



**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, January 9, 2018 7:00 PM

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

CALL TO ORDER

Chair McKay called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll.

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

Chair McKay opened the public comment period.

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

ORDERS OF THE DAY

No changes made.

CONSENT AGENDA

MOTION

Motion to approve consent calendar meeting minutes of October 10, 2017 and November 14, 2017. The October 24, 2017 meeting minutes were pulled for discussion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Juan Miguel Munoz Morris, Planning Commissioner
SECONDER:	Liam Downey, Vice Chairman
AYES:	McKay, Downey, Mueller, Martinez Beltran, Habib, Munoz Morris
ABSENT:	Tanda

APPROVE THE OCTOBER 10, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

APPROVE THE OCTOBER 24, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

This item was pulled for discussion.

APPROVE THE NOVEMBER 14, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

ITEMS PULLED FOR DISCUSSION

APPROVE THE OCTOBER 24, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

Chair McKay abstained due to his absence from this meeting.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	Downey, Mueller, Martinez Beltran, Habib, Munoz Morris
ABSTAIN:	McKay
ABSENT:	Tanda

PUBLIC HEARINGS

1. DA2017-0007: VINEYARD-HEALTHWORKS BAKING COMPANY: AN INDUSTRIAL DEVELOPMENT AGREEMENT FOR 1.44 ACRES AT 240 VINEYARD COURT IDENTIFIED BY ASSESSOR PARCEL NUMBER 817-05-067

Recommendation:

1. No Action necessary. Application withdrawn.

RESULT:	PULLED
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2. UP2017-0016: VINEYARD-HEALTHWORKS BAKING CO: CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL BAKERY AND DELI ON PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 817-05-067 LOCATED ON THE SOUTHWEST CORNER OF VINEYARD COURT AND VINEYARD BOULEVARD.

Recommendation:

1. Open/close public hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit for a commercial bakery and deli use.

Associate Planner Joey Dinh presented the staff report.

Chair McKay opened the public hearing at 7:18 p.m.

Mike Shrum was called to speak.

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

MOTION

Motion to adopt the resolution as amended to include a statement of operations that would limit the use of forklifts between the hours of 3 a.m. and 6:00 a.m. and restrict deliveries before 6:00 a.m. to the greatest extent practical.

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

3. AAE2017-0041: DEPOT-RAKITIN: AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW RUNNING SHOP AND HOPS TO EXPAND THE EXISTING TAP ROOM AND BAR FOR THE ON-SITE SALE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH EXISTING RETAIL USES. THE PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-14-071, IS LOCATED ON THE NORTHEAST CORNER OF DEPOT STREET AND EAST FIRST STREET.

Recommendation:

1. Open/close public hearing; and,
2. Adopt a Resolution amending the Conditional Use Permit for Running Shop and Hops to expand the square footage of the existing tap room.

Chair McKay called a recess at 7:55 p.m.
The meeting was reconvened at 8:05 p.m.

Chair McKay recused himself and left the dais.

Community Development Director Jennifer Carman presented the staff report.

Vice Chair Downey opened the public hearing at 8:23 p.m.
Paul Rakitin was called to speak.
Hearing no further requests to speak, the comment period was closed.

MOTION

Motion to adopt a resolution amending the Conditional Use Permit to state the maximum square footage with no specific restriction on the amount of retail square footage.

RESULT:	ADOPTED [5 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	Downey, Mueller, Martinez Beltran, Habib, Munoz Morris
ABSENT:	Tanda
RECUSED:	McKay

4. UP2017-0013 LIGHTPOST- BIG OAK RANCH: CONDITIONAL USE PERMIT TO ALLOW WINE TASTING IN CONJUNCTION WITH THE ON-SITE PRODUCTION OF WINE WITHIN AN EXISTING INDUSTRIAL BUILDING, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-33-027, LOCATED ON THE EASTERLY TERMINUS OF LIGHTPOST WAY

Recommendation:

1. Open/close the public hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit allowing wine tasting within an existing industrial building at the requested site.

Vice Chair Downey called for a recess at 8:40 p.m.

The meeting was reconvened at 8:42 p.m.

Chair McKay resumed the meeting at 8:42 p.m.

Interim Principle Planner Gina Paolini presented the staff report.

Chair McKay opened the public hearing.

Sofia Fedotore was called to speak.

Joshua Friedmann was called to speak.

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

Chair McKay called for a recess at 9:48 p.m.

The meeting was reconvened at 10:01 p.m.

Chair McKay called for a recess on this item and move to agenda item #5.

This item resumed at 11:06

Chair McKay re-opened the public comment.

Joe Alderese was called to speak.

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

MOTION

Motion to adopt the resolution to approve a Conditional Use Permit allowing wine tasting within an existing industrial building.

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

OTHER BUSINESS

5. ZA2016-0006: ZONING CODE UPDATE - JOINT CITY COUNCIL / PLANNING COMMISSION STUDY SESSION - PRESENTATION REVIEW

Recommendation:

Review and provide feedback on the presentation for the January 17, 2018 Joint City Council / Planning Commission Study Session on the Zoning Code Update

Interim Principal Planner John Baty presented the staff report.

RESULT:	NO ACTION TAKEN
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ANNOUNCEMENTS

Second meeting in January may be cancelled.

ADJOURNMENT

There being no further business, Chair McKay adjourned the meeting at 11:33 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk