



# City of Morgan Hill

## Legislation Text

---

File #: 15-850, Version: 1

---

## **CITY COUNCIL STAFF REPORT**

### **MEETING DATE: DECEMBER 16, 2015**

PREPARED BY: John W. Baty, Senior Planner/Community Development  
APPROVED BY: City Manager

### **MORGAN HILL 2035: ZONING CODE UPDATE**

#### **RECOMMENDATION(S)**

Review, discuss, and provide feedback on the approach, schedule, and recommended outline for the Morgan Hill Zoning Code Update.

#### **COUNCIL PRIORITIES, GOALS & STRATEGIES:**

##### **Ongoing Priorities**

- Enhancing public safety
- Protecting the environment
- Maintaining fiscal responsibility
- Supporting youth
- Fostering a positive organizational culture
- Preserving and cultivating public trust

##### **2015 Focus Areas**

- Stimulate Economic Development
- Participate in Regional Issues
- Infrastructure Funding and Advocacy
- Impacts of Drought Conditions
- General Plan Update
- Advance Downtown Revitalization
- Southeast Quadrant
- Ongoing Support of Senior Services
- Advance Regional Transportation
- Community Engagement Effectiveness
- Maintaining & Enhancing Medical Services

## **REPORT NARRATIVE:**

One of the components of the Morgan Hill 2035 project is the comprehensive update of the City's Zoning Code. Although amended many times, the Zoning Code has not been comprehensively updated since 1981. As a result, the Zoning Code suffers from problems with organization, consistency, and flow. Because of these problems, it can be difficult for readers to find what they are looking for and to understand what they find. Readers may also overlook important requirements because related content is not kept together or clearly cross-referenced.

The Planning Commission, at a study session on October 13, 2015, commented on the role of the Planning Commission in the Zoning Code Update process and on issues related to content.

Regarding process, the Planning Commission supported an efficient process with sufficient opportunity to provide input to ensure that the Zoning Code reflects the unique needs and character of Morgan Hill.

Related to content, the Planning Commission had comments on: the use of Planned Development Zonings; sustainability and conservation; promoting good design through the Zoning Code; permits and approvals; and zoning for the Monterey Road corridor.

At their study session on December 8, 2015, the Planning Commission considered and provided feedback on several questions related to the key content topics identified at the earlier study session. The Planning Commission's input is summarized in the attached annotated memorandum.

The purpose of this report is to provide the City Council with an opportunity to review, discuss, and comment on the recommended outline and process for the Morgan Hill Zoning Code Update and to add to the Planning Commission's feedback that is presented in the attached annotated memorandum.

## **COMMUNITY ENGAGEMENT: Consult**

The Zoning Code Update is an important component of the Morgan Hill 2035 project, which has and will continue to provide opportunities for public participation. Members of the public will have opportunities to review and submit comments on two drafts of the Zoning Code Update and can also provide feedback at a series of public hearings before the Planning Commission and City Council.

## **ALTERNATIVE ACTIONS:**

N/A

## **PRIOR CITY COUNCIL AND COMMISSION ACTIONS:**

On October 13, 2015 the Planning Commission held a study session to provide initial input on the Zoning Code Update.

The Planning Commission, at their December 8, 2015 study session, provided input on the approach, schedule, and recommended outline for the Zoning Code update.

## **FISCAL AND RESOURCE IMPACT:**

The Zoning Code Update is within the work plan and budget for the Morgan Hill 2035 project.

**CEQA (California Environmental Quality Act):**

Not a Project

City Council feedback will be used to help guide the preparation of a comprehensive Zoning Code Update, which is a component of the Morgan Hill 2035 project.

**LINKS/ATTACHMENTS:**

1. Annotated Zoning Code Outline Memorandum
2. Attachment A. Morgan Hill Development Code Update Outline