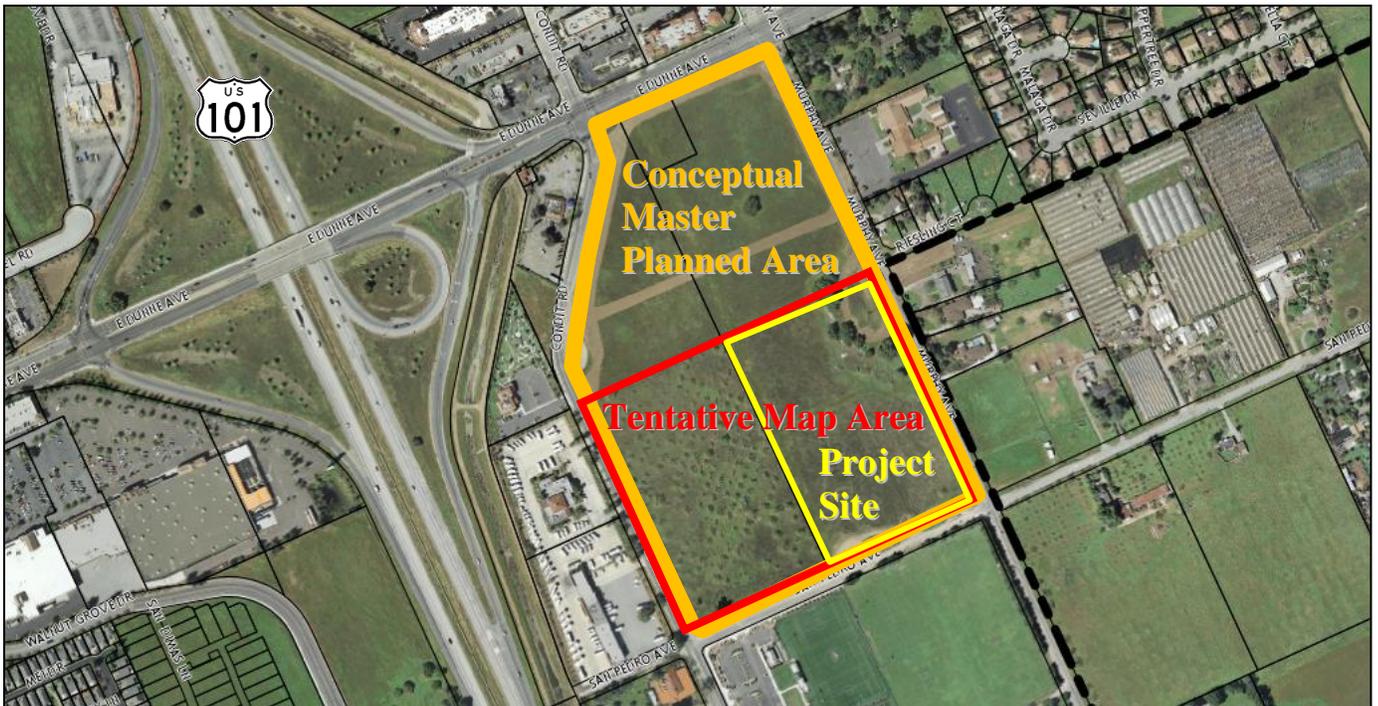


LOCATION MAP



BACKGROUND

The proposed project was introduced at the July 12, 2016 Planning Commission hearing. After receiving public testimony and discussion, the Planning Commission continued the project to the July 26, 2016 hearing with the following comments:

- Provide better articulation of the top-most roof lines of the tri-plex, and four-plex condominium buildings;
- Provide variation in the lot widths and/or floor plans for the single-family detached units fronting Murphy Avenue;
- Convert the northern-most EVA into a street connecting to Murphy Avenue;
- Utilize Oak trees within the landscape plan to compensate for the removal of Oak trees; and
- Provide responses from environmental consultant on questions regarding the Addendum to the EIR.

Site Description and Surrounding Uses

The subject site consists of two parcels (APN: 817-12-006 and 817-12-009), approximately 18.2 gross acres, located north of the City's Outdoor Sports Complex across San Pedro Avenue. The portion of the subject site proposed for development is located on the easterly parcel (APN: 817-12-009), which is part of a conceptual master planned area. The land use designation for the two parcels are Multi-Family Medium (APN: 817-12-006) and Multi-Family Low (APN: 817-12-009) with current zoning as R-3 Medium-Density Residential. The easterly parcel is adjacent to a vacant commercially designated property to the north, the future apartment development proposed to the west (currently vacant), existing single-family homes and vacant residentially designated properties across Murphy Avenue to the east, and the Outdoor Sports Complex to the south across San Pedro Avenue.

