



Planning Commission

Meeting Minutes

James Wilson - Chair
Mohammad Habib - Vice Chair
Paul Lake - Planning Commissioner
David Lovato - Planning Commissioner
Joseph Mueller - Planning Commissioner
Liam Downey - Planning Commissioner
Steve Adamo - Planning Commissioner

Tuesday, May 26, 2026
7:00 PM

Council Chamber
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 7:00 p.m.

PRESENT	James Wilson, Mohammad Habib, Paul Lake, Joseph Mueller, Liam Downey, Steve Adamo
EXCUSED	David Lovato

DECLARATION OF POSTING

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

PLEDGE OF ALLEGIANCE

Planning Commissioner Lake led the Pledge of Allegiance at 7:00 p.m.

PUBLIC COMMENT

Chair Wilson 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 April 28, 2026, and the May 12, 2026, Meeting Minutes.

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

1. **APRIL 28, 2026, MEETING MINUTES**

Recommendation:

1. Accept Meeting Minutes.

2. **MAY 12, 2026, MEETING MINUTES**

Recommendation:

1. Accept Meeting Minutes.

PUBLIC HEARINGS

3. **REQUEST FOR A DESIGN PERMIT (SR2024-0025) TO ALLOW THE DEVELOPMENT OF A 100-UNIT AFFORDABLE APARTMENT PROJECT (MONTEREY - AMG & ASSOCIATES) ON A 1.89-ACRE SITE LOCATED AT 17910 AND 17920 MONTEREY ROAD (APN: 726-25-001 AND -002).**

Recommendation:

1. Open/close the public hearing;
2. Provide feedback on design elements; and
3. Adopt a Resolution approving a Design Permit for the construction of a 100-unit multifamily project.

Senior Planner Tiffany Brown presented the Staff Report at 7:03 p.m.

Chair Wilson opened the Public Comment Period at 7:21 p.m. The following individuals addressed the Planning Commission:

- Gene Broussard - Applicant
- Ioanna Magiati - Architect

Hearing no further requests to speak, the Public Hearing was closed at 8:16 p.m.

MOTION:

Adopt a Resolution approving a Design Permit for the construction of a 100-unit multifamily project with modification to Exhibit A regarding matters that were provided as a supplemental item and add an Exhibit B that shows the revised elevations and colors schemes.

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

Assistant City Manager for Community Development Edith Ramirez made an announcement at 8:19 p.m.

OTHER BUSINESS

None.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Planning Manager Adam Paszkowski made an announcement at 8:22 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Wilson adjourned the meeting at 8:26 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk