



**Meeting Minutes
Planning Commission**

Wayne Tanda - Planning Commissioner
Michael Orosco - Planning Commissioner
John McKay - Chairman
Joseph Mueller - Planning Commissioner
Liam Downey - Vice Chairman
Yvonne Martinez Beltran - Planning Commissioner
Mohammad Habib - Planning Commissioner

Tuesday, June 13, 2017 7:00 PM

**Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037**

CALL TO ORDER

Attendee Name	Title	Status	Arrived
Wayne Tanda	Planning Commissioner	Present	
Michael Orosco	Planning Commissioner	Present	
John McKay	Chairman	Present	
Joseph Mueller	Planning Commissioner	Present	
Liam Downey	Vice Chairman	Present	
Yvonne Martinez Beltran	Planning Commissioner	Present	
Mohammad Habib	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

OPEN PUBLIC COMMENT PERIOD

None.

CONSENT AGENDA

These are items of a routine or generally uncontested nature. Any member of the Planning Commission or member of the public may request to have an item pulled from the Consent Calendar and acted on individually by the Planning Commission. Items pulled will be discussed after action is taken on the balance of the Consent Calendar and before moving on to the public hearings.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Yvonne Martinez Beltran, Planning Commissioner
AYES:	Tanda, Orosco, McKay, Mueller, Downey, Martinez Beltran, Habib

APPROVE THE MARCH 14, 2017 MEETING MINUTES

Recommendation:
Approve Minutes.

APPROVE THE MARCH 28, 2017 MEETING MINUTES

Recommendation:
Approve Minutes.

APPROVE THE MAY 23, 2017 MEETING MINUTES

Recommendation:
Approve Minutes.

ORDERS OF THE DAY

1. SELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR

Recommendation:
Select members to serve as Chair and Vice-Chair of the Planning Commission for a one-year term.

Principal Planner (Interim) Gina Paolini presented the staff report.

Motion to nominate Commissioner McKay as Chairman and Commissioner Downey as Vice Chairman.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Liam Downey, Vice Chairman
AYES:	Tanda, McKay, Mueller, Downey, Martinez Beltran, Habib
ABSTAIN:	Orosco

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT AMENDMENT AAE2017-0005: JARVIS-VOICES-REQUEST TO AMEND A CONDITIONAL USE PERMIT TO ALLOW VOICES COLLEGE-BOUND LANGUAGE ACADEMY TO OCCUPY A FORMER CHARTER SCHOOL SITE SERVING MIDDLE AND HIGH SCHOOL STUDENTS WITH AN ELEMENTARY CHARTER SCHOOL. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-31-020, IS LOCATED ON THE SOUTHERN SIDE OF JARVIS DRIVE, EAST OF TECHNOLOGY DRIVE (610 JARVIS LLC, OWNER). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15301 (EXISTING FACILITIES).

Recommendation:

1. Open/close the public hearing; and,
2. Adopt a Resolution approving an Amendment to a Conditional Use Permit allowing Voices College-Bound Language Academy to establish at the requested site.

Principal Planner (Interim) Gina Paolini presented the staff report 7:12 p.m.

Chair McKay opened the public hearing at 7:35 p.m.

Pete Carrillo was called to speak.

Frances Taso was called to speak.

Elizabeth Sanborn Falcon was called to speak.

Hilary Harmseen was called to speak.

Ed Merrell was called to speak.

John Horner was called to speak.

Aaron Gallardo was called to speak.

Santiago Dominguez was called to speak.

Diana Castillo was called to speak.

Gina Roblas was called to speak.

Lidia Rojas was called to speak.

Delia Gomez was called to speak.

Maricela Segnra was called to speak.

Yolanda Rodgers was called to speak.

Beatriz Guerara was called to speak.

Selena Cermeno was called to speak.

Marcela Martinez was called to speak.

Robert Gomez was called to speak.

Indo Castaneda was called to speak.

Karina Jimenez was called to speak.

Pablo Becerril was called to speak.

Jessica Reyes was called to speak.

Rafael Covarrubias was called to speak.

David Gerard was called to speak.

Yamilen Flores was called to speak.

Hearing no further requests to speak, the public hearing was closed.

Motion to approve the Resolution with an amendment to Section C to include an addition to ancillary uses to a school, the use is limited to those operations as described in the Statement of Proposed Operations.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Yvonne Martinez Beltran, Planning Commissioner
AYES:	Tanda, Orosco, McKay, Mueller, Downey, Martinez Beltran, Habib

3. HISTORICAL RESOURCES DESIGNATION, CUL2016-0001: MONTEREY – CITY OF MORGAN HILL (GRANADA THEATRE): REQUEST FOR A HISTORICAL RESOURCES

DESIGNATION FOR THE 9,750-SQUARE FOOT GRANADA THEATRE. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-14-028, IS LOCATED ON THE EAST SIDE OF MONTEREY ROAD BETWEEN EAST FIRST STREET AND EAST SECOND STREET (GRANADA THEATRE INC (LEAL), OWNER). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15331 (HISTORIC RESOURCE RESTORATION/PRESERVATION).

Recommendation:

Adopt Resolution approving a formal designation of the Granada Theater as a local historical resource.

Community Development Director Jennifer Carman presented the staff report 9:36 p.m.

Chair McKay opened the public hearing at 9:52 p.m.
Hearing no requests to speak, the public hearing was closed.

Commissioner Mueller motioned to adopt the Resolution approving a formal designation of the Granada Theater as a local historical resource. The motioned failed due to the lack of a second.

RESULT:	LACK OF SECONDER
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MOTION

Motion to Continue this item until staff can provide the Commission specific identification of what is being registered under the local Historical Designation and explain the ramifications to the site once those individual items are identified. The Commission also requested that the Owner's authorization be confirmed and reported at the next meeting.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Michael Orosco, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Tanda, Orosco, McKay, Mueller, Downey, Martinez Beltran, Habib

4. USE PERMIT, UP2017-0002: JARVIS – JUBILEE CHURCH: REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE THE JUBILEE BRIDGE CHURCH WITHIN THE MORGAN HILL RANCH BUSINESS PARK. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-32-027 IS LOCATED ON JARVIS DRIVE, SOUTHWEST OF THE INTERSECTION OF SUTTER BOULEVARD (K AND K COMMERCIAL MANAGEMENT LLC, OWNER). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15301 (EXISTING FACILITIES).

Recommendation:

1. Open/close the public hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit allowing the Jubilee Bridge Church to establish at the requested site.

Principal Planner (Interim) Gina Paolini presented the staff report.

Commissioner Mueller recused himself and exited the dais at 9:59 p.m.

Chair McKay opened public hearing at 10:12 p.m.
Adam Bernel was called to speak.
Kevin Anderson was called to speak.

Richard Bernal was called to speak.
Keith Anderson was called to speak.
Annette Dirosta was called to speak.
Hearing no requests to speak, the public hearing was closed.

Motion to deny the Conditional Use allowing the Jubilee Bridge Church in an industrial space.

RESULT:	DEFEATED [2 TO 4]
MOVER:	Liam Downey, Vice Chairman
SECONDER:	John McKay, Chairman
AYES:	McKay, Downey
NAYS:	Tanda, Orosco, Martinez Beltran, Habib
RECUSED:	Mueller

MOTION

Motion to allow the Conditional Use allowing the Jubilee Bridge Church in an industrial space. The Planning Commission hereby repeals and replaces Resolution 87-06 with the approval of this Resolution 17-29. Both Chairman McKay and Vice Chairman Downey had the dissenting vote because they want to preserve the Industrial Land.

RESULT:	APPROVED [4 TO 2]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Michael Orosco, Planning Commissioner
AYES:	Tanda, Orosco, Martinez Beltran, Habib
NAYS:	McKay, Downey
RECUSED:	Mueller

5. RECOMMENDATION OF SET ASIDE ALLOTMENT CATEGORIES FOR THE 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION

Recommendation:

Recommend City Council adopt Competition Categories for the 2017 Residential Development Control System (RDCS) Competition.

Commissioner Mueller resumed the dais at 11:19 p.m.

Principal Planner (Interim) John Baty presented the staff report.

Chair McKay opened public hearing at 11:55 p.m.
Hearing no requests to speak, the public hearing was closed.

Motion to continue this item to the next regular scheduled Planning Commission meeting.

RESULT:	CONTINUED [UNANIMOUS]	Next: 6/27/2017 7:00 PM
MOVER:	Michael Orosco, Planning Commissioner	
SECONDER:	Liam Downey, Vice Chairman	
AYES:	Tanda, Orosco, McKay, Mueller, Downey, Martinez Beltran, Habib	

OTHER BUSINESS

6. HOLIDAY SCHEDULE

Recommendation:

Determine whether to cancel one or two regular Planning Commission Meetings during the months of July or August 2017.

Motion to continue this item to the next regular scheduled Planning Commission meeting.

RESULT:	CONTINUED [6 TO 0]	Next: 6/27/2017 7:00 PM
MOVER:	Liam Downey, Vice Chairman	
SECONDER:	John McKay, Chairman	
AYES:	Tanda, McKay, Mueller, Downey, Martinez Beltran, Habib	
ABSTAIN:	Orosco	

ANNOUNCEMENTS

None.

ADJOURNMENT

There being no further business Chair McKay adjourned the meeting at 12:25 a.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk