



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, May 13, 2025

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll.

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

DECLARATION OF POSTING

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

PLEDGE OF ALLEGIANCE

Planning Commissioner Habib led the Pledge of Allegiance at 7:02 p.m.

PUBLIC COMMENT

Chair Downey opened the Public Comment Period at 7:02 p.m. Hearing no requests to speak, the Public Comment Period was closed.

MINUTES APPROVAL

1. APRIL 22, 2025, MEETING MINUTES

Recommendation:

1. Accept the April 22, 2025 Meeting Minutes

MOTION:

Accept the April 22, 2025 meeting minutes.

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

ORDERS OF THE DAY

There were no changes made.

PUBLIC HEARINGS

2. SD2024-0010: EDMUNDSON – PANCAL: REQUEST FOR A TENTATIVE MAP FOR AN 8-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON A 2.5-ACRE PARCEL LOCATED ON THE SOUTH SIDE OF W. EDMUNDSON AVENUE IN THE RDM 7000 ZONING DISTRICT.

Recommendation:

1. Open/close public hearing; and
2. Adopt a Resolution approving a Tentative Map for an 8 lot subdivision of a 2.5 acre lot.

Planner, Rich Buikema presented the staff report at 7:06 p.m.

Chair Downey opened the Public Hearing 7:17 p.m. The following individuals were called to speak:

- Bill McClintock
- Robert J. Kelley
- Prithpac Khajurin
- Robert J. Kelley

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

Chair Downey re-opened the Public Hearing at 7:36 p.m.

- Bill McClintock
- Prithpac Khajurin

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

MOTION:

Adopt a resolution approving the Tentative Map.

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

3. **UP2025-0001: XCEL COLLISION CENTER: REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW AN AUTO REPAIR AND PAINT FACILITY AT AN EXISTING WAREHOUSE LOCATED AT 16880 JOLEEN WAY IN THE LIGHT INDUSTRIAL ZONING DISTRICT.**

Recommendation:

1. Open/close public hearing; and
2. Adopt a Resolution approving a Conditional Use Permit for an auto repair and paint facility located within an existing warehouse zoned as Light Industrial.

Assistant Planner Roshni Saxena presented the staff report at 7:47 p.m.

Chair Downey opened the Public Hearing at 7:58 p.m.

- Randy Orozco

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

MOTION:

Adopt a resolution approving the Conditional Use Permit.

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

OTHER BUSINESS

None

DIRECTOR'S REPORT/ANNOUNCEMENTS

Principal Planner Adam Paszkowski made an announcement at 8:12 p.m.

Assistant City Attorney Cynthia Hasson made an announcement at 8:17 p.m.

Development Services Director Jennifer Carman made an announcement at 8:20 p.m.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 8:25 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk