

Morgan Hill City Council

March 2, 2016

Item # 8

**AGENDA DATE: 03/2/16
PRESENTATION**

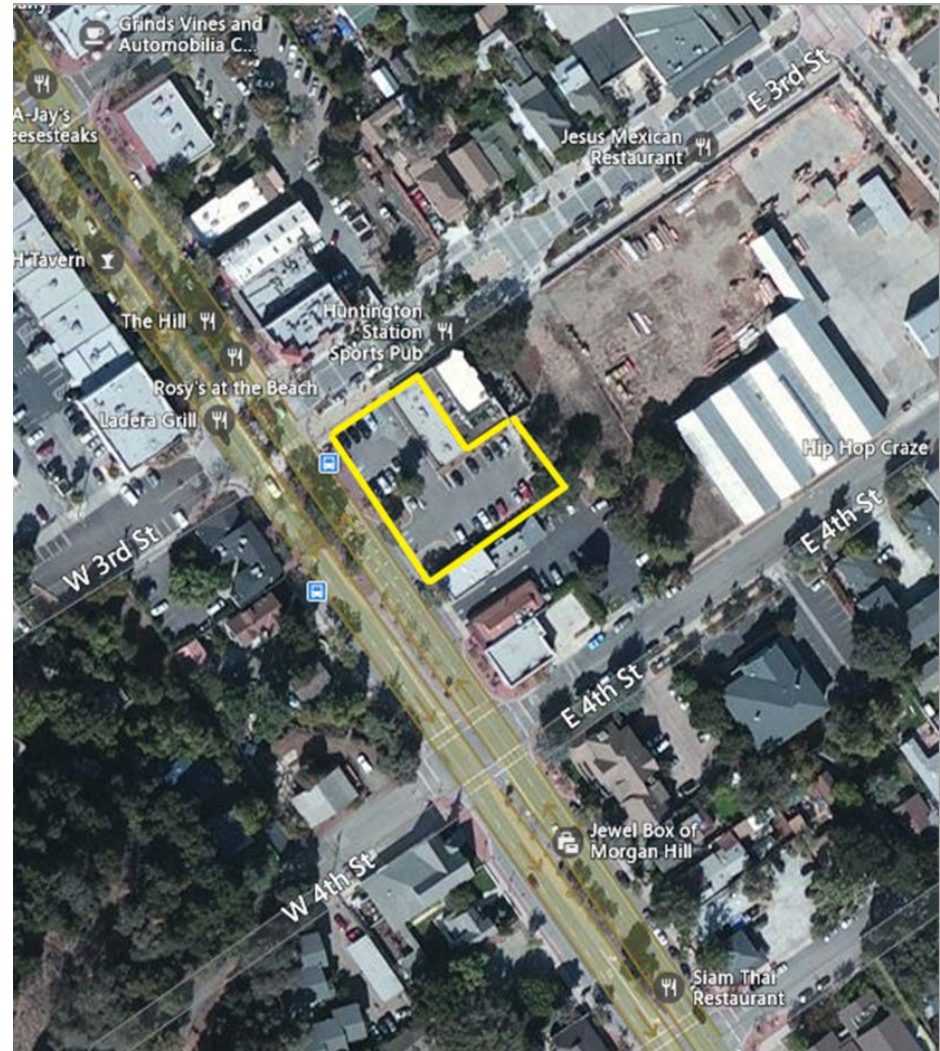
ZA-15-14/EA-15-10: Monterey & Third -- Rodrigues

Request

Rezone to Planned
Development Overlay

Recommendation

- Open/Close public hearing
- Waive 1st and 2nd reading of Ordinance; and
- Introduce Ordinance for PD overlay



ZA-15-14/EA-15-10: Monterey & Third -- Rodrigues

Site Description:

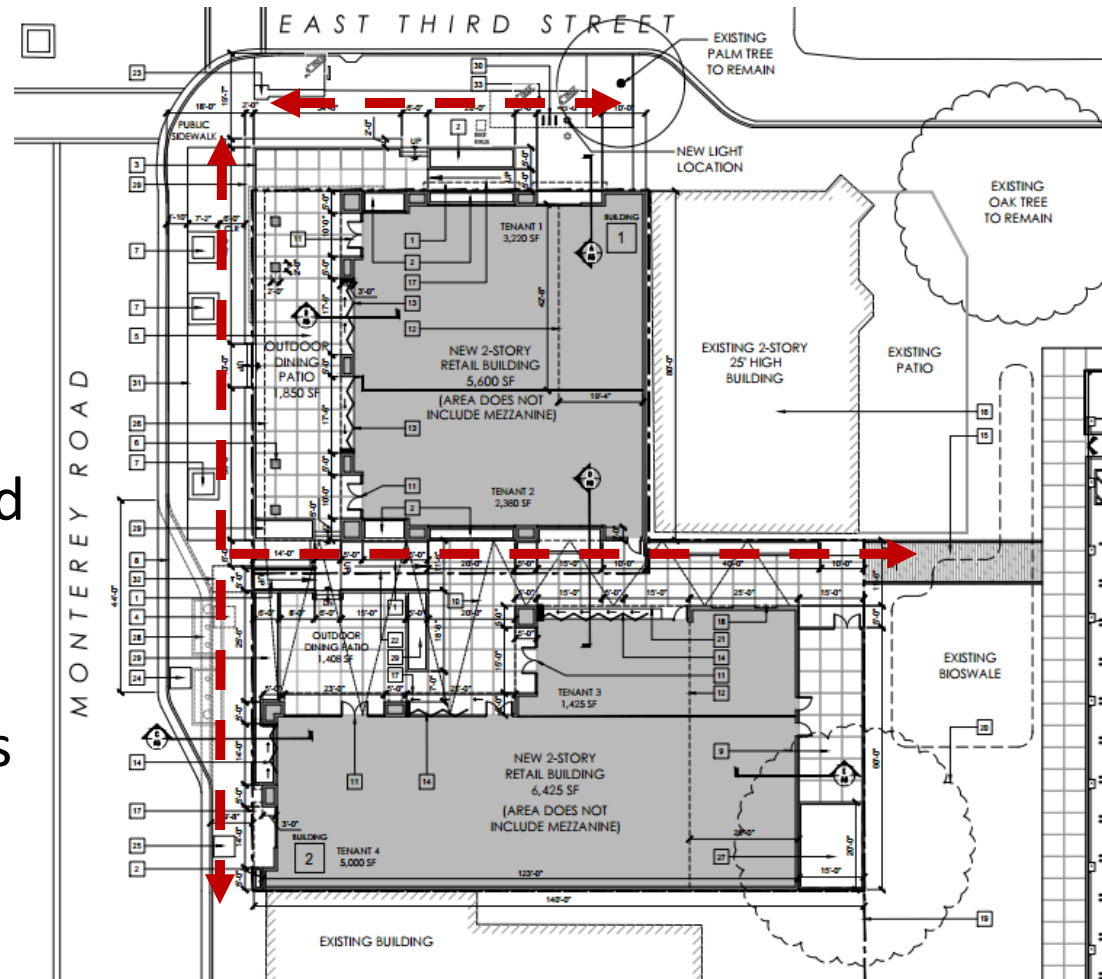
- 0.42 acres
- Existing 2,080 sq. ft. commercial building
- Surface parking
- General Plan
 - Mixed-Use
- Zoning
 - Downtown Specific Plan
 - CBD Central Business District-GF
- One of four downtown opportunity sites



ZA-15-14/EA-15-10: Monterey & Third -- Rodrigues

Project Description:

- Two, two-story buildings
 - 5,600 SF & 6,425 SF
 - Four Restaurants
- Paseo between buildings to new public garage
- Outdoor dining patios and sidewalk seating
- Bump out sidewalk and curb and new street trees



ZA-15-14/EA-15-10: Monterey & Third -- Rodrigues

Elevations



THIRD STREET ELEVATION



MONTEREY ROAD ELEVATION

ZA-15-14/EA-15-10: Monterey & Third -- Rodrigues

Planned Development Zoning Amendment Request

- Deviation from front setback requirement and 1st floor ceiling height
- Allow alcohol service (bar) as permitted use

Planning Commission Recommendation

- Approval
- Require Conditional Use Permit for alcohol service

