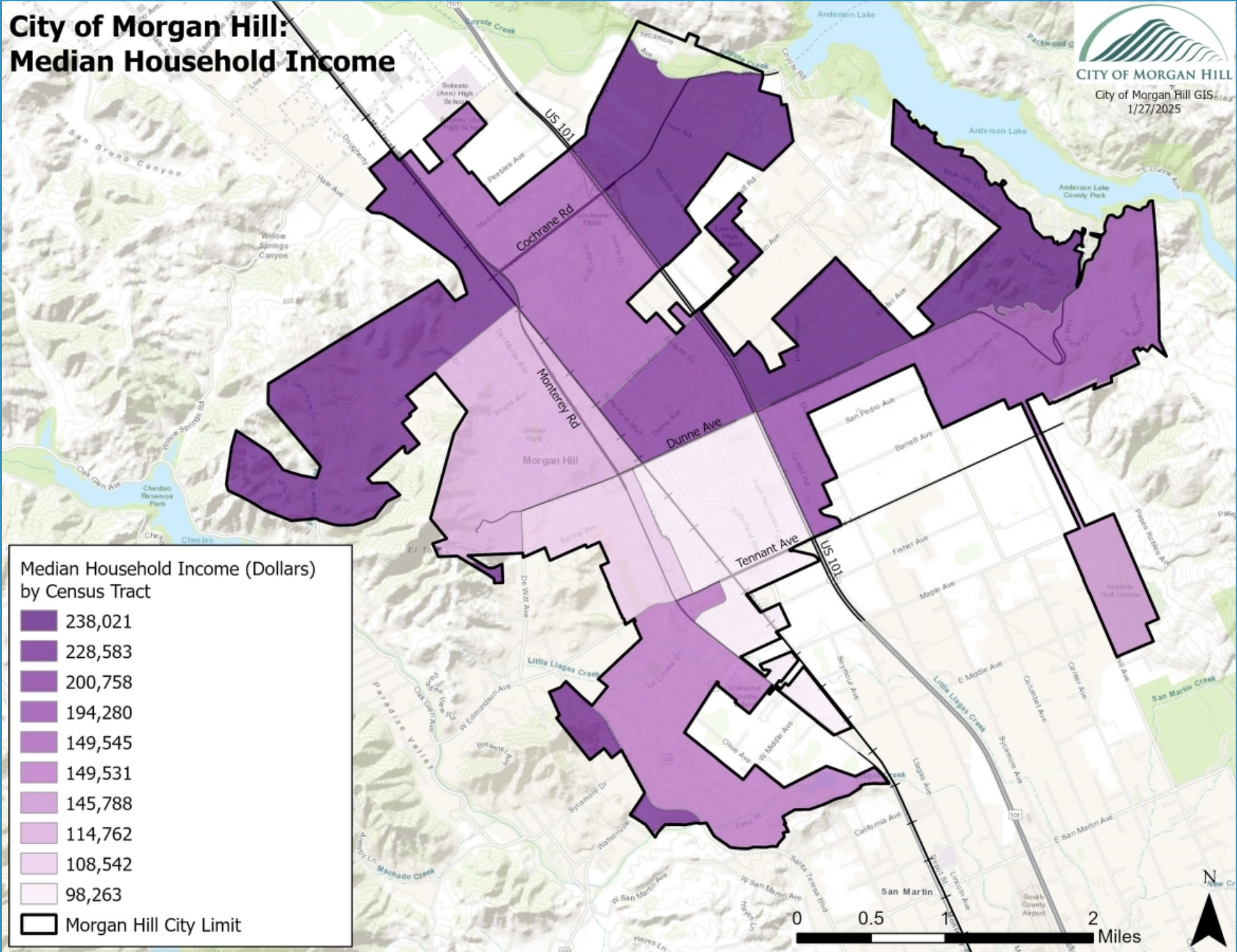
City of Morgan Hill: Median Household Income

Median Household Income (Dollars) by Census Tract

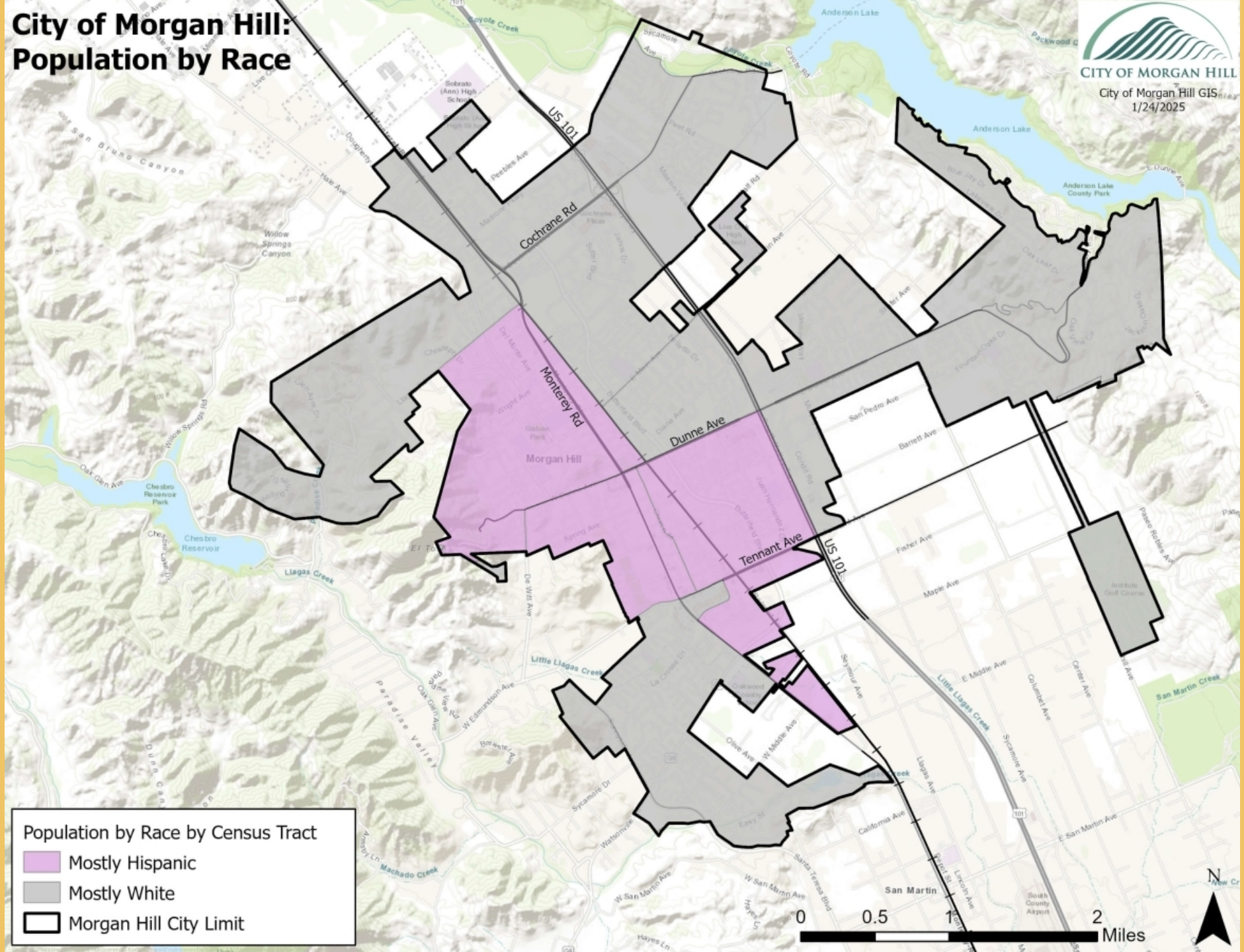
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City of Morgan Hill GIS
1/27/2025

0 0.5 1 2 Miles



City of Morgan Hill: Population by Race



**City of Morgan Hill:
Gini Index of Income Inequality**

Gini Index of Income Inequality by Census Tract

0.498
0.487
0.460
0.428
0.409
0.395
0.371
0.368
0.342
0.338

0 0.5 1 2 Miles

City of Morgan Hill
City of Morgan Hill GIS
1/28/2025

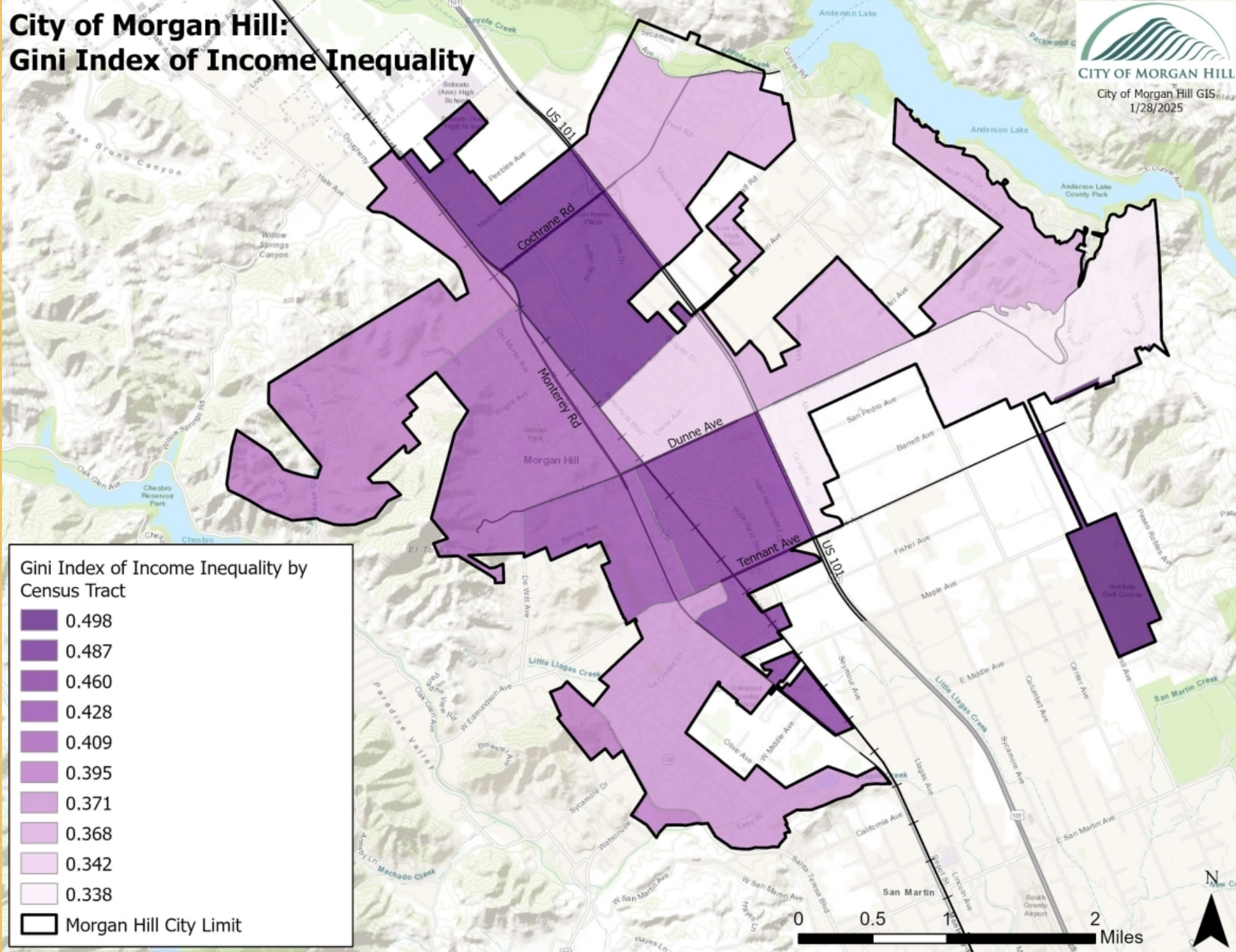
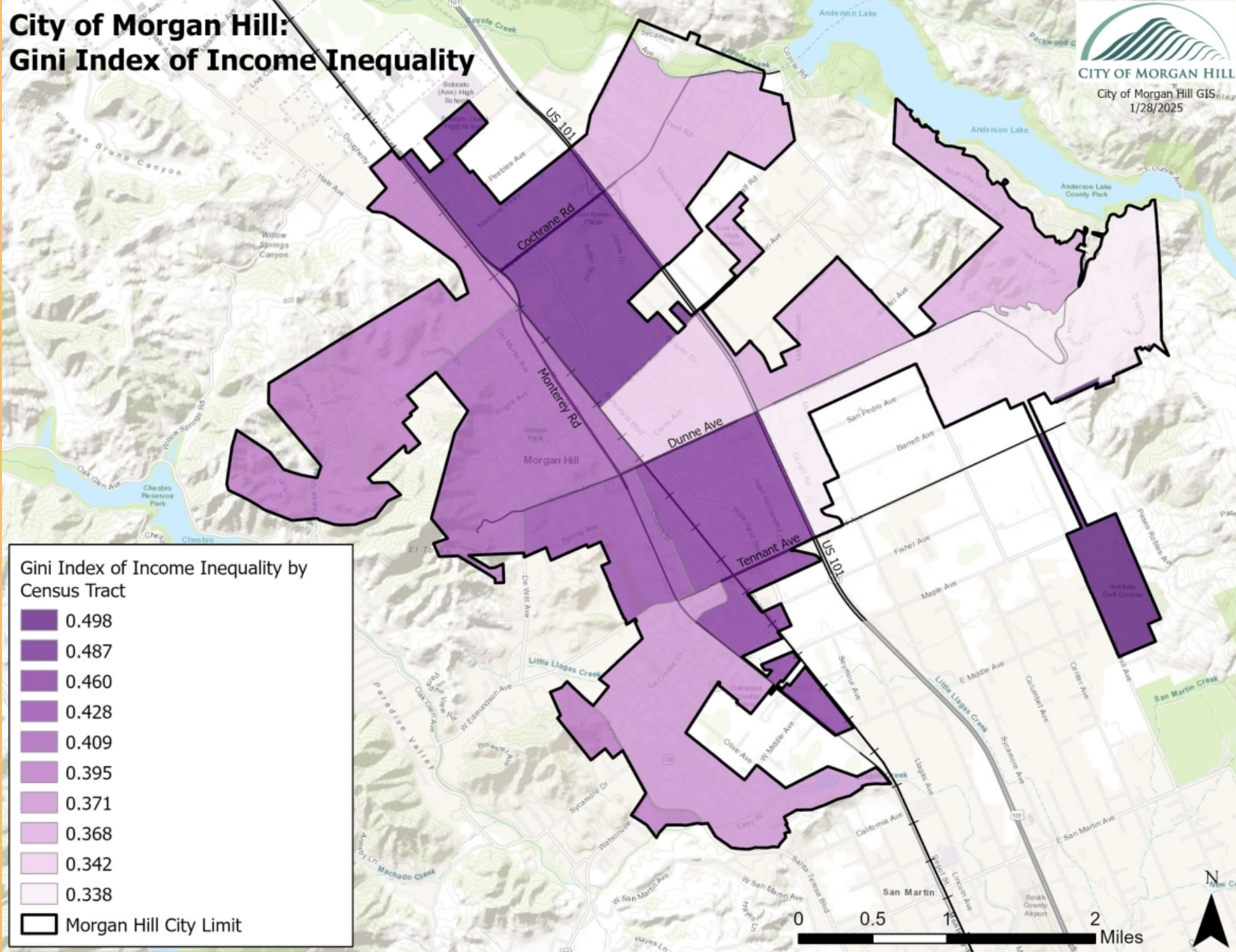
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City of Morgan Hill
City of Morgan Hill GIS
1/28/2025



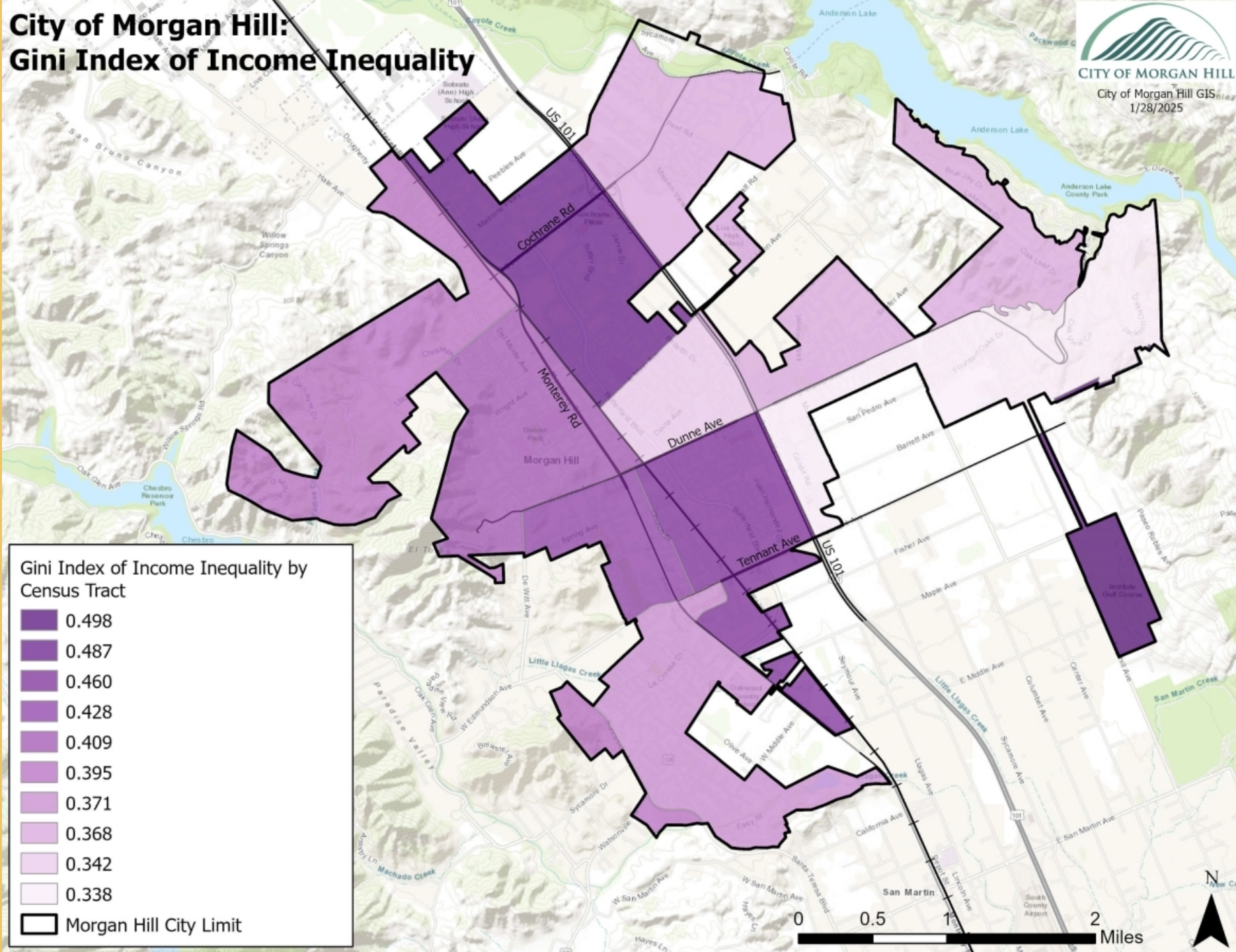
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0.338

0 0.5 1 2 Miles

City of Morgan Hill
City of Morgan Hill GIS
1/28/2025



City of Morgan Hill: CalEnviroScreen 4.0

Overall Pollution Burden on Residents by Census Tract (Statewide Percentile)

- 80 - 100
- 60 - 80
- 40 - 60
- 20 - 40
- 0 - 20

Percentile Note: The 60 - 80 percentile represents that population impact in this census tract is greater than the impact in 60% - 80% of census tracts in California.

Scale: 0 0.5 1 2 Miles

North Arrow: N

City of Morgan Hill GIS
1/29/2025

City of Morgan Hill: CalEnviroScreen 4.0

Overall Pollution Burden on Residents by Census Tract (Statewide Percentile)

- 80 - 100
- 60 - 80
- 40 - 60
- 20 - 40
- 0 - 20

Percentile Note: The 60 - 80 percentile represents that population impact in this census tract is greater than the impact in 60% - 80% of census tracts in California.

Scale: 0 0.5 1 2 Miles

City of Morgan Hill GIS
1/29/2025

Overall Pollution Burden on Residents
by Census Tract (Statewide Percentile)

80 - 100
60 - 80
40 - 60
20 - 40
0 - 20
Morgan Hill City Limit

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80 - 100
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20 - 40
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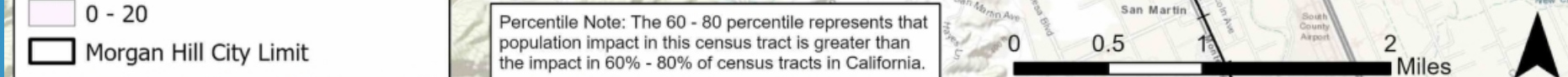
Percentile Note: The 60 - 80 percentile represents that population impact in this census tract is greater than the impact in 60% - 80% of census tracts in California.

San Martin Ave
San Martin
South County Airport
0 0.5 1 2 Miles

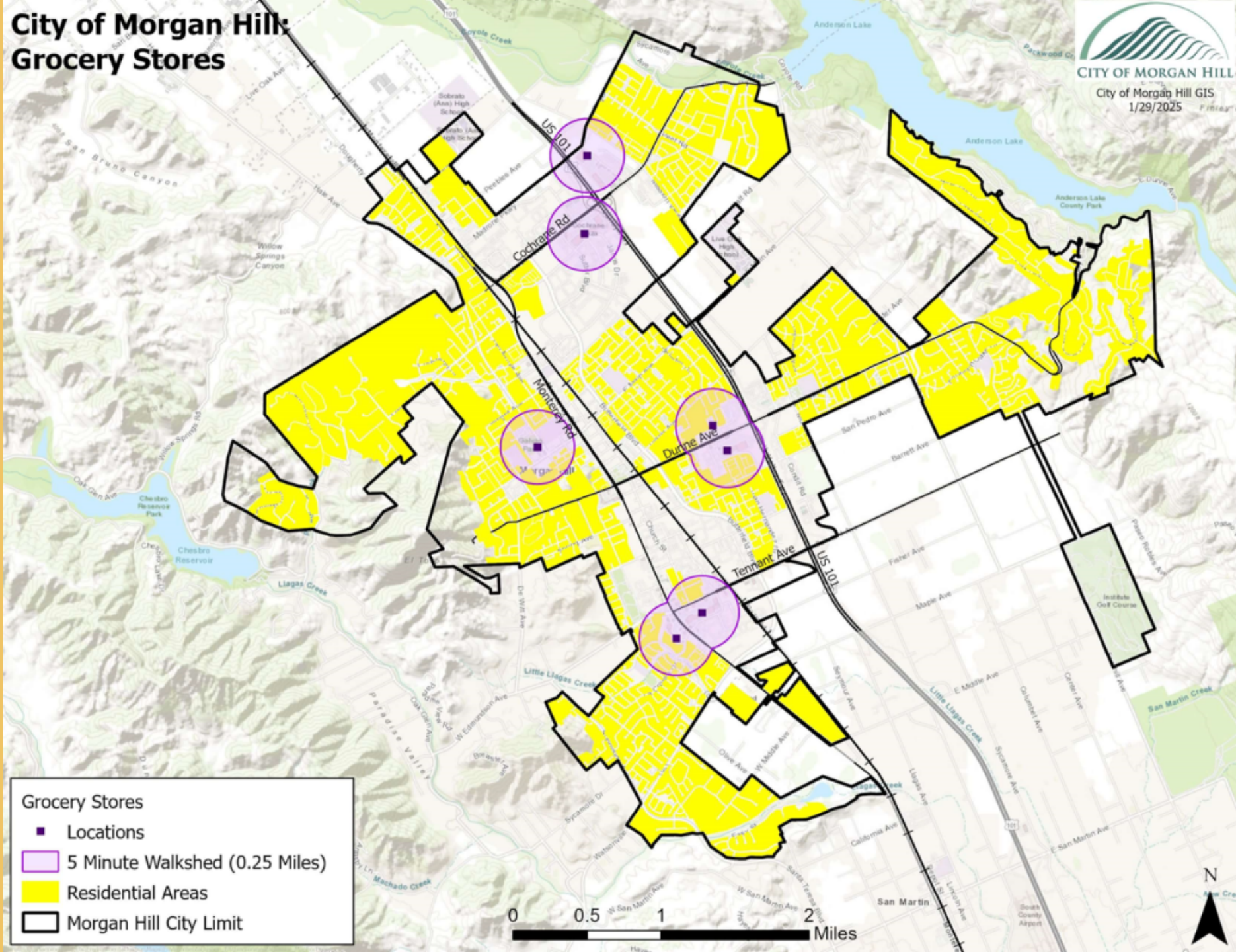
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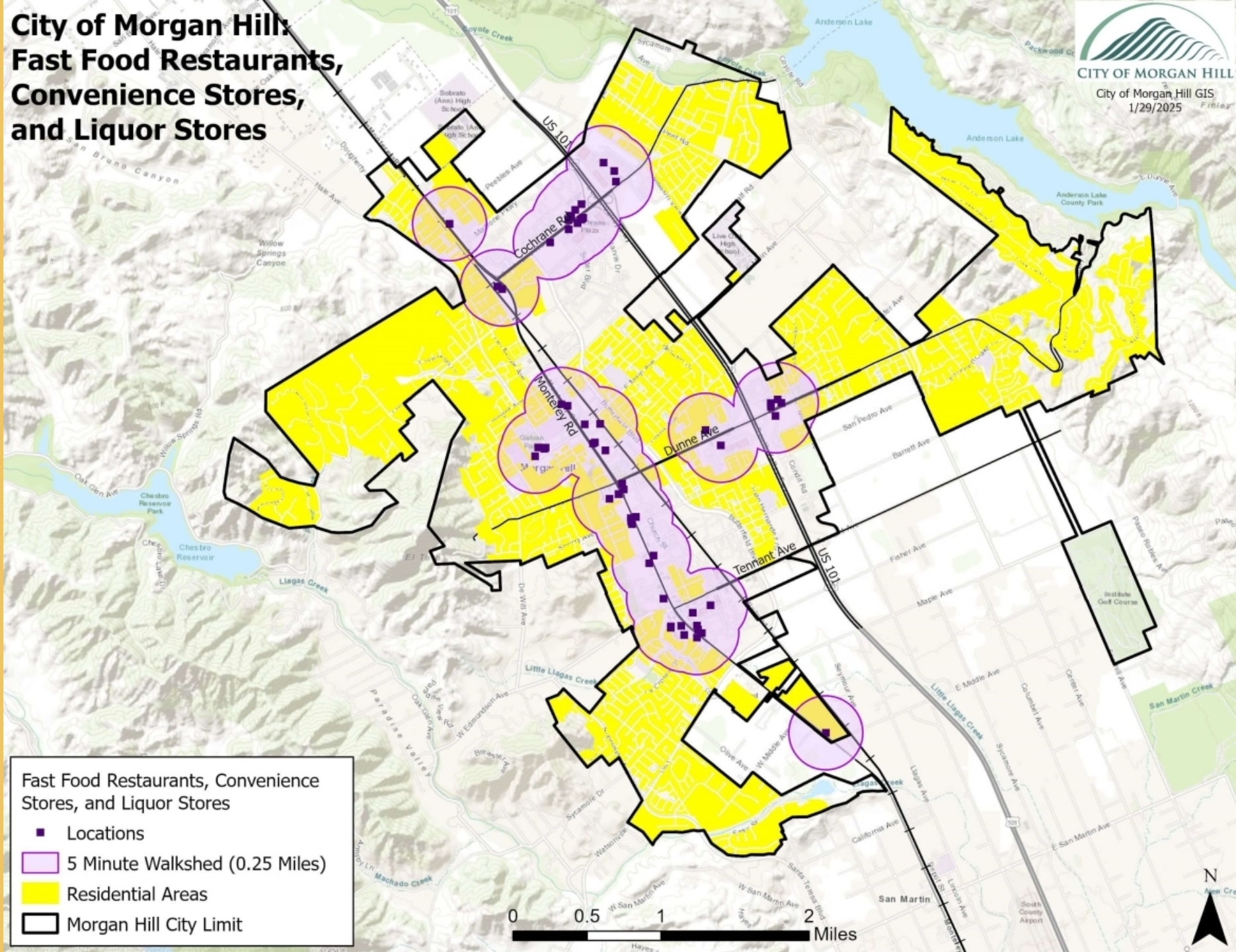
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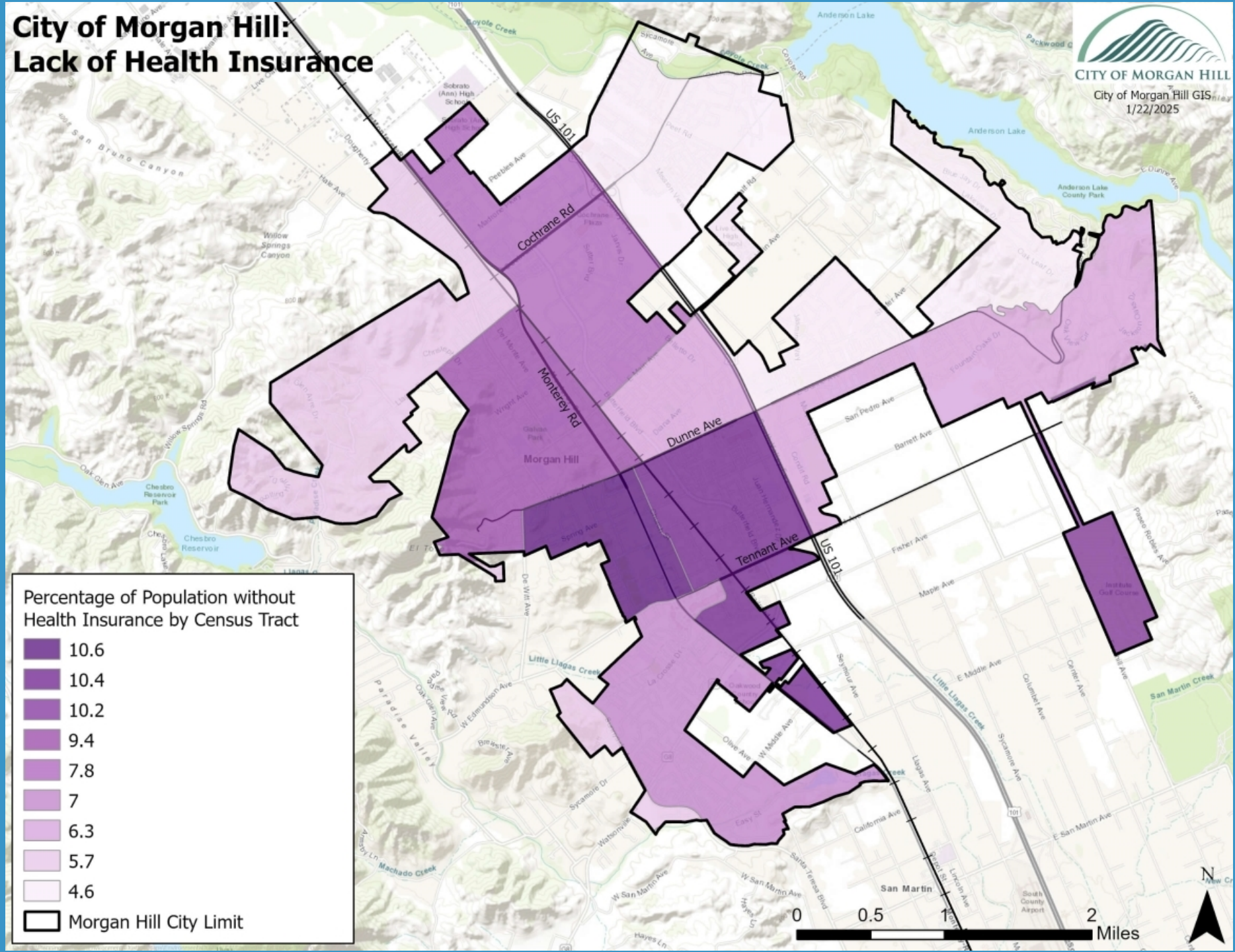
City of Morgan Hill: Grocery Stores



