



# City of Morgan Hill

## Legislation Details (With Text)

<b>File #:</b>	16-604	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Staff Report	<b>Status:</b>		Consent Calendar	
<b>File created:</b>	8/23/2016	<b>In control:</b>		City Council	
<b>On agenda:</b>	9/7/2016	<b>Final action:</b>			
<b>Title:</b>	ADOPT ORDINANCE 2214, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING A ZONING AMENDMENT FROM THE R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT TO THE R-2 (PD) RESIDENTIAL PLANNED DEVELOPMENT OVERLAY DISTRICT WITH A PRECISE DEVELOPMENT PLAN TO ALLOW UP TO 60 TOWNHOME-STYLE CONDOMINIUMS AND 14 SINGLE-FAMILY DETACHED HOMES ON A ±9.6 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF SAN PEDRO AVENUE AND MURPHY AVENUE (APN: 817-12-009)				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2214 ZA-16-01 Condit-Mana

Date	Ver.	Action By	Action	Result
9/7/2016	1	City Council	approved	Pass

## CITY COUNCIL STAFF REPORT MEETING DATE: SEPTEMBER 7, 2016

PREPARED BY: Angie Gonzalez, Council Services Assistant/Administrative Services

APPROVED BY: City Manager

**ADOPT ORDINANCE 2214, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING A ZONING AMENDMENT FROM THE R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT TO THE R-2 (PD) RESIDENTIAL PLANNED DEVELOPMENT OVERLAY DISTRICT WITH A PRECISE DEVELOPMENT PLAN TO ALLOW UP TO 60 TOWNHOME-STYLE CONDOMINIUMS AND 14 SINGLE-FAMILY DETACHED HOMES ON A ±9.6 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF SAN PEDRO AVENUE AND MURPHY AVENUE (APN: 817-12-009)**

### RECOMMENDATION(S)

Waive the reading, adopt Ordinance No. 2214, New Series, and declare that said title, which appears on the agenda, shall be determined to have been read by title and further reading waived.

### COUNCIL PRIORITIES, GOALS & STRATEGIES:

#### 2016 Focus Areas

Developing Our Community

## **REPORT NARRATIVE:**

On August 24, 2016, the City Council Introduced Ordinance No. 2214 New Series, by the Following Roll Call Vote: AYES: Carr, Constantine, Librers, Siebert, Tate; NOES: None; ABSTAIN: None; ABSENT: None.

By adopting this Ordinance, the City of Morgan Hill is amending its Zoning Map from R-3 Medium Density Residential to R-2 Medium Density Residential and establishing a precise development plan that will allow for 60 townhome style condominiums and 14 single family detached units on 9.6 acres, located at the northwest corner of San Pedro Avenue and Murphy Avenue.

## **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:**

None

## **PRIOR CITY COUNCIL AND COMMISSION ACTIONS:**

The project site was annexed into the City in 2006 as part of an "island annexation" program sponsored by the Local Agency Formation Commission (LAFCO).

In January 2015, the Planning Commission recommended certification of the Final EIR, approval of a General Plan Amendment from Commercial to Multi-Family Low, and an MOU for a Conceptual Master Plan for the project Site.

City Council certified the Final EIR, approved the General Plan Amendment and MOU at its February 4, 2015 hearing.

Planning Commission reviewed and recommended approval of a Zoning Amendment for the subject site and the adjacent apartment complex site at the July 14, 2015 meeting. The Council reviewed and approved the Zoning Amendment at its August 5, 2015 meeting, amending the zoning from CG - General Commercial to R3 - Medium Density Residential District to conform to the Multi-Family Low and Multi-Family Medium (adjacent site) General Plan land use designations.

On January 12, 2016 the project was awarded 30 allotments pursuant to the RDSCS.

On July 26, 2016, the Planning Commission voted (4-2-0-1) to recommend that the City Council approve the requested Zoning Amendment with Precise Development Plan and Development Agreement for the project.

## **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):**

Project, Description of CEQA requirements

An addendum to an approved Initial Study (IS)/Environmental Impact Report (EIR) was prepared.

**LINKS/ATTACHMENTS:**

Ordinance 2214