



City of Morgan Hill

Legislation Details (With Text)

File #:	16-630	Version:	1	Name:	
Type:	Staff Report	Status:		Passed	
File created:	9/8/2016	In control:		City Council	
On agenda:	9/21/2016	Final action:		9/21/2016	
Title:	ADOPT ORDINANCE 2217, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING AN AMENDED DEVELOPMENT AGREEMENT FOR THE DUNNE HILL MEADOW SIX LOT RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTHEASTERLY CORNER OF EAST DUNNE AVENUE AND HILL ROAD (ASSESSOR'S PARCEL NUMBER 728-11-026)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2217 Extension Time RDCS 2016-0002 Dunne-Leung

Date	Ver.	Action By	Action	Result
9/21/2016	1	City Council	adopted	Pass

CITY COUNCIL STAFF REPORT MEETING DATE: SEPTEMBER 21, 2016

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

APPROVED BY: City Manager

ADOPT ORDINANCE 2217, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING AN AMENDED DEVELOPMENT AGREEMENT FOR THE DUNNE HILL MEADOW SIX LOT RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTHEASTERLY CORNER OF EAST DUNNE AVENUE AND HILL ROAD (ASSESSOR'S PARCEL NUMBER 728-11-026)

RECOMMENDATION(S)

Waive the reading, adopt Ordinance No. 2217, 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:

Ongoing Priorities

Protecting the environment
Maintaining fiscal responsibility

2016 Focus Areas

Developing Our Community

REPORT NARRATIVE:

On September 7, 2016, the City Council Introduced Ordinance No. 2217 New Series, by the Following Roll Call Vote: AYES: Carr, Constantine, Siebert, Tate; NOES: None; ABSTAIN: Librers; ABSENT: None.

The City Council discussed the public benefit of the project and the Residential Development Control System (RDCS) commitments that had been made. Scott Murray, the developer, explained that he was not the originator of the RDCS application, and that for a small project, the monetary commitments are high. He also explained that if the allotments expire and he is required to compete again, he would not make the same commitments. Site construction is to begin in the Fall. The extension is necessary if there are early rains.

COMMUNITY ENGAGEMENT: Inform

The required public hearing notice was published in the Morgan Hill Times for the minimum 10-day public noticing period. Property owners within 300 feet of the subject property were notified of the DAA hearing 10-days prior to the public hearing

ALTERNATIVE ACTIONS:

None

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

The Planning Commission considered the DAA at its July 26, 2016 meeting. Based on the information presented, the Planning Commission determined that the new owner has not delayed processing of the project since the acquisition. The Planning Commission recommended that the City Council approve an extension to obtaining building permits to January 31, 2017 and the commencement of construction deadline to March 30, 2017. The motion passed (6-0-0-1), with Commissioner Orosco absent

FISCAL AND RESOURCE IMPACT:

The applicant has paid application fees applied to the project.

CEQA (California Environmental Quality Act):

Categorical Exemption

The project was determined to be exempt from CEQA in accordance Section 15332 of the CEQA Guidelines (In-fill Development Projects). No further environmental analysis is required.

LINKS/ATTACHMENTS:

Ordinance 2217