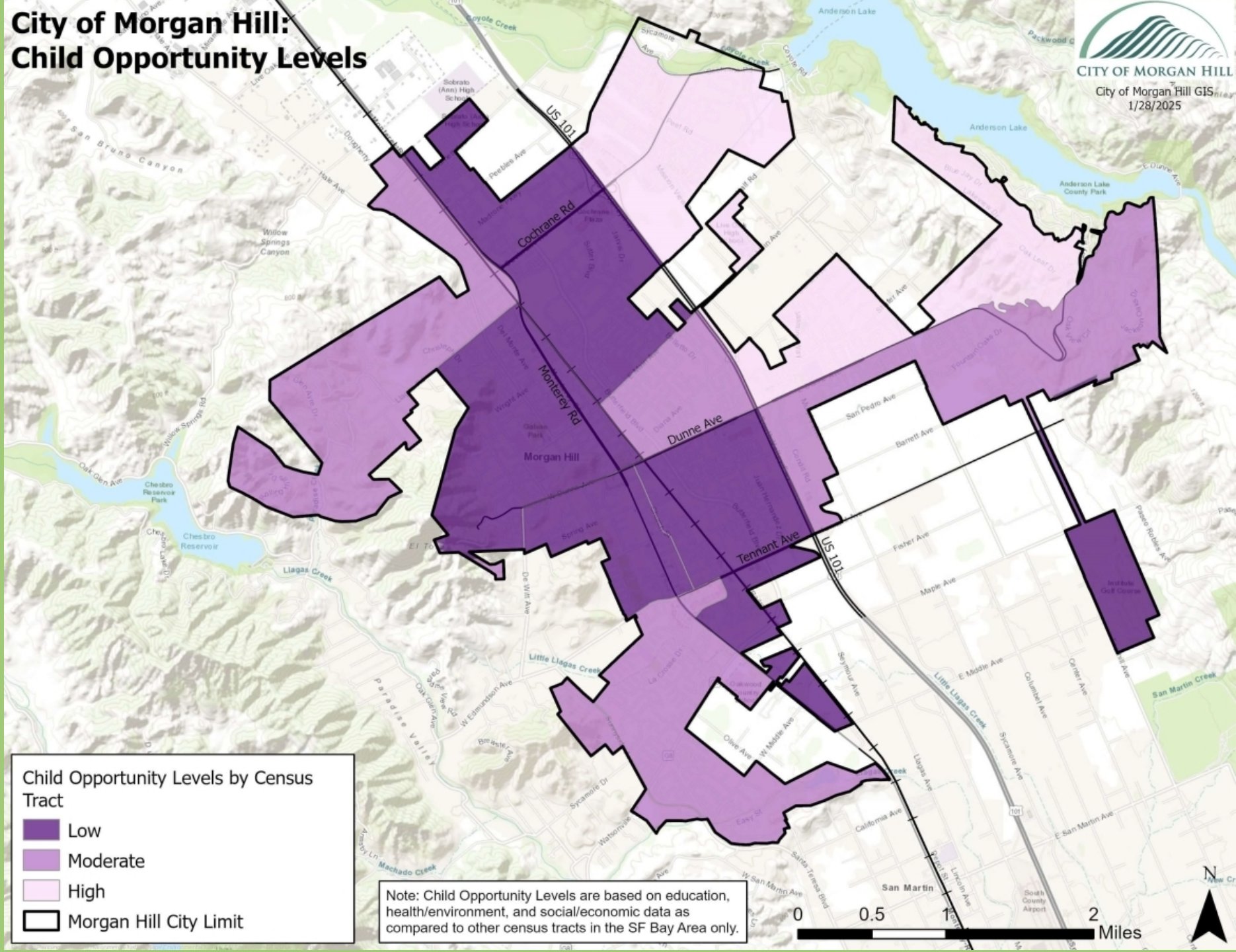
City of Morgan Hill: Fast Food Restaurants, Convenience Stores, and Liquor Stores



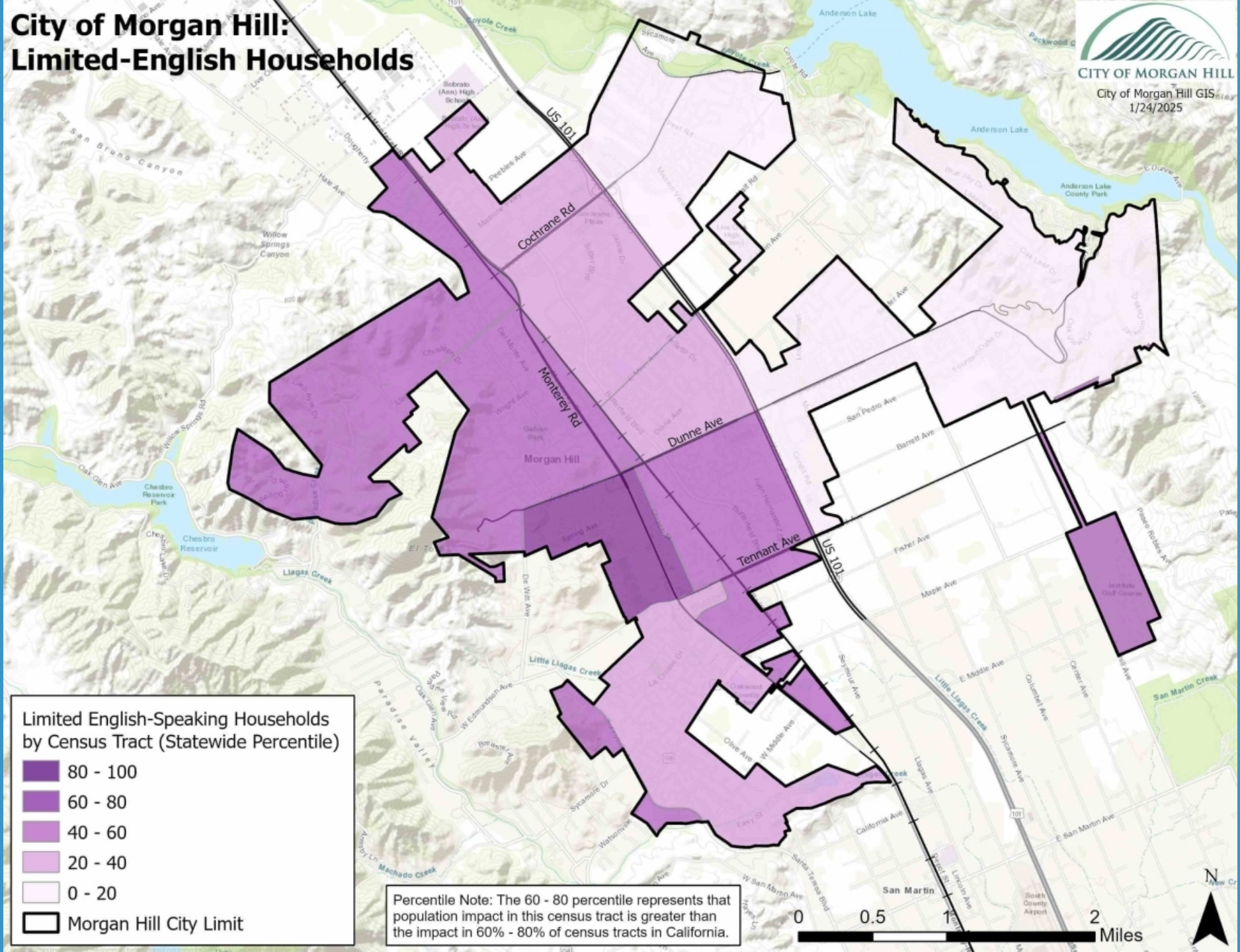
City of Morgan Hill: Lack of Health Insurance



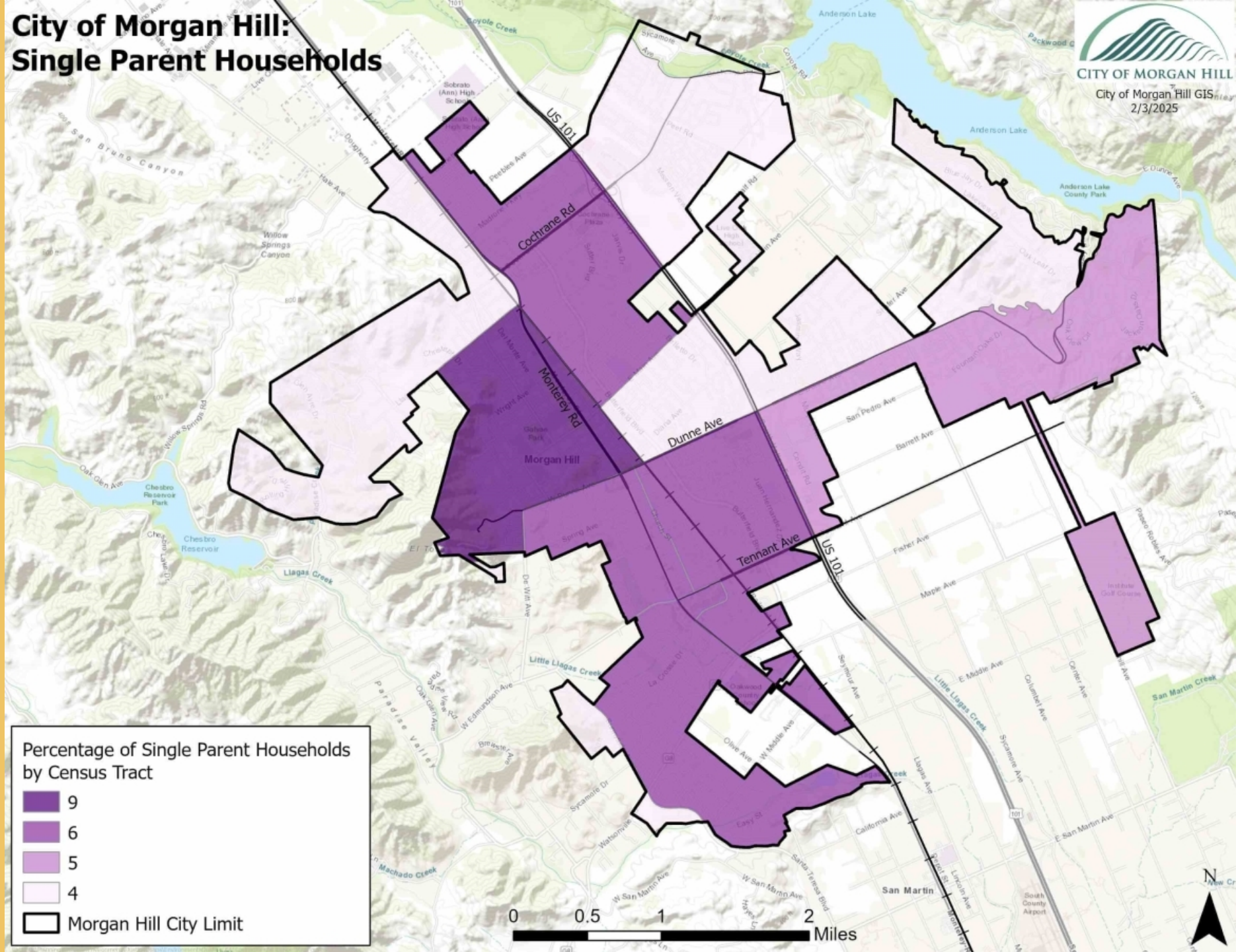
City of Morgan Hill: Child Opportunity Levels



