



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 14, 2025 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:00 p.m.

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

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:01 p.m.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Chair Downey opened the Public Comment Period at 7:01 p.m.

ORDERS OF THE DAY

There were no changes made.

PUBLIC HEARINGS

1. **SD2022-0002/EA2022-0009: WATSONVILLE - BLACKROCK (QUAIL MEADOWS): REQUEST FOR A TENTATIVE SUBDIVISION MAP OF AN EXISTING 18.54-ACRE SITE FOR THE DEVELOPMENT OF 14 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS WITH THE COMPLETION OF SECRETARIAT WAY (PUBLIC STREET) TO WATSONVILLE ROAD AND OTHER ASSOCIATED SITE IMPROVEMENTS.**

Recommendation:

1. Open/Close the public hearing;
2. Adopt a Resolution approving a Mitigated Negative Declaration with Mitigation Monitoring Report Program; and
3. Adopt a Resolution approving the Tentative Subdivision Map for the future development of a single-family detached residential project consisting of 14 custom lots.

Planning Commissioner Downey stepped down from the dais at 7:02 p.m. due to a conflict of interest.

Senior Planner Tiffany Brown presented the staff report at 7:03 p.m.

Vice Chair Lake opened the Public Comment Period at 7:17 p.m. The following individuals addressed the Planning Commission:

- Rocke Garcia
- Bruce Schlegel
- Mark Wiselogel
- Ken Howell
- William McClintock
- Rocke Garcia
- Mark Wiselogel
- Rocke Garcia

Hearing no further requests to speak, the Public Hearing was closed. 7:40 p.m.

Vice Chair Lake re-opened Public Hearing at 7:55 p.m. The following individual addressed the Planning Commission:

- Bruce Schlegel

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

MOTION:

Adopt a resolution approving the Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Program.

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

MOTION:

Adopt a resolution approving the Tentative Subdivision Map with the following added conditions: 1. Exhibit B, Engineering Section, a review that the overall design of the project shall not impact the water facilities of the existing private wells of the adjacent properties; 2. Where appropriate in Exhibit B, Notice shall be given to the potential buyer of lot 5 informing them that the barn located on the property is listed in two historical registries.

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

The Planning Commission meeting recessed at 8:03 p.m.

The Planning Commission meeting reconvened at 8:11 p.m.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Director Jennifer Carman made an announcement at 8:12 p.m.
Assistant City Manager for Community Development Edith Ramirez made an announcement at 8:15 p.m.

ADJOURNMENT

There being no further business, Vice Chair Lake adjourned the meeting at 8:22 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk