



City of Morgan Hill

Legislation Text

File #: 16-633, Version: 1

CITY COUNCIL STAFF REPORT **MEETING DATE: SEPTEMBER 21, 2016**

PREPARED BY: Gina Paolini, Interim Principal Planner/ Community Development
APPROVED BY: City Manager

DEVELOPMENT AGREEMENT, DA2016-0006:PRICE-CONN: A DEVELOPMENT AGREEMENT FOR A SINGLE LOT RESIDENTIAL DEVELOPMENT LOCATED ON PRICE DRIVE, WEST OF DEWITT AVENUE (APN 773-08-081)

RECOMMENDATION(S)

1. Open/close public hearing;
2. Waive the first and second reading of the Development Agreement Ordinance; and
3. Introduce Development Agreement Ordinance.

COUNCIL PRIORITIES, GOALS & STRATEGIES:

Ongoing Priorities

Protecting the environment
Maintaining fiscal responsibility

2016 Focus Areas

Developing Our Community

REPORT NARRATIVE:

The applicant is requesting approval of a Development Agreement to formalize commitments made during the Residential Development Control System (RDCS) process. The Development Agreement will allow the development of one custom single family residence on the existing lot of record.

The Development Agreement will establish a development schedule for the project, including a commencement of construction deadline and include other standard City requirements. The project took part in the City's 2015 RDCS competition and was awarded one allotment for Fiscal Year 2017-2018.

The Development Agreement was reviewed by the Planning Commission at its August 23, 2016 meeting where the Commission held a public hearing. The Planning Commission recommended approval of the Development Agreement to the City Council.

COMMUNITY ENGAGEMENT: Inform

The community was informed about this project through public notification, including site signage,

newspaper notice and direct mail to property owners within 300 feet.

ALTERNATIVE ACTIONS:

In addition to denial of the Development Agreement, the City Council could direct staff to make changes to the Development Agreement.

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

On January 12, 2016, the Planning Commission awarded the project one allotment for Fiscal Year 2017-2018 pursuant to the RDCS.

On August 23, 2016, the Planning Commission voted (6-0-0-1), with Commissioner Tombs absent, to recommend that the City Council approve Development Agreement DA2016-0006.

FISCAL AND RESOURCE IMPACT:

No budget amendment is proposed. The City has collected application fees to cover costs associated with the project.

CEQA (California Environmental Quality Act):

Categorical Exemption

The project is Categorically Exempt from CEQA in accordance with Section 15303(a) (New Construction) of the CEQA Guidelines, as the project is for the development of one custom single family residence in a residential zone.

LINKS/ATTACHMENTS:

1. Development Agreement Ordinance
2. Development Agreement
3. August 23, 2016 Planning Commission Staff Report