

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL TO AMEND THE ZONING FOR A 1.94 ACRE PARCEL AT THE NORTHWESTERLY CORNER OF PEAK AVENUE AND WEST DUNNE AVENUE FROM R-3C MEDIUM DENSITY RESIDENTIAL CONDITIONAL TO R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT IN CONFORMANCE WITH THE GENERAL PLAN. (APN 767-03-017)

WHEREAS, such request was considered by the Planning Commission at their regular meeting of July 14, 2015, at which time the Planning Commission recommended approval of application ZA-14-13: Peak - Amas; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The proposed zoning amendment is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The zone change is required in order to serve the public convenience, necessity and general welfare as provided in Section 18.62.050 of the Municipal Code.

SECTION 3. The project site was reviewed as part of Master Environmental Impact Report for the 2001 General Plan update and has been found complete, correct, and in substantial compliance with the requirements of the California Environmental Quality Act. The Zoning Amendment complies with the General Plan as required by Government Code Section 65860.

SECTION 4. Further development and any future building additions shall comply with the site development standards of the R-3 Medium Density Residential District.

SECTION 5. The Planning Commission recommends that the City Council approve the Zoning Amendment from R-3 Conditional to R-3 Medium Density Residential District to the parcel attached hereto, as Exhibit "A", and by this reference incorporated herein.

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**PASSED AND ADOPTED THIS 14th DAY OF JULY, 2015, AT A REGULAR MEETING
OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:**

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

APPROVED:

TERESA CRUE, Deputy City Clerk

JOSEPH H. MUELLER, Chair