



City of Morgan Hill

Legislation Details (With Text)

File #:	17-071	Version:	1	Name:	
Type:	Staff Report	Status:		Consent Calendar	
File created:	2/2/2017	In control:		City Council	
On agenda:	2/15/2017	Final action:			
Title:	ADOPT ORDINANCE 2231, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL AMENDING THE ZONING OF A 1.65-ACRE SITE LOCATED ON THE SOUTH SIDE OF EAST THIRD STREET, WEST OF DEPOT STREET AND NORTH OF EAST FOURTH FROM CENTRAL BUSINESS DISTRICT CBD, TO CENTRAL BUSINESS DISTRICT PLANNED DEVELOPMENT AND ADOPT A PRECISE DEVELOPMENT PLAN FOR A MIXED-USE PROJECT CONSISTING OF 83 MARKET RATE RENTAL APARTMENTS AND A MINIMUM OF 7859 SQUARE FEET OF COMMERCIAL SPACE (APNS 726-13-032, 044 & 054)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2231 Depot-Sunsweet ZA2016-008, 2. Downtown Specific Plan Addendum

Date	Ver.	Action By	Action	Result
2/15/2017	1	City Council		

CITY COUNCIL STAFF REPORT MEETING DATE: FEBRUARY 15, 2017

PREPARED BY: Angie Gonzalez, Council Services Assistant/Administrative Services
APPROVED BY: City Manager

ADOPT ORDINANCE 2231, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL AMENDING THE ZONING OF A 1.65-ACRE SITE LOCATED ON THE SOUTH SIDE OF EAST THIRD STREET, WEST OF DEPOT STREET AND NORTH OF EAST FOURTH FROM CENTRAL BUSINESS DISTRICT CBD, TO CENTRAL BUSINESS DISTRICT PLANNED DEVELOPMENT AND ADOPT A PRECISE DEVELOPMENT PLAN FOR A MIXED-USE PROJECT CONSISTING OF 83 MARKET RATE RENTAL APARTMENTS AND A MINIMUM OF 7859 SQUARE FEET OF COMMERCIAL SPACE (APNS 726-13-032, 044 & 054)

RECOMMENDATION(S)

Waive the reading, adopt Ordinance No. 2231, 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

2016 Focus Areas

Planning Our Community

REPORT NARRATIVE:

On February 1, 2017, the City Council Introduced Ordinance No. 2231 New Series, by the Following Roll Call Vote: AYES: Carr, Constantine, Robinett Jachimowicz, Tate; NOES: Spring; ABSTAIN: None; ABSENT: None.

Adoption of this ordinance will establish a precise development plan for the 1.65 acre Sunsweet site and amend the zoning map designation on the site from CBD to CBD/PD. The precise development plan approved by this ordinance will include; Eighty-three market rate rental units; A maximum building height of 60 feet at ten loft locations; 7859 square feet of commercial space of which a maximum of 2000 square feet may be used as the project's leasing office; The leasing office will include minimal frontage on East Third Street; the commercial space will have a minimum depth of 45 feet; and the project will provide a parking garage with a minimum of 127 parking spaces.

COMMUNITY ENGAGEMENT: Inform

A 10-day public hearing notice was published on Friday, January 20, 2017 in the Morgan Hill Times and notices were mailed to property owners within three hundred feet of the project pursuant to Government Code Sections 65090-65096. A noticed public hearing was also conducted by the Planning Commission on January 10, 2017.

ALTERNATIVE ACTIONS:

None

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

The Planning Commission considered the application requests at their January 0, 2017, meeting where they unanimously recommended each application for City Council approval.

FISCAL AND RESOURCE IMPACT:

Application filing fees were paid to cover the cost of processing the applications.

CEQA (California Environmental Quality Act):

Project, Description of CEQA requirements

An Environmental Impact Report (EIR) was adopted and certified for the 2009 Downtown Specific Plan. An addendum has been completed for the proposed mixed use project which concluded the project will be consistent with the development projections analyzed in the EIR for the subject site, and therefore, no further environmental assessment is required. As a condition of approval, the project will be subject to compliance with the mitigation measures of the Downtown Specific Plan EIR. A copy of the addendum is posted [here <http://www.morgan-hill.ca.gov/1591/Addendum-to-the-Downtown-Specific-Plan-E>](http://www.morgan-hill.ca.gov/1591/Addendum-to-the-Downtown-Specific-Plan-E) on the City website.

LINKS/ATTACHMENTS:

Ordinance 2231