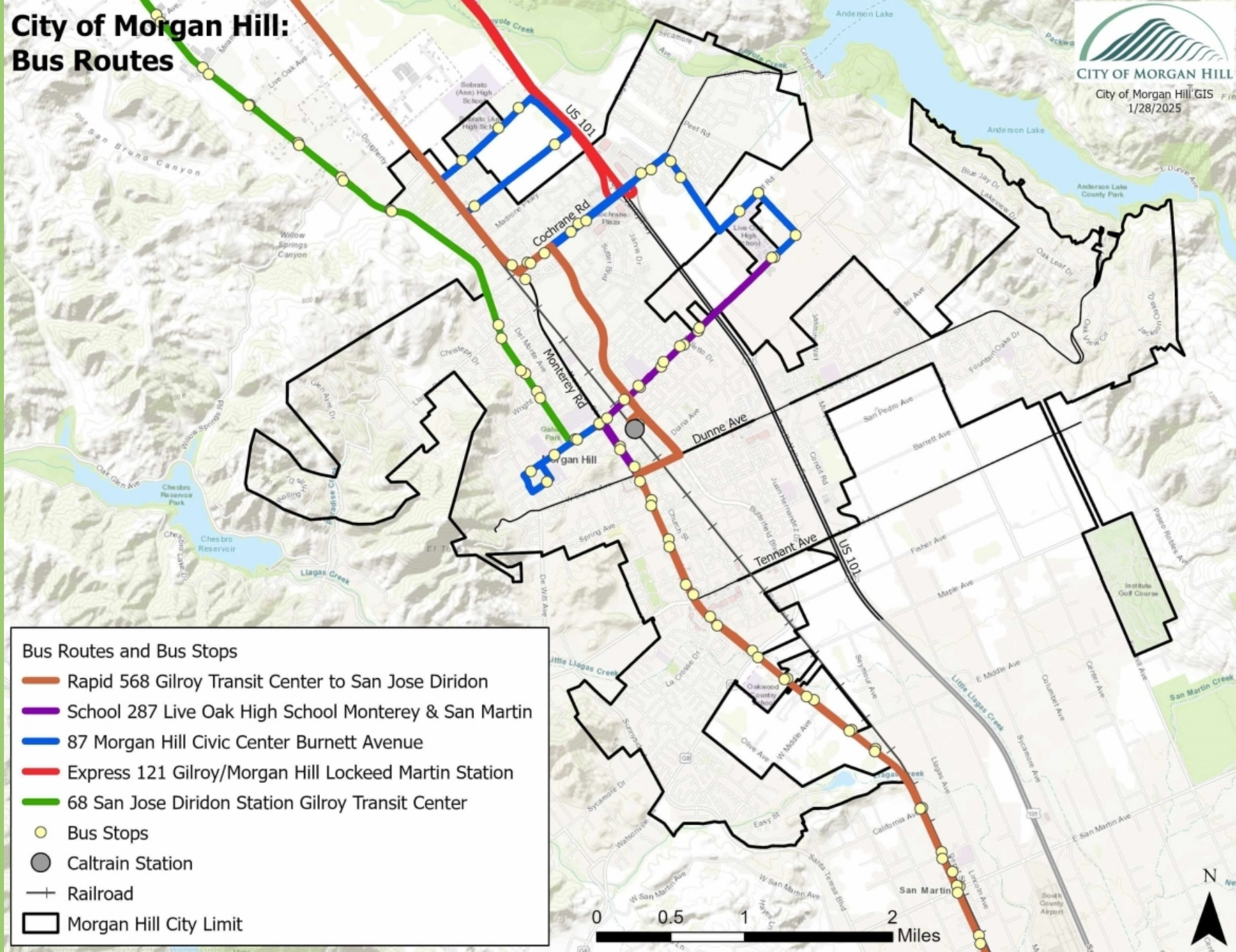
City of Morgan Hill: Limited-English Households



City of Morgan Hill: Single Parent Households



City of Morgan Hill: Bus Routes



Opportunity Neighborhoods

Indicators by Census Tract



Indicators by Census Tract	5123.05	5123.07	5123.08	5123.09	5123.10	5123.11	5123.12	5123.13	5123.14	5124.02
Low Income					X			X	X	
Income Inequality					X	X				X
Mostly Hispanic					X			X	X	
Low Child Opportunity Levels					X	X		X	X	X
Low Education Attainment					X	X		X	X	X
Lower Life Expectancy					X	X			X	
Lead Risk								X	X	X
Asthma		X			X		X	X		
Diabetes		X			X					X
Stroke		X			X					X
Heart Disease		X		X	X					X
Obesity		X			X			X	X	X
Teeth Lost		X			X			X	X	
Population who Smokes		X			X			X	X	X
Poor Health					X			X	X	X
Lack of Health Insurance					X			X	X	X
Low Health Visits					X			X	X	
Diesel Particulate Matter					X	X	X			
Traffic Density			X	X		X	X			
Groundwater Threats					X					
Impaired Water Bodies	X									X
Hazardous Waste Facilities					X	X				
Cleanup & Solid Waste Sites					X	X				X
Pesticide Use			X	X		X				X
Lack of Parks/Facilities	X		X	X	X					
Unhealthy Food Options					X	X		X	X	
Food Stamp Assistance					X			X		X
Housing Cost Burden					X					
Substandard Housing					X	X		X	X	
Barriers to Engagement					X			X	X	X
Lack of Digital Access					X				X	
Flood Zones		X			X			X	X	
Fire Hazard	X		X	X						
Lack of Tree Canopy					X	X				
TOTAL INDICATORS	3	8	4	5	29	12	3	17	17	16

Community Outreach

Targeted Audience



Residents living within the most impacted census tracts/neighborhoods



Residents in affordable housing developments



Local community leaders, churches, and nonprofits



Local businesses with a significant Hispanic workforce

Schools and parent groups



Timeline

Phase	Timeframe	Focus
Phase 1: Listening & Learning	Feb – April 2025	Gather community input via surveys, meetings, and outreach events. Identify key issues.
Phase 2: Visioning & Engagement	May – June 2025	Host community discussions, pop-up events, and outreach activities to refine priorities.
Phase 3: Draft Plan & Public Review	July 2025 – Oct 2025	Present findings, gather feedback on proposed actions, and finalize recommendations.



Questions?