Project Description

The applications include a Tentative Map for both parcels, and for the easterly parcel (APN: 817-12-009) a Zoning Amendment from the R-3 Medium-Density Residential District to R-2 Medium-Density Residential Planned Development, and a Development Agreement.

ANALYSIS:

The applicant has provided updated plans for the project proposal (Attachment 5) that address the issues identified by the Commission:

- Providing additional articulation by breaking up the top-most rooflines on the condominium buildings;
- Introducing a smaller single family detached floor plan, which will provide an alternate look of a home along Murphy Avenue and provide further interest;
- Convert the northernmost street with Murphy Avenue with two lanes, providing additional vehicle access between Condit and Murphy Avenue (previously only an EVA connection);
- Utilizing Oak trees within the landscape plan along Murphy Avenue to carry out the theme of Oak trees along Murphy Avenue; and
- Creating additional variation in the front yard setbacks of the single-family homes fronting Murphy Avenue to help break-up what can look like a solid wall of homes, particularly when viewed while driving along the street.

Staff has provided all environmentally related questions to the consultant and a memorandum has been provided (Attachment 6).

Zoning Amendment

The required findings for the Zoning Amendment and Planned Development Overlay District have been provided and summarized within the July 12, 2016 Staff Report (Attachment 9).

The table below has been updated and summarizes any inconsistencies with Chapter 18.29 of the Morgan Hill Municipal Code.

Table:1 Development Standards

	R2 SFD	R2 SFD Proposed	Varies from Standard	R2 Condos	R2 Condos Proposed	Varies from Standard
Lot Area (sq.ft. min)	4,500-5,500	4,100	✓	6,000	10,900	--
Lot Width	40'	40'	--	60'	75'	--
Lot Depth (min)	80'	100'	--	85'	165'	--
Lot Coverage (max)	NA	NA	--	60%	60%	--
Far (max)	52%	80%	✓	NA	NA	--
Height	2 and one half stories or 30'	2 stories, no taller than 30'	--	2 and one half stories or 30'	2 stories no taller than 30'	--
Front Setback (min)	15'	25' facing Murphy	--	NA	13' facing future commercial site 28' in between building frontage to	--

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					building frontage	
Interior side Setback	4'	0' on one side; 8' min. on the opposite side	--	NA	11' in between buildings	--
Street Side Setback	8'	Lot 61, 64, and 74 will be a minimum of 12'	--	5'	5'	--
Rear setback	15'	NA	✓	NA	NA	--
Private Open Space	350square feet	400 square feet	--	60 square feet	60 square feet	--
Aggregate Lot Coverage	40% of gross land area	45% of gross land area	--	40% of gross land area	45% of gross land area	--
Parking Standards	See Parking Below		✓	See parking below		--

The project will meet the Aggregate Lot Coverage as stated in Section 18.29.060 of the Morgan Hill Municipal Code.

Parking

The table below summarized the parking for the project.

Table 2: Parking Requirements

	Number of Units	Required Ratio	Spaces Required	Spaces Provided	Varies from Standard
Single Family Detached	14	2 covered spaces per unit with 20' by 20' driveway apron	28	28	20' by 20' driveway apron not provided
Guest Parking	14	1 space per every 4 units	4	4	--
Condos (3 bedrooms)	60	2.5 covered spaces per unit	150	150	--
Guest Parking	60	1space per 3 units	20	20	--

Community Engagement

The proposed project was publicly noticed (mailing to property owners within 300 feet of the project) for the minimum 10-day period and a sign has been posted at the proposed business location per the Planning Division requirements.

Staff has received one public comment (Attachment 8).

Conclusion

With the additional information provided on the attached revised plan set, and the memorandum from the environmental consultant, the applicant and Staff have addressed the questions/concerns raised at the July 12, 2016 Planning Commission meeting. Staff recommends that the Planning Commission recommend City Council approval of the Zoning Amendment, the Precise Development Plan, and Development Agreement and that the Planning Commission approve the proposed Tentative Subdivision Map.

LINKS/ATTACHMENTS:

1. Zoning Amendment Resolution, ZA-16-01
2. Subdivision Resolution, SD2016-0006
3. Tentative Map, Exhibit B
4. Development Agreement Resolution, DA2016-0005
5. Project Plans
6. Memorandum addressing Addendum Questions
7. Addendum Summary of Text Changes
8. Public Comment
9. PC Staff Report, July 12, 2016