



# City of Morgan Hill

## Legislation Details (With Text)

<b>File #:</b>	16-736	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Staff Report	<b>Status:</b>		Public Hearing	
<b>File created:</b>	10/28/2016	<b>In control:</b>		Planning Commission	
<b>On agenda:</b>	11/22/2016	<b>Final action:</b>			
<b>Title:</b>	TENTATIVE SUBDIVISION MAP, SD-16-02/ DEVELOPMENT AGREEMENT, DA-16-01/ ENVIRONMENTAL ASSESSMENT, EA-16-02: WALNUT GROVE - NEWLAND HOMES: Request for a Development Agreement and a 5-lot Tentative Subdivision Map on a 2.17 acre site. The properties, identified by Assessor Parcel Number(s) 726-07-089, 726-07-023 and 726-07-024, are located at the east side of Walnut Grove Drive, south of Diana Avenue and Walnut Grove Drive, adjacent to U.S. 101(Newland Homes, Applicant (Light of the World, Inc., Deluke Company, Timothy Healey, Diana Estates, Owners). CEQA: Mitigated Negative Declaration Prepared.				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Staff Report, 2. Resolution approving MND and MMRP EA-16-02r1p, 3. Resolution recommending approval of DA 16-01 Walnut Grove - Newland Homes, 4. Resolution approving SD-16-02 Subdivision Map Resolution, 5. SD-16-02 Plans, 6. 02 Supplement #1, 7. 02 Supplement #2, 8. 02 Supplement #3, 9. 02 Supplement #4

Date	Ver.	Action By	Action	Result
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## PLANNING COMMISSION STAFF REPORT MEETING DATE: NOVEMBER 22, 2016

PREPARED BY: Richard Buikema, Staff Planner, Community Development Department  
APPROVED BY: Leslie Little, Assist. City Manager/Community Development Department

**TENTATIVE SUBDIVISION MAP, SD-16-02/ DEVELOPMENT AGREEMENT, DA-16-01/ ENVIRONMENTAL ASSESSMENT, EA-16-02: WALNUT GROVE - NEWLAND HOMES:** Request for a Development Agreement and a 5-lot Tentative Subdivision Map on a 2.17 acre site. The properties, identified by Assessor Parcel Number(s) 726-07-089, 726-07-023 and 726-07-024, are located at the east side of Walnut Grove Drive, south of Diana Avenue and Walnut Grove Drive, adjacent to U.S. 101(Newland Homes, Applicant (Light of the World, Inc., Deluke Company, Timothy Healey, Diana Estates, Owners). CEQA: Mitigated Negative Declaration Prepared.

### RECOMMENDATION(S):

1. Adopt Resolution approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt Resolution approving Subdivision Map SD-16-02; and
3. Adopt Resolution recommending City Council approval of Development Agreement DA-16-01

### PROJECT SUMMARY:

**Location:** East side of Walnut Grove Boulevard south of Diana Avenue  
(APN 726-07-021, 023, 024 and 089)  
**Site Area:** 2.17 acres  
**General Plan:** Single Family Medium  
**Zoning:** R-1, 9,000 Single Family Medium Density District  
**Request:** 5-lot Residential Subdivision