



**Meeting Minutes
Planning Commission**

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

**Tuesday, October 28, 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 Luna called the attendance at 7:02 p.m.

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

DECLARATION OF POSTING

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

PLEDGE OF ALLEGIANCE

Planning Commissioner Tanda led the Pledge of Allegiance at 7:03 p.m.

PUBLIC COMMENT

Chair Wilson opened the public comment period at 7:03 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes made.

PUBLIC HEARINGS

1. **REQUEST FOR A DESIGN PERMIT AND A TENTATIVE PARCEL MAP (SR2024-0030/SD2025-0004: TENNANT – CHIRI FAMILY LTD. PARTNERSHIP) FOR THE DEVELOPMENT OF 106 SINGLE-FAMILY ATTACHED TOWNHOME-STYLE CONDOMINIUMS ON A 6.28 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF BUTTERFIELD BLVD AND TENNANT AVENUE (ASSESSOR'S PARCEL NUMBER 817-09-055)**

Recommendation:

1. Open and Close Public Hearing; and
2. Continue to the December 9, 2025, Planning Commission Meeting.

MOTION:

Continue to the December 9 Planning Commission meeting.

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

2. **REQUEST FOR A VESTING TENTATIVE MAP (SD2024-0008) AND DESIGN PERMIT (SR2024-0012) TO ALLOW THE DEVELOPMENT OF A 16-UNIT SINGLE-FAMILY ATTACHED TOWNHOME-STYLE CONDOMINIUM**

PROJECT (MYRTLE - MYRTLE INVESTMENTS) LOCATED AT 30-50 MYRTLE AVENUE (APNS 817-01-021 AND 817-01-022)

Recommendation:

1. Open/close the public hearing;
2. Adopt a Resolution approving a Design Permit for the construction of a 16-unit townhome project; and
3. Adopt a Resolution approving a Vesting Tentative Map.

Associate Planner Joey Dhin presented the staff report at 7:07 p.m.

Chair Wilson opened the Public Hearing at 7:26 p.m. The following individuals addressed the Planning Commission:

- David Marshall

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

MOTION:

Adopt a resolution approving a Design Permit and Vesting Tentative Map with the added condition that residents shall use dedicated garages for parking. This requirement shall be incorporated into the Covenants, Conditions, and Restrictions (CC&R's) for the project.

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

3. **REQUEST FOR A DESIGN PERMIT (SR2024-0009) AND VESTING TENTATIVE MAP (SD2024-0006) TO ALLOW THE DEVELOPMENT OF A 20-UNIT ATTACHED TOWNHOME-STYLE PROJECT (PEEBLES – PEBBLES SQUARE, LLC) LOCATED ON THE NORTHEAST CORNER OF MONTEREY ROAD AND PEBBLES AVENUE (APN: 726-41-065)**

Recommendation:

1. Open/close the public hearing;

2. Adopt a Resolution approving a Design Permit for the construction of a 20-unit residential project; and
3. Adopt a Resolution approving a Vesting Tentative Map to create 20 residential lots with common open space and private streets.

Senior Planner Tiffany Brown presented the staff report at 7:52 p.m.

Chair Wilson opened the Public Hearing at 8:10 p.m. The following individuals were called to speak:

- Steve Seray
- Brian Sullivan

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

MOTION:

Adopt a resolution approving a Design Permit and a Vesting Tentative Map with the added condition that residents shall use dedicated garages for parking. This requirement shall be incorporated into the Covenants, Conditions, and Restrictions (CC&R's) for the project.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Principal Planner Adam Paszkowski made an announcement at 8:34 p.m.

ADJOURNMENT

There being no further business, Chair Wilson adjourned the meeting at 8:37 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk