



**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, November 14, 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	Late	7:12 PM
Juan 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

PUBLIC HEARINGS

1. ZA2017-0009: EAST DUNNE - YOUNG: REQUEST FOR A ZONING AMENDMENT FROM THE R-2 3,500 TO R-3 MEDIUM DENSITY ZONE DISTRICT. ASSESSOR PARCEL NUMBER 726-02-007 LOCATED ON THE NORTH SIDE OF EAST DUNNE AVENUE.

Recommendation:

1. Adopt Resolution Recommending City Council approval of the Zoning Amendment.
2. No further CEQA action required.

Community Development Director Jennifer Carman presented the staff report.

Chair McKay opened the public hearing at 7:34 p.m.

Dick Oliver was called to speak.

Craig Erb was called to speak.

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

MOTION

Motion to recommend City Council approval of the Zoning Amendment.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Liam Downey, Vice Chairman
AYES:	McKay, Downey, Tanda, Martinez Beltran, Habib, Munoz Morris
NAYS:	Mueller

2. ZA2017-0008: MONTEREY-DOBKIN: REQUEST FOR A ZONING MAP AMENDMENT FROM THE ML - LIGHT INDUSTRIAL ZONING DISTRICT TO THE R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT. ASSESSOR PARCEL NUMBER 726-25-006 LOCATED ON THE EAST SIDE OF MONTEREY ROAD.

Recommendation:

1. Adopt Resolution Recommending City Council approval of the Zoning Amendment.
2. No further CEQA action is required.

Interim Principal Planner John Baty presented the staff report.

Chair McKay opened the public hearing at 8:31 p.m.

Phil Kerr was called to speak.

Jason Bernstein was called to speak.

MOTION

Motion to recommend denial of the Zoning Amendment due to it's inconsistency with the General Plan and the zone change is not required in order to serve the public convenience.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Liam Downey, Vice Chairman
AYES:	McKay, Downey, Mueller, Tanda, Martinez Beltran, Habib
NAYS:	Munoz Morris

3. **AAE2017-0039: MONTEREY - UHC: REQUEST FOR A RESIDENTIAL DEVELOPMENT CONTROL SYSTEM EXTENSION FOR SEVEN RESIDENTIAL BUILDING ALLOTMENTS. ASSESSOR PARCEL NUMBER(S) 817-36-032 AND 033, ARE LOCATED ON THE NORTHEAST CORNER OF MONTEREY ROAD.**

Recommendation:

1. Adopt a Resolution granting a one-year RDCS extension for seven (7) residential allotments.

Interim Principal Planner Gina Paolini presented the staff report.

Chair McKay opened the public hearing at 9:47 p.m. Hearing no further request to speak, the public hearing was closed.

MOTION

Motion to adopt the resolution granting a one-year extension for Seven (7) residential allotments.

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

4. **RDCS 2017-0001: E. DUNNE - KRUSE: REQUEST FOR A RESIDENTIAL DEVELOPMENT CONTROL SYSTEM EXTENSION FOR THREE RESIDENTIAL BUILDING ALLOTMENTS. ASSESSOR PARCEL NUMBER 728-01-002, IS LOCATED ON THE NORTH SIDE OF EAST DUNNE AVENUE.**

Recommendation:

1. The application has been withdrawn. No action necessary.

RESULT:	PULLED
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5. **GENERAL PLAN AMENDMENTS, GPA2017-0001 AND -0002: CITY OF MORGAN HILL. AMENDMENTS TO THE MORGAN HILL 2035 GENERAL PLAN TO CORRECT MISCELLANEOUS LAND USE MAP AND TEXT ERRORS.**

Recommendation:

1. Adopt Resolution Recommending City Council approval of the General Plan Amendments.
2. No further CEQA action is required.

Interim Principal Planner John Baty presented the staff report.

Chair McKay opened the public hearing at 10:15pm. Hearing no requests to speak, the public hearing was closed.

MOTION

Motion to recommend City Council approval of the General Plan Amendments.

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

ANNOUNCEMENTS

The next Planning Commission meeting will be held on November 28, 2017 beginning with a workshop on the Economic Blueprint.

Commissioner Tanda would like to have the Vacant Land inventory agendaized for the next meeting.

Chair McKay would like to request that a set of bylaws be established for the Planning Commission.

The joint meeting with City Council will be rescheduled for a later date in January.

ADJOURNMENT

There being no further business Chair McKay adjourned the meeting at 10:35 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk