



Meeting Minutes
Planning Commission

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

Tuesday, September 23, 2025
7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Minutes Clerk Jenna Luna called the roll at 07:00 p.m.

PRESENT	James Wilson, Mohammad Habib, Paul Lake, Joseph Mueller, Wayne Tanda, Liam Downey
EXCUSED	David Lovato

DECLARATION OF POSTING

Minutes Clerk Luna Declared the Posting of Agenda at 7:00 p.m.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Chair Wilson opened the Public Comment Period at 7:01 p.m. The following individuals were called to speak:

- Rocke Garcia
- Glenda Garcia

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

ORDERS OF THE DAY

There were no changes made.

CONSENT AGENDA

1. JULY 8, 2025 MEETING MINUTES

Recommendation:

1. Accept meeting minutes

MOTION:

Accept the July 8, 2025 Meeting Minutes.

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

PUBLIC HEARINGS

2. ZA2025-0001: Condit – Auto Park PD Amendment to the Development Plan for the Auto Park PUD located on the southwest corner of Condit Road and Diana Avenue.

ZA2025-0002: Condit – Condit Road PD Amendment to the Development Plan for the Condit Road PUD located on the west side of Condit Road between E. Dunne Avenue and Tennant Avenue.

ZA2025-0005: Laurel - Honda PD Amendment to the Allowed uses of the CH (PD) Overlay Zone on the easterly terminus of Laurel Road.

Recommendation:

1. Open/close public hearing
2. Adopt Resolution recommending City Council approval of the Zoning Amendment ZA2025-0001: Condit – Auto Park PUD
3. Adopt Resolution recommending City Council approval of the Zoning Amendment ZA2025-0002: Condit – Condit Road PUD
4. Adopt Resolution recommending City Council approval of the Zoning Amendment ZA2025-0005: Laurel Road – Honda PUD

Chair Wilson introduced the item at 7:07 p.m.

Economic Development Coordinator Brittney Sherman presented the Staff Report at 7:08 p.m.

Chair Wilson opened the Public Hearing at 7:44 p.m. Hearing no requests to speak, the Public Hearing was closed.

MOTION:

Adopt a Resolution recommending City Council approve the Zoning Amendment for the Condit – Condit Auto Park PUD and the Zoning Amendment for Laurel Road – Honda PUD.

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

MOTION:

Adopt a Resolution recommending City Council approve the Zoning Amendment for the Condit - Condit Road PUD.

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

OTHER BUSINESS

None

DIRECTOR'S REPORT/ANNOUNCEMENTS

Principal Planner Adam Paszkowski made an announcement at 8:53 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Wilson adjourned the meeting at 8:54 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk