

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING GENERAL PLAN AMENDMENT APPLICATION GPA-15-01: AMENDMENT TO THE COMMUNITY DEVELOPMENT CHAPTER OF THE 2001 CITY OF MORGAN HILL GENERAL PLAN TO AMEND THE DEFINITION OF RESIDENTIAL DENSITY AND REMOVE THE REFERENCE TO MAXIMUM BUILDING HEIGHT WITHININ TABLE 2.

WHEREAS, such request was considered by the City Council at their regular meeting of September 2, 2015, at which time the City Council approved General Plan Amendment Application GPA 15-01: City of Morgan Hill –Residential Density Definition and Amendment to Table 2 on Page 16 of the General Plan; and

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

NOW, THEREFORE, THE MORGAN HILL CITY COUNCIL DOES RESOLVE AS FOLLOWS:

SECTION 1. The General Plan text amendment is consistent with the provisions of the General Plan.

SECTION 2. The City Council of the City of Morgan Hill hereby finds that this Amendment is categorically exempt from environmental review under Section 15061(b)(3) of the State CEQA Guidelines. The proposed text amendments are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Adoption of these amendments does not create changes in the physical environment and are therefore exempt. Any development that occurs in the future subject to such standards will undergo an independent analysis pursuant to the requirements of CEQA.

SECTION 3. The General Plan shall be amended as identified in the attached Exhibit A, and by this reference incorporated herein.

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PASSED AND ADOPTED THIS 2nd DAY OF SEPTEMBER, 2015 AT A REGULAR MEETING OF THE CITY COUNCIL BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ATTEST:

IRMA TORREZ, City Clerk

CERTIFICATION

I, Irma Torrez, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. _____, adopted by the City Council at the meeting held on September 2, 2015.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

DATE: _____

Irma Torrez, CITY CLERK

EXHIBIT A

AMENDMENT TO THE COMMUNITY DEVELOPMENT CHAPTER OF THE 2001 CITY OF MORGAN HILL GENERAL PLAN

1. The definition of residential density on Page 16 shall be amended as follows:

Residential density shall refer to the number of permanent residential dwelling units (du) per net acre (acre) of land. Net acre is that portion of a site that can actually be built upon; which is the land area remaining after dedication of ultimate rights-of-way for: exterior boundary streets; flood ways; public parks; and utility corridors.

2. Table 2 on Page 16 shall be amended to eliminate maximum building height. The amended table shall appear as follows:

Land Use Designations	Acres	Primary Uses	Density Range	Minimum Lot Area	Maximum Building Coverage/ Floor Area Ratio
Residential Estate	1,216	Detached homes	<1 unit/acre	40,000 sf	30%
Single Family Low	1,279	Detached homes	1-3 units/acre	12,000 sf	40%
Single Family Medium	1,801	Detached homes	3– 6 units/acre	7,000 sf	50%
Single Family High		Detached homes	5-10 units/acre	4,500 sf	52% Floor Area Ratio
Multi-Family Low	531	Attached homes	5-14 units/acre	6,000 sf	50%
Multi-Family Medium	171	Attached homes	14-21 units/acre	6,000 sf	60%
Multi-Family High	7	Attached Homes	21-40 units/acre	6,000 sf	60%
Commercial	454	Retail, office, services	N/A	20,000 sf	50%
Non-Retail Commercial	36	Offices, services	N/A	6,000 sf	50%
General Commercial	24	Retail, office, services	N/A	10,000 sf	50%
Mixed Use	50	Attach homes mixed with retail, office and services.	8-18 units/acre Opportunity Sites 25-40 units/acre	(Commercial) 10,000 sf (Residential) 6,000 sf	60%
Industrial	1,112	Warehouse, offices, manufacturing	N/A	20,000 sf	50%
Office Industrial	26	Offices R& D Wholesale	N/A	20,000 sf	50%
Campus Industrial	18	High-tech, R & D	N/A	20 acres	20%
Public Facilities	253	Publicly owned	N/A	NA	50%
Sports/Recreation/Leisure	252	Sport-recreation-leisure uses	N/A	1 acre	30% SRL-A 50% SRL-B