



City of Morgan Hill

Legislation Text

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PLANNING COMMISSION STAFF REPORT

MEETING DATE: SEPTEMBER 27, 2016

PREPARED BY: Leslie A. Little, Asst. City Manager/Community Development

FINDING OF GENERAL PLAN CONSISTENCY - Successor Agency Sale of an 11,000 square foot remnant parcel, site 7- El Capri/Gateway, Assessor's Parcel Number 764-10- 006, to Mohammad Habib, consistent with the November 2013 Long Range Property Management Plan (LRPMP)

RECOMMENDATION(S)

Adopt a Resolution finding that the Disposition of site 7- El Capri/Gateway, as identified in the Long Range Property Management Plan, is consistent with the Morgan Hill General Plan.

REPORT NARRATIVE:

Pursuant to Health and Safety Code Section 34191.5, and in accordance with laws governing the dissolution of redevelopment agencies, within six months after receiving a Finding of Completion from the State Department of Finance (DOF), each redevelopment agency Successor Agency is required to submit for approval to the Oversight Board and State Department of Finance, a Long Range Property Management Plan (LRPMP) that addresses the disposition and use of all real properties previously owned by a former Redevelopment Agency (RDA). On June 4, 2013, the Successor Agency to the former Morgan Hill RDA received a Finding of Completion from the DOF. On November 30, 2013 the Successor Agency submitted Morgan Hill's LRPMP to the Morgan Hill Oversight Board for review. The LRPMP was approved by the Oversight Board on November 30, 2013, and subsequently reviewed and approved by DOF. The 2013 LRPMP indicated that the use/disposition of Site 7, the property which is the subject of this action, should be disposed. In early 2014, the Successor Agency listed and advertised the property in conjunction with other properties for sale/development in the Downtown.

Site 7 is a remnant parcel which was acquired by the former RDA in April of 2008 to facilitate the acquisition of a key downtown parcel located at 17450 Monterey Road (the office building portion of the former Downtown Mall site). The property is zoned General Commercial (CG) and is vacant; acquired as part of a multi-parcel acquisition. The lot is 11,000 square feet is irregularly shaped, lacks sufficient dimension to be developed individually, and has no access from Monterey Road. Its value comes from being combined with an adjacent property. Minimum lot dimensions for the CG zone require lot width of 100 feet and lot depth of 100 feet. In addition, minimum front and rear setbacks are 25 feet and building coverage is limited to 50 percent.

Prior to sale of the property California Government Code, Section 65402 requires the Planning Commission to review the proposed disposition for conformity to the General Plan. The general plan

use and zoning are not being changed with the sale at hand, and there is no public purpose proposed for this parcel. The sale of the site also conforms to the 2013 LRPMP, and is therefore consistent with the General Plan.

The Successor Agency on September 21, 2016 approved the sale of the property, subject to a Planning Commission finding of General Plan consistency on September 27, 2016 and the subsequent review and authorization of the sale by the Morgan Hill Oversight Board on September 28, 2016.

CEQA (California Environmental Quality Act):

Not a Project

The finding of consistency is with the General Plan is not a project subject to CEQA.

ATTACHMENTS

Parcel Map
Site 7 LRPMP Description
Resolution