



# City of Morgan Hill

## Legislation Details (With Text)

<b>File #:</b>	16-655	<b>Version:</b>	1	<b>Name:</b>	2nd and Monterey -UP and SR
<b>Type:</b>	Staff Report	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	9/22/2016	<b>In control:</b>		<b>In control:</b>	Planning Commission
<b>On agenda:</b>	9/27/2016	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	USE PERMIT, UP2016-0014, SITE REVIEW, SR2016-0013:MONTEREY-MCCRANIE: Request for a Use Permit to allow a wine bar, restaurant with live entertainment, amplified sound, and ancillary full service bars. Site Review Permit for a three story, 10,000 square foot building with outdoor seating and landscaping. The property, identified by Assessor Parcel Number 767-07-047 is located on the southwest corner of 2nd Street and Monterey Road (Dan McCranie, Owner). CEQA: Adopted Downtown Specific Plan Master Environmental Impact Report.				

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**Attachments:** 1. Staff Report, 2. PC Resolution for CUP, 3. PC Resolution for Site Review Permit, 4. Final Plan Set, 5. 04 Supplemental #1 Response to Questions

Date	Ver.	Action By	Action	Result
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## PLANNING COMMISSION STAFF REPORT MEETING DATE: SEPTEMBER 27, 2016

**PREPARED BY:** Tiffany Brown, Associate Planner / Planning Department

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

**USE PERMIT, UP2016-0014, SITE REVIEW, SR2016-0013:MONTEREY-MCCRANIE:** Request for a Use Permit to allow a wine bar, restaurant with live entertainment, amplified sound, and ancillary full service bars. Site Review Permit for a three story, 10,000 square foot building with outdoor seating and landscaping. The property, identified by Assessor Parcel Number 767-07-047 is located on the southwest corner of 2nd Street and Monterey Road (Dan McCranie, Owner). CEQA: Adopted Downtown Specific Plan Master Environmental Impact Report.

### RECOMMENDATION(S):

1. Adopt a Resolution approving a Conditional Use Permit for a wine bar and restaurant with ancillary full service bars and live entertainment/amplified sound.
2. Adopt Resolution approving a Site Review Permit for a 10,000 square foot, three story structure with roof deck.

### PROJECT SUMMARY:

1. Location: At the south west intersection of Monterey Road and 2nd Street, 17395 Monterey Road
2. Site Area: 5,000 square feet
3. General Plan: Mixed Use
4. Zoning/Specific Plan: Central Business District/Ground Floor Overlay

5. Request: Conditional Use Permit and Site Review Permit