



# City of Morgan Hill

## Legislation Details (With Text)

<b>File #:</b>	17-020	<b>Version:</b>	1	<b>Name:</b>	USE PERMIT, UP2016-0018: 4TH STREET NAVARRO
<b>Type:</b>	Staff Report	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	1/9/2017	<b>In control:</b>		<b>In control:</b>	Planning Commission
<b>On agenda:</b>	1/24/2017	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	USE PERMIT, UP2016-0018: 4TH STREET NAVARRO: Request for a Conditional Use Permit to allow a bar (wine and beer) and the retail sale of wine and beer within an existing 3,150 square foot commercial building with an adjoining 5,700 square foot outdoor recreation/bar area. The properties, identified by Assessor Parcel Numbers 726-13-029 and 726-13-030 are located on the southwesterly corner of East Fourth Street and Depot Street (Patrick Eilert, Owner). CEQA: Categorical exempt pursuant to Section 15301 of the State CEQA Guidelines. (Minor alteration of an existing structure).				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Resolution, 3. Statement of Proposed Operations, 4. Site and Floor Plan, 5. 01 & 02 Supplemental #1 PC Mtg. Questions

Date	Ver.	Action By	Action	Result
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## PLANNING COMMISSION STAFF REPORT MEETING DATE: JANUARY 24, 2017

PREPARED BY: Steve Golden, Associate Planner/Development Services Department  
APPROVED BY: Leslie Little, Assistant City Manager/Development Services Department

**USE PERMIT, UP2016-0018: 4TH STREET NAVARRO:** Request for a Conditional Use Permit to allow a bar (wine and beer) and the retail sale of wine and beer within an existing 3,150 square foot commercial building with an adjoining 5,700 square foot outdoor recreation/bar area. The properties, identified by Assessor Parcel Numbers 726-13-029 and 726-13-030 are located on the southwesterly corner of East Fourth Street and Depot Street (Patrick Eilert, Owner). CEQA: Categorical exempt pursuant to Section 15301 of the State CEQA Guidelines. (Minor alteration of an existing structure).

### RECOMMENDATION(S):

Approval subject to the Findings and Conditions contained in the attached Resolution.

### PROJECT SUMMARY:

Location: 70 East Fourth Street - Southwest corner of East Fourth Street and Depot Street (APN 726-13-029 & 726-13-030)  
Site Area: 0.3 acres  
General Plan: Mixed Use  
Zoning: Central Business (CBD)  
Request: Request for approval of a Conditional Use Permit to allow a bar (wine and beer tasting)

and the retail sale of wine and beer with outdoor recreation.