



# City of Morgan Hill

## Legislation Details (With Text)

<b>File #:</b>	17-020	<b>Version:</b>	1	<b>Name:</b>	USE PERMIT, UP2016-0018: 4TH STREET NAVARRO
<b>Type:</b>	Staff Report	<b>Status:</b>			Public Hearing
<b>File created:</b>	1/9/2017	<b>In control:</b>			Planning Commission
<b>On agenda:</b>	1/24/2017	<b>Final action:</b>			
<b>Title:</b>	USE PERMIT, UP2016-0018: 4TH STREET NAVARRO: Request for a Conditional Use Permit to allow a bar (wine and beer) and the retail sale of wine and beer within an existing 3,150 square foot commercial building with an adjoining 5,700 square foot outdoor recreation/bar area. The properties, identified by Assessor Parcel Numbers 726-13-029 and 726-13-030 are located on the southwesterly corner of East Fourth Street and Depot Street (Patrick Eilert, Owner). CEQA: Categorically exempt pursuant to Section 15301 of the State CEQA Guidelines. (Minor alteration of an existing structure).				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Staff Report, 2. Resolution, 3. Statement of Proposed Operations, 4. Site and Floor Plan, 5. 01 & 02 Supplemental #1 PC Mtg. Questions				
<b>Date</b>	<b>Ver.</b>	<b>Action By</b>	<b>Action</b>		<b>Result</b>

## PLANNING COMMISSION STAFF REPORT MEETING DATE: JANUARY 24, 2017

PREPARED BY: Steve Golden, Associate Planner/Development Services Department  
APPROVED BY: Leslie Little, Assistant City Manager/Development Services Department

**USE PERMIT, UP2016-0018: 4TH STREET NAVARRO:** Request for a Conditional Use Permit to allow a bar (wine and beer) and the retail sale of wine and beer within an existing 3,150 square foot commercial building with an adjoining 5,700 square foot outdoor recreation/bar area. The properties, identified by Assessor Parcel Numbers 726-13-029 and 726-13-030 are located on the southwesterly corner of East Fourth Street and Depot Street (Patrick Eilert, Owner). CEQA: Categorically exempt pursuant to Section 15301 of the State CEQA Guidelines. (Minor alteration of an existing structure).

### RECOMMENDATION(S):

Approval subject to the Findings and Conditions contained in the attached Resolution.

### PROJECT SUMMARY:

Location: 70 East Fourth Street - Southwest corner of East Fourth Street and Depot Street (APN 726-13-029 & 726-13-030)  
Site Area: 0.3 acres  
General Plan: Mixed Use  
Zoning: Central Business (CBD)  
Request: Request for approval of a Conditional Use Permit to allow a bar (wine and beer tasting)

and the retail sale of wine and beer with outdoor recreation.