



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

Tuesday, February 10, 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 Luna called the roll at 7:00 p.m.

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

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 7:02 p.m.

ORDERS OF THE DAY

There were no changes made.

MINUTES APPROVAL

1. DECEMBER 9, 2025, MEETING MINUTES

Recommendation:

1. Accept the December 9, 2025, Meeting Minutes.

MOTION:

Accept the December 9, 2025 Meeting Minutes.

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

PUBLIC HEARINGS

2. RECOMMEND APPROVAL OF THE ROSEWOOD MEDICAL CAMPUS MASTER PLAN AMENDMENT (AAE2023-0001) LOCATED ON THE SOUTHEAST CORNER OF JUAN HERNANDEZ DRIVE AND BARRETT AVENUE (APN: 817-09-040 AND -057).

Recommendation:

1. Open and close the public hearing;
2. Recommend that the City Council certify the Final Subsequent Environmental Impact Report (SEIR) and adopt the Mitigation Monitoring and Reporting Program; and
3. Recommend that the City Council approve a Zoning Amendment and Planned Development Master Plan Amendment for the Rosewood Medical Campus project.

Associate Planner, Joey Dinh presented the staff report at 7:04 p.m.

Planning Commissioners asked clarifying questions of staff at 7:18 p.m.

Chair Wilson opened the Public Hearing at 7:41 p.m. The following individuals were called to speak:

- Vahram Massehian - Applicant
- Eli Robles
- Vahram Massehian - Applicant

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

The Planning Commissioners had a discussion at 8:10 p.m.

MOTION:

Planning Commissioner Lake made a motion to adopt a resolution recommending that City Council certify the Final Subsequent Environmental Impact Report, Adopt the Findings of Fact, and approve the Zoning Amendment and Planned Development (PD) Master Plan amendments as proposed by Staff. Chair Wilson seconded the motion.

During discussion Planning Commissioner Downey made a friendly amendment to the PD Master Plan to keep the Farmers Markets, Day Care Centers, Hotel and Motels, and Residential Care Facilities uses as conditional uses and to add Assisted Living Facilities and Skilled Nursing Facilities as conditional uses rather than changing them to be permitted uses.

The Planning Commission discussed the proposed friendly amendment. Planning Commissioner Lake accepted the friendly amendment, while Chair Wilson did not, resulting in the motion failing.

RESULT:	Failed
MOVER:	Planning Commissioner Lake
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

Assistant City Manager for Community Development Edith Ramierz addressed the Planning Commissioners at 8:29 p.m.

Chair Wilson re-opened the Public Hearing at 9:01 p.m. The following individual addressed the Planning Commission:

- Vahram Massehian - Applicant

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

Planning Commissioner Downey made a substitute motion

MOTION:

Adopt the resolution recommending approval with Staff's recommendations, with the added recommendation to keep all the uses that were proposed to be changed in the PD from conditional to permitted, as conditional uses and to add Assisted Living Facilities and Skilled Nursing Facilities as a conditional use.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 9:05 p.m.

Assistant City Manager for Community Development Edith Ramirez made an announcement at 9:08 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Wilson adjourned the meeting at 9:12 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk