



**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, December 9, 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.

Planning Commission Lovato attended via teleconference under AB 2449 provisions and confirmed compliance with disclosure requirements.

ROLL CALL ATTENDANCE

Minutes Clerk Luna made an announcement regarding translation services at 7:01 p.m.

Minutes Clerk Luna called the roll at 7:01 p.m.

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

DECLARATION OF POSTING

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

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Chair Wilson opened the Public Comment Period at 7:02 p.m.

ORDERS OF THE DAY

There were no changes made.

MINUTES APPROVAL

MOTION:

Accept the October 28, 2025, & the November 11, 2025, meeting minutes.

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

1. OCTOBER 28, 2025 MEETING MINUTES

Recommendation:

1. Accept the October 28, 2025, Meeting Minutes.

2. NOVEMBER 11, 2025, MEETING MINUTES

Recommendation:

1. Accept the November 11, 2025, Meeting Minutes

PUBLIC HEARINGS

3. **A REQUEST FOR A CONDITIONAL USE PERMIT (UP2025-0003/EA2025-0006) TO ALLOW THE OPERATION OF A NEW 13,730 SQUARE FOOT DAY CARE FACILITY WITHIN MADRONE VILLAGE. (PRIMROSE SCHOOL)**

Recommendation:

1. Open/close public hearing; and
2. Adopt a Resolution approving a Conditional Use Permit for the operation of a Day Care Facility within Madrone Village.

Senior Planner Tiffany Brown presented the Staff Report at 7:06 p.m.

The Planning Commissioners asked clarifying questions of Staff at 7:13 p.m.

Chair Wilson opened the Public Hearing at 7:18 p.m. The following individuals were called to speak:

- Katelynn Scheren

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

MOTION:

Adopt a Resolution approving a Conditional Use Permit for the operation of a Day Care Facility within Madrone Village.

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 Lovato, Planning Commissioner Downey
NAYS:	None
ABSTAIN:	None

CONTINUED PUBLIC HEARING

4. **REQUEST FOR A DESIGN PERMIT (SR2024-0030) AND A TENTATIVE SUBDIVISION MAP (SD2025-0004) FOR THE DEVELOPMENT OF 106 SINGLE-FAMILY ATTACHED TOWNHOME-STYLE CONDOMINIUMS WITH ASSOCIATED ONSITE AND OFFSITE IMPROVEMENTS ON A 6.28 ACRE SITE IN THE RAM-RESIDENTIAL ATTACHED MEDIUM DENSITY ZONING DISTRICT. (TENNANT – CHIRI FAMILY LTD. PARTNERSHIP)**

Recommendation:

1. Open/close the public hearing,
2. Adopt a Resolution approving a Design Permit for the development of 106 townhome-style condominium units; and

3. Adopt a Resolution approving a Tentative Subdivision Map to create a one-lot condominium subdivision for the development of 106 residential condominium units on an approximate 6.35-acre site.

Senior Planner Rich Buikema presented the Staff Report at 7:24 p.m.

The Planning Commissioners asked clarifying questions of Staff at 7:29 p.m.

Chair Wilson opened the Public Hearing at 8:15 p.m. The following individuals were called to speak:

- Bill McClintock
- Ron Chiri

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

MOTION:

Adopt a Resolution approving the Design Permit for the development of 106 townhome-style condominium units with the following added conditions: The applicant shall provide safety enhancements, a statement that residents shall use dedicated garages for parking and that this requirement be incorporated into the Covenants, Conditions, and Restrictions (CC&R's), and include future street extension signage to be installed on the two stub streets of the project.

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 Lovato, Planning Commissioner Downey
NAYS:	None
ABSTAIN:	None

MOTION:

Adopt a Resolution approving a Tentative Subdivision Map to create a one-lot condominium subdivision for the development of 106 residential condominium units with the following added condition to add the deed restrictions on wells.

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 Lovato, Planning Commissioner Downey

NAYS:	None
ABSTAIN:	None

DIRECTOR'S REPORT/ANNOUNCEMENTS

Principal Planner Adam Paszkowski made an announcement at 9:07 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Wilson adjourned the meeting at 9:10 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk