



**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, April 10, 2018 7:00 pm

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

CALL TO ORDER

Chair McKay called the meeting to order.

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 Munoz Morris	Planning Commissioner	Present	

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll.

PLEDGE OF ALLEGIANCE

Commissioner Habib led the pledge.

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda

OPEN PUBLIC COMMENT PERIOD

Chair McKay opened the public comment period. Hearing requests to speak, the public comment period was closed.

ORDERS OF THE DAY

No changes made.

OTHER BUSINESS

1. **PRELIMINARY PLAN REVIEW SR2018-0004: COCHRANE-EVERGREEN: PRELIMINARY PLAN REVIEW OF A PROPOSED COMMERCIAL AND RETAIL CENTER. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-250-35 AND 726-320-21, ARE LOCATED ON THE EASTERLY SIDE OF BUTTERFIELD BOULEVARD BETWEEN COCHRANE ROAD AND JARVIS DRIVE (COCHRANE ROAD INVESTORS, LLC, OWNERS).**

Recommendation:

The applicant is requesting Planning Commission initial comments on the project. Open public hearing to receive testimony and provide direction on content of proposed plan.

Contract Planner Rick Smeaton presented the staff report.

Chair McKay opened the public comment at 7:11 p.m.

Zach Lauterbach was called to speak.

Rogg Collins was called to speak.

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

No formal action is requested of the Planning Commission at this time. The Planning Commission provided comments and direction to the applicant on the content of the proposed plan.

RESULT:	NO ACTION TAKEN
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CONTINUED PUBLIC HEARING

2. **ZA2016-0006: ZONING CODE UPDATE AND ZONING MAP AMENDMENTS**

Recommendation:

1. Discuss and consider comments on the Zoning Code Update and Zoning Map Amendments; and,
2. Adopt Resolution recommending City Council consider the Addendum to the Morgan Hill 2035 Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) and approval of ZA2016-0006: Zoning Code Update and Zoning Map Amendments.

Interim Principle Planner John Baty presented the staff report.

Chair McKay opened the public comment. Hearing no further requests to speak, the public hearing was closed.

The Planning Commission discussed and considered comments on the Zoning Code Update and Zoning Map Amendment for the following sites:

1. 275 Tennant Avenue (Dan Ekins) - Staff supports the proposed CN Neighborhood Commercial Zoning District for the subject site instead of the proposed CS Service Commercial Zoning District. The Planning Commission supports Staff's recommendation for the proposed change to CN Neighborhood Commercial Zoning District.

3. 70 West 5th Street (Nicole Grave) - The Planning Commission recommends Residential Attached Low 3000.

4. Section 18.108.070 Minor Exceptions (Van Kuelen) - Staff supports adding a minimum lot width to the list of permitted operations. The Planning Commission supports Staff's recommendation.

6. 30 and 50 Myrtle Avenue (Michael J. Eggers) - Staff supports the proposal to remove the Residential Planned Development Overlay leaving the underlying commercial MU-N Zoning to match the adjacent properties to the west and east. The Planning Commission supports Staff's recommendation.

7. Floor Area Ratio (RJA) - Staff supports the proposal to not count porches that are 50% or less enclosed and covered as living space for FAR calculation purposes with the amendment that a porch would not count as part of the FAR calculation if it's a front porch visible from a public place. The majority of the Planning Commission supports Staff's recommendation. Commissioner Downey and Commissioner Mueller do not support this recommendation.

8. Nina Lane (Winland and Burgos) - Five Planning Commissioners support the change in zoning to Residential Detached Low 20,000.

RESULT:	CONTINUED [UNANIMOUS]	Next: 4/24/2018 7:00 PM
MOVER:	Wayne Tanda, Planning Commissioner	
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner	
AYES:	McKay, Downey, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris	

ANNOUNCEMENTS

Community Development Director Jennifer Carmen made a note that Commissioner Downey will be acting Chair at the April 24, 2018 Planning Commission meeting. Commissioner Tanda inquired about items that were previously referred to staff to bring back for discussion. Community Development Director Jennifer Carmen will let the Commission know when we will be scheduling the Vacant Land Inventory and Bylaws some time in the near future.

ADJOURNMENT

There being no further business, Chair McKay adjourned the meeting at 10:55 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk