



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, February 27, 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

Chair McKay noted for the record Commissioner Tanda will not be in attendance for this meeting.

Attendee Name	Title	Status	Arrived
John McKay	Chairman	Present	
Liam Downey	Vice Chairman	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Excused	
Yvonne Martinez Beltran	Planning Commissioner	Late	7:01 PM
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 at 7:02 p.m.

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

ORDERS OF THE DAY

No changes made.

CONSENT AGENDA

MOTION

Motion to approve items 2-3. Item 1 was pulled for discussion.

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

1. APPROVE THE MAY 9, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

This Item pulled for discussion.

2. APPROVE THE NOVEMBER 28, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

3. APPROVE THE FEBRUARY 13, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

ITEMS PULLED FOR DISSUSSION

APPROVE THE MAY 9, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

Commissioners Habib and Munoz Morris were not in attendance at this meeting and abstained from this item.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Liam Downey, Vice Chairman
AYES:	McKay, Downey, Mueller, Martinez Beltran
ABSTAIN:	Habib, Munoz Morris
EXCUSED:	Tanda

PUBLIC HEARINGS

4. ZA2017-0007, DA2017-0003, SD2016-0009, EA2016-0009: E. DUNNE-KYONO - ZONING AMENDMENT FOR PLANNED DEVELOPMENT, DEVELOPMENT AGREEMENT, AND NON-VESTING TENTATIVE MAP FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-02-014 LOCATED AT 505 E. DUNNE AVENUE.

Recommendation:

1. Open/close the public hearing and continue the project to the March 27, 2018 Planning Commission meeting.

Community Development Director Jennifer Carman requested this item be continued to the March 27, 2018 Meeting.

Chair McKay opened the public hearing at 7:05 p.m.

Thomas Davie was called to speak.

Craig Erb was called to speak.

Dick Oliver was called to speak.

Margaret M. was called to speak.

Chris Plut was called to speak.

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

RESULT:	CONTINUED [UNANIMOUS]	Next: 3/27/2018 7:00 PM
MOVER:	Joseph Mueller, Planning Commissioner	
SECONDER:	Liam Downey, Vice Chairman	
AYES:	McKay, Downey, Mueller, Martinez Beltran, Habib, Munoz Morris	
EXCUSED:	Tanda	

OTHER BUSINESS

5. MONTEREY CORRIDOR STUDY AND IMPLEMENTATION OPTIONS

Recommendation:

1. Review and Discuss Monterey Corridor Market Analysis Report and Implementation Options; and
2. Recommend near-term and long-term Monterey Corridor Implementation Option(s) to City Council

Interim Principal Planner John Baty and Jennifer Daugherty from Lisa Wise Consulting, Inc. presented the staff report.

Chair McKay opened the public comment period at 8:44 p.m.

John Telfer was called to speak.

Don Hordness was called to speak.

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

MOTION

The Planning Commission reviewed and discussed the Monterey - Corridor Market Analysis Report and Implementation options. The Planning Commission recommends a Monterey Corridor Specific Plan and in the interim until this plan is adopted that a City Lead Block Level Master Plan be put into place to enable development to move forward.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	McKay, Downey, Mueller, Habib, Munoz Morris
NAYS:	Martinez Beltran
EXCUSED:	Tanda

ANNOUNCEMENTS

The next Planning Commission meeting will be held on March 13, 2018. Commissioner Tanda will be in attendance. All of the narratives, descriptions, and site plans are available online. The staff reports will be published early. Three Planning Commissioners have currently signed up for the Planning Commissioners Academy on April 4-6, 2018 in Monterey, California. Please contact staff if you are interested in attending as soon as possible.

ADJOURNMENT

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

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk