



# City of Morgan Hill

## Legislation Details (With Text)

**File #:** 16-572      **Version:** 1      **Name:**

**Type:** Staff Report      **Status:** Public Hearing

**File created:** 8/10/2016      **In control:** Planning Commission

**On agenda:** 8/23/2016      **Final action:**

**Title:** USE PERMIT, UP2016-0010: PEAK-AMAS: Conditional Use Permit to operate 84 bed residential care facility on a 1.94 acre parcel zoned R3. The property, identified by Assessor Parcel Number 767-03-017, is located on the northeast corner of Peak Avenue and West Dunne Avenue (439 S 4TH ST LLC, Owner). CEQA: Categorically exempt pursuant to Section 15332 (In-fill development).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Resolution, 3. Statement of Operations.pdf, 4. Letter of Justification.pdf, 5. Facility Evaluation Report, 6. Project Plans, 7. Location Map, 8. Item 06 and 07 Supplemental #1

Date	Ver.	Action By	Action	Result
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## PLANNING COMMISSION STAFF REPORT MEETING DATE: **AUGUST 23, 2016**

PREPARED BY: Steve Golden, Associate Planner

APPROVED BY: Leslie Little, Assistant City Manager/Community Development

**USE PERMIT, UP2016-0010: PEAK-AMAS:** Conditional Use Permit to operate 84 bed residential care facility on a 1.94 acre parcel zoned R3. The property, identified by Assessor Parcel Number 767-03-017, is located on the northeast corner of Peak Avenue and West Dunne Avenue (439 S 4TH ST LLC, Owner). CEQA: Categorically exempt pursuant to Section 15332 (In-fill development).

### RECOMMENDATION(S):

Adopt a resolution approving a Conditional Use Permit to operate a residential care facility at the requested site.

### PROJECT SUMMARY:

1. Location: 17090 Peak Avenue, Northeast corner of West Dunne Avenue and Peak Avenue, APN 767-03-017
2. Site Area: 1.94 acres
3. General Plan: Residential Attached Medium
4. Zoning: R3
5. Request: Conditional Use Permit to operate an 84 bed residential care facility.

