CITY OF MORGAN HILL

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 24, 2018 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Mckay called the meeting to order.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called 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	Late	7:02 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

Commissioner Downey led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

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

ORDERS OF THE DAY

No changes made.

CONSENT AGENDA

MOTION

Items 1 and 2 were pulled for discussion.

1. APPROVE THE FEBRUARY 27, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	**PULLED**

2. APPROVE THE APRIL 10, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	**PULLED**

ITEMS PULLED FOR DISCUSSION

APPROVE THE FEBRUARY 27, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

Commissioner Tanda abstained due to his absents from this meeting.

RESULT:	**ACCEPTED [6 TO 0]**
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	McKay, Downey, Mueller, Martinez Beltran, Habib, Munoz Morris
ABSTAIN:	Tanda

APPROVE THE APRIL 10, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

Chair Mckay noted a correction needed to be made on Agenda Item 2 number 1 - 275 Tennant Avenue (Dan Ekins): The Planning Commission recommends changing the Zoning District to the General Commercial (CG) Zoning District.

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

PUBLIC HEARINGS

3. UP2017-0015: CAPUTO-HUANG- CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH, SELF-SERVICE, AUTOMATED CAR WASH WITH VACUUMS ON PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 817-29-027 LOCATED ON THE SOUTHWEST CORNER OF CAPUTO DRIVE AND TENANT AVENUE.

Recommendation:

1. Adopt a Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project (EA2017-0013); and
2. Adopt a Resolution approving a Conditional Use Permit (UP2017-0015)

Contract Planner Emily Foley presented the staff report.

Chair McKay opened the public hearing at 7:22 p.m.

Kurt Wagenknecht was called to speak.
Paul Sagayaraj Amaldoss Henry was called to speak.
Douglas Logsdon was called to speak.
Greg Blunden was called to speak.

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

Chair McKay reopened the public hearing at 8:15 p.m.

Mrs. Blunden was called to speak.
Paul Sagayaraj Amaldoss Henry was called to speak.

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

MOTION
Motion to continue to a date uncertain. The Planning Commission requested staff to clarify noise impacts on the surrounding buildings, bring forth a traffic study, determine if there is a different orientation of the site layout that would better address the noise and traffic flow throughout the project, and determine whether the use is consistent with the General Plan policy for Ancillary Commercial Use Limitations.

RESULT:	**CONTINUED TO A DATE UNCERTAIN [6 TO 1]**
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Mohammad Habib, Planning Commissioner
AYES:	Downey, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris
NAYS:	McKay

CONTINUED PUBLIC HEARING

4. 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 a 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

Interim Principle Planner John Baty presented the staff report.

Chair McKay opened the public hearing at 9:23 p.m.
Ashis Roy was called to speak.
Asit Panwala was called to speak.
John Mauro was called to speak.
Hearing no further requests to speak, the public hearing was closed.

The Planning Commission discussed and considered comments on the Zoning Code Update for the following items:

MOTION
Recommend retaining the existing Administrative Office (CO) Zoning District with the clarification that hotels and motels are not permitted uses in this Zoning District.
Ayes: McKay, Mueller, Tanda, Martinez Beltran, Habib, Munoz Morris
Nays: Downey

MOTION
Recommend Development Standards to clarify hotel heights in various districts.
Ayes: Tanda, Martinez Beltran, Mueller, Habib
Nays: McKay, Downey, Munoz Morris

MOTION
Recommend retaining the existing Light Industrial Zoning District (IL).
Ayes: Unanimous
Nays: None

MOTION
Recommend adding a definition for the Traffic-Control Devices and add a reference to Chapter 10.16 of the City Morgan Hill Municipal Code in Chapter 18.88 - Signs.
Ayes: Unanimous
Nays: None

MOTION
Recommend adding language that would allow the Planning Commission authority to call up any decision made by the Director.

Ayes: Mueller
Nays: McKay, Downey, Tanda, Martinez Beltran, Habib, Munoz Morris

MOTION
Recommend deleting the Calls for Review section.
Ayes: Tanda, Munoz Morris, Downey
Nays: Martinez Beltran, McKay, Muller, Habib

MOTION
Recommend continuing this item to the next regular Planning Commission meeting.
Ayes: Martinez Beltran, Mueller
Nays: Downey, Munoz Morris, Habib, McKay, Tanda

MOTION
Recommend City Council approve the Zoning Ordinance as amended.
Ayes: McKay, Downey, Tanda, Martinez Beltran, Habib, Munoz Morris
Nays: Mueller

RESULT:	**ADOPTED AS AMENDED [6 TO 1]**
MOVER:	Juan Miguel Munoz Morris, Planning Commissioner
SECONDER:	Mohammad Habib, Planning Commissioner
AYES:	McKay, Downey, Tanda, Martinez Beltran, Habib, Munoz Morris
NAYS:	Mueller

ANNOUNCEMENTS

None.

ADJOURNMENT

There being no further business, Chair McKay adjourned the meeting at 12:10 a.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk