



Meeting Minutes
Planning Commission

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

Tuesday, July 8, 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 Jenna Luna called the roll at 07:00 p.m.

PRESENT	Liam Downey, Paul Lake, Mohammad Habib, James Wilson, Joseph Mueller, Wayne Tanda, David Lovato
ABSENT	None

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the Agenda at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Lovato led the Pledge of Alliance 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.

MINUTES APPROVAL

MOTION:

Accept the June 10 and June 25 meeting minutes.

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

Planning Commissioners Habib and Lovato abstained from approving the June 25 meeting minutes due to their absence at that meeting.

1. JUNE 10, 2025 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

2. JUNE 25, 2025, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

OTHER BUSINESS

3. CONTINUED OTHER BUSINESS: SELECTION OF PLANNING COMMISSION CHAIRPERSON AND VICE CHAIR

Recommendation:

1. Planning Commission to select a Chairperson and Vice Chair.

Adam Paszkowski presented the report at 7:03 p.m.

MOTION:

Appoint Planning Commissioner Wilson to serve as Chair.

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

MOTION:

Appoint Planning Commissioner Habib as Vice Chair

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

PUBLIC HEARINGS

4. **ZA2024-0001/EA2024-0009: DEWITT-WEST HILLS CHURCH: DEWITT – WEST HILLS CHURCH: REQUEST FOR A PLANNED DEVELOPMENT WITH MASTER PLAN OF A 5.75-ACRE PARCEL FOR THE REMODEL AND EXPANSION OF AN EXISTING RELIGIOUS FACILITY. THE PLAN INCLUDES DEMOLITION OF THE TEMPORARY CLASSROOM FACILITIES AND THE CONSTRUCTION OF PERMANENT CLASSROOM FACILITIES, AND THE REMODEL AND EXPANSION OF THE EXISTING SANCTUARY WITH ASSOCIATED SITE IMPROVEMENTS.**

Recommendation:

1. Open/Close the public hearing; and
2. Continue the item to August 12, 2025 Planning Commission Hearing.

Adam Paszkowski presented the item 7:07 p.m.

Chair Downey opened the public comment period at 7:07 p.m. The following individuals addressed the Planning Commission:

- Doug Muirhead

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

MOTION:

Continue the item to the August 12, 2025, Planning Commission meeting.

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

5. **SD2024-0009/SR2024-0019/EA2024-0014: DIANA – VALLEY OAK; REQUEST FOR A VESTING TENTATIVE MAP TO ALLOW FOR THE DIVISION OF 19 LOTS AND A DESIGN PERMIT APPLICATION TO CONSTRUCT 93 ATTACHED RESIDENTIAL UNITS ON AN APPROXIMATE 5-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF BUTTERFIELD BLVD. AND DIANA AVE.**

Recommendation:

1. Open/close the public hearing;
2. Adopt a Resolution approving a Design Permit for the development of 93 townhome-style units; and
3. Adopt a Resolution approving a Vesting Tentative Map to create 19 lots on an approximate 5-acre site.

Tiffany Brown presented the staff report at 7:12 p.m.

Chair Downey opened the Public Hearing at 7:51 p.m. The following individuals addressed the Planning Commission:

- Jeff Aguilar
- Jack Haden
- Bob Beneuento
- Carmen Niebla
- Jose M Morales

Chair Downey closed the Public Hearing at 8:43 p.m.

Chair Downey reopened the Public Hearing at 9:14 p.m. The following individuals were called to speak:

- Jeff Angular
- Eric Muzzy
- Jeff Angular
- Jack Haden
- Jeff Angular

There were no further requests to speak.

MOTION:

Adopt a resolution approving the Design Permit with an added condition and recommendations:

Condition:

1. Residents are to use their dedicated garages for parking. This requirement shall be incorporated into the Covenants, Conditions and Restrictions (CC&R's) for the project.

Recommendations:

1. Consider a minimum 7-foot tall fence at the north end of the project site with an evergreen tree to enhance privacy,
2. Utilize Coast Live Oak trees as the preferred species for newly planned trees throughout the development,
3. Collaborate with Staff to ensure crosswalks are appropriately located at both the north and south ends of the project, with adequate lighting and speed limit

signage, and

4. Evaluate relocating play structures and tot-lot areas further away from parking lots and roadways, and consider installing low perimeter fencing (maximum height of 3 feet) around play areas to prevent children from running into private areas.

During the discussion, Planning Commissioner Habib made an amendment to the motion to keep the parking enforcement as a recommendation instead of a condition in the CC&R's. The proposed amendment failed due to the lack of a Secunder.

Planning Commissioner Lovato excused himself from the meeting at 9:24 p.m. and was absent from the rest of the proceedings.

MOTION:

The original motion was reconsidered.

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

MOTION:

Adopt a resolution approving a Vesting Tentative Map.

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

The Planning Commission meeting recessed at 9:33 p.m.
The Planning Commission meeting reconvened at 9:40 p.m.

LEGAL BRIEFING

Supplemental Item #1 - Brown Act

Assistant City Attorney Cynthia Hason asked the Planning Commission if they would like to receive the Brown Act presentation at 9:40 p.m.

The Planning Commission agreed to defer the item to a future meeting.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Housing and Economic Mobility Director John Lang made an announcement at 9:42 p.m.

Development Services Director Jennifer Carman made an announcement at 9:49 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Downey adjourned the meeting at 9:53 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk