



**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*

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**Tuesday, September 26, 2017 7:00 PM**

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

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**CALL TO ORDER**

**ROLL CALL ATTENDANCE**

| Attendee Name                   | Title                 | Status  | Arrived |
|---------------------------------|-----------------------|---------|---------|
| John McKay                      | Chairman              | Present |         |
| Liam Downey                     | Vice Chairman         | Absent  |         |
| Joseph Mueller                  | Planning Commissioner | Present |         |
| Wayne Tanda                     | Planning Commissioner | Present |         |
| Yvonne Martinez Beltran         | Planning Commissioner | Present |         |
| Mohammad Habib                  | Planning Commissioner | Late    | 7:04 PM |
| Juan Miguel Miguel Munoz Morris | Planning Commissioner | Present |         |

**DECLARATION OF POSTING AGENDA**

Community Development Director Jennifer Carman declared the posting of the agenda.

## **OPEN PUBLIC COMMENT PERIOD**

None.

## **ORDERS OF THE DAY**

### **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.

#### **2. APPROVE THE AUGUST 22, 2017 MEETING MINUTES**

Recommendation:

Approve Minutes.

Item pulled for discussion.

Commissioner Martinez Beltran would like to thank staff for including the brief discussion of the conversation that took place on item number 3.

|                  |                                                               |
|------------------|---------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [6 TO 0]</b>                                      |
| <b>MOVER:</b>    | Joseph Mueller, Planning Commissioner                         |
| <b>SECONDER:</b> | Wayne Tanda, Planning Commissioner                            |
| <b>AYES:</b>     | Downey, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris |
| <b>ABSTAIN:</b>  | McKay                                                         |

## **PUBLIC HEARINGS**

#### **3. ZONING AMENDMENT, ZA2017-0004: DEL MONTE - CARUSO: REQUEST FOR A ZONING AMENDMENT TO CHANGE THE ZONING MAP DESIGNATION FOR TWO PARCELS FROM THE RE-100,000 RESIDENTIAL ESTATE DISTRICT TO R-1 7,000 SINGLE FAMILY MEDIUM DENSITY ZONE DISTRICT ON A 1.745-ACRE SITE. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 767-16-013 AND -043, ARE LOCATED ON THE WEST SIDE OF DEL MONTE AVENUE, OPPOSITE MATHILDA COURT (SALVATORE AND LUCAS CARUSO OWNERS). CEQA: PROJECT COMPLIES WITH SECTION 15183 (CONSISTENT WITH COMMUNITY PLAN, GENERAL PLAN OR ZONING)**

Recommendation:

Open the Public Hearing and continue consideration of the Zoning Amendment to change the Zoning Map land use designation for two parcels to the October 10, 2017 Planning Commission meeting.

Community Development Director Jennifer Carman presented the staff report.

Chair McKay opened the public hearing.

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

|                  |                                                              |
|------------------|--------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CONTINUED [UNANIMOUS]</b>                                 |
| <b>MOVER:</b>    | Joseph Mueller, Planning Commissioner                        |
| <b>SECONDER:</b> | Yvonne Martinez Beltran, Planning Commissioner               |
| <b>AYES:</b>     | McKay, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris |
| <b>ABSENT:</b>   | Downey                                                       |

## **OTHER BUSINESS**

### **4. STATION AREA MASTER PLAN - STUDY SESSION**

Recommendation:

Review and provide comments on the draft Station Area Master Plan (SAMP).

Associate Planner Tiffany Brown presented the staff report.

Chair McKay opened the public comment period.

Hearing no requests to speak, the public comment period was closed.

The Planning Commission reviewed and discussed the contents of the Station Area Master Plan. Each Commissioner provided their comments to staff.

|                |                        |
|----------------|------------------------|
| <b>RESULT:</b> | <b>NO ACTION TAKEN</b> |
|----------------|------------------------|

## **ANNOUNCEMENTS**

None.

## **ADJOURNMENT**

There being no further business Chair McKay adjourned the meeting at 9:18 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk