



**Meeting Minutes
Planning Commission**

John McKay - *Chairman*
Liam Downey - *Vice Chairman*
Joseph Mueller - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*
Yvonne Martinez Beltran - *Planning Commissioner*
Mohammad Habib - *Planning Commissioner*
Juan Miguel Munoz Morris - *Planning Commissioner*

Tuesday, August 8, 2017 7:00 PM

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

CALL TO ORDER

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
John McKay	Chairman	Present	
Liam Downey	Vice Chairman	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Yvonne Martinez Beltran	Planning Commissioner	Present	
Mohammad Habib	Planning Commissioner	Present	
Juan Miguel Miguel Munoz Morris	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

None.

ORDERS OF THE DAY

Commissioner Martinez Beltran requested to have an item agendaized for the August 22, 2017 meeting that would establish a process to request joint meetings and workshops with the Commission and City Council when the Planning Commission is working on major initiatives.

PUBLIC HEARINGS

- 1. USE PERMIT, UP2016-0017/ ENVIRONMENTAL ASSESSMENT, EA2016-0010: PEET – SCVWD: REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW NEW CONSTRUCTION OF AN APPROXIMATELY 21,600-SQUARE FOOT WAREHOUSE BUILDING, WITH A BUILDING HEIGHT OF 32 FEET. THE PROJECT WOULD CONSOLIDATE AND PROVIDE DEDICATED INDOOR AND OUTDOOR STORAGE FOR SANTA CLARA VALLEY WATER DISTRICT (SCVWD) MATERIALS. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 728-34-008, IS LOCATED ON NORTHERLY SIDE OF PEET ROAD EASTERLY OF THE INTERSECTION WITH AVENIDA DE LOS PADRES; SANTA CLARA VALLEY WATER DISTRICT, OWNER. CEQA: MITIGATED NEGATIVE DECLARATION ADOPTED BY SCVWD.**

Recommendation:

Adopt Resolution approving a Conditional Use Permit to allow construction of a warehouse building for the Santa Clara Valley Water District (SCVWD).

Contract Planner Jim Rowe presented the staff report at 7:09 p.m.

Chair McKay opened public hearing at 7:27 p.m.

Dick Oliver was called to speak.

Mike Coleman was called to speak.

Todd Inman was called to speak.

Paul Schneider was called to speak.

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

Motion to approve the Conditional Use Permit to allow construction of a warehouse building for the Santa Clara Valley Water District.

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

OTHER BUSINESS

- 2. ZONING CODE UPDATE PLANNING COMMISSION WORKSHOP SCHEDULE**

Recommendation:

Select dates for three Zoning Code Update Workshops.

Community Development Director Jennifer Carman presented the staff report.

Chair McKay opened the public hearing at 8:36pm

Dick Oliver was called to speak.

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

The Commission decided to schedule a workshop on August 29, 2017 at 5:00 p.m.

RESULT: NO ACTION TAKEN

3. LEGAL PRESENTATION: LAND USE OVERVIEW

Assistant City Attorney Cynthia Hasson presented the presentation/discussion of regulations and laws that guide the Planning Commission in their work.

ANNOUNCEMENTS

The Commission made a request for hard copies of the RDCS manual.

ADJOURNMENT

There being no further business Chair McKay adjourned the meeting at 9:55 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk