



City of Morgan Hill

Legislation Text

File #: 16-606, Version: 1

CITY COUNCIL STAFF REPORT **MEETING DATE: SEPTEMBER 7, 2016**

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

ADOPT ORDINANCE 2216, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL AMENDING THE ZONING DESIGNATION OF AN APPROXIMATELY 4.6 ACRE SITE LOCATED ON THE EAST SIDE OF WALNUT GROVE DRIVE, SOUTHERLY OF DIANA AVENUE (ASSESSOR PARCEL NUMBERS 726-07-021; -023, -029, -089) FROM MO INDUSTRIAL OFFICE TO R-1 9,000 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT

RECOMMENDATION(S)

Waive the reading, adopt Ordinance No. 2216, 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

Maintaining fiscal responsibility

2016 Focus Areas

Planning Our Community

Developing Our Community

REPORT NARRATIVE:

On August 24, 2016, the City Council Introduced Ordinance No. 2216 New Series, by the Following Roll Call Vote: AYES: Carr, Constantine, Librers, Siebert, Tate; NOES: None; ABSTAIN: None; ABSENT: None.

This ordinance will formalize the approval of the rezoning of the subject 4. 6 acre site from MO Industrial Office to R-1 9,000 Single Family Medium Density Residential District.

COMMUNITY ENGAGEMENT: Inform

The Morgan Hill Community was informed about the project through public notification, including site signage, newspaper notice, and direct mail to property owners within 300 feet of the subject site.

ALTERNATIVE ACTIONS:

None

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

A General Plan Amendment (GPA-97-11 Walnut Grove-La Mere) was approved in October 1998 amending the land use designation of the project site from Office Industrial to Single Family Medium (3-5 dwelling units per acre). Concurrently, the site was rezoned from Office Industrial (MO) to R-1-9,000/RPD (ZA-97-20 Walnut Grove-La Mere). However, that zoning action has lapsed. The Planning Commission reviewed the City initiated rezone application at its meeting of July 26, 2016, and voted 6-0-0-1 (Orosco absent) to recommend that the City Council approve the Zoning Amendment.

FISCAL AND RESOURCE IMPACT:

No budget adjustment required.

CEQA (California Environmental Quality Act):

Project, Description of CEQA requirements

The project site was reviewed as part of Master Environmental Impact Report for the 2001 General Plan update and has been found complete, correct, and in substantial compliance with the requirements of the California Environmental Quality Act. The Zoning Amendment complies with the General Plan as required by Government Code Section 65860 and as noted in this report.

LINKS/ATTACHMENTS:

Ordinance 2216