



City of Morgan Hill

Legislation Text

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CITY COUNCIL STAFF REPORT **MEETING DATE: OCTOBER 19, 2016**

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

ADOPT ORDINANCE 2218, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING A DEVELOPMENT AGREEMENT FOR THE SAN PEDRO-PRESIDIO RESIDENTIAL APARTMENT PROJECT LOCATED ON THE NORTHEAST SIDE OF SAN PEDRO AVENUE AND MURPHY AVENUE (APN: 817-12-006)

RECOMMENDATION(S)

Waive the reading, adopt Ordinance No. 2218, 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
Maintaining fiscal responsibility

2016 Focus Areas

Developing Our Community

REPORT NARRATIVE:

On September 21, 2016, the City Council Introduced Ordinance No. 2218 New Series, by the Following Roll Call Vote: AYES: Carr, Constantine, Librers, Siebert, Tate; NOES: None; ABSTAIN: None; ABSENT: None.

By adopting this Ordinance, the City of Morgan Hill is entering into a Development Agreement with Presidio-Evergreen LLC, based on the Measure "C" (MC-15-18) application which will allow for 165 apartment units on 7.6 acres located on the north east corner of Condit Road and San Pedro Avenue.

COMMUNITY ENGAGEMENT: Inform

The community was informed about this project through public notification including site signage, newspaper notice, and direct mail to property owners within 300 feet.

ALTERNATIVE ACTIONS:

None

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

The project site was annexed into the City in 2006 as part of the "Island annexation" program sponsored by the Local Agency Formation Commission (LAFCO).

In January 2015, a Conceptual Master Plan for approximately 30 acres was presented to the Planning Commission which included a General Plan Amendment request for 18.2 acres of the Master Planned area. The Commission recommended certification of the Final EIR, approval of a General Plan Amendment for the 18.2 acres (of which 7.6 acres includes the project site), amending the land use designation of the site from Commercial to Residential Attached Medium, and a Memorandum of Understanding (MOU) supporting a Conceptual Master Plan.

The City Council certified the Final EIR, approved the General Plan Amendment and the MOU at its February 4, 2015 meeting.

The Planning Commission reviewed and recommended approval of a Zoning Amendment for the 18.2 acre site at the July 14, 2015 meeting. The City Council reviewed and approved the Zoning Amendment at its August 5, 2015 meeting, amending the zoning from CG - General Commercial to R3 - Medium Density Residential District to conform to the Residential Attached Medium and Residential Attached Low General Plan Land Use designations.

On January 12, 2016, the Planning Commission awarded the project 80 allotments for Fiscal Year 2017-2018 and 85 allotments for Fiscal Year 2018-2019 pursuant to the RDCS.

On August 23, 2016, the Planning Commission voted (6-0-0-1), with Commissioner Tombs absent, to approve Subdivision Map SD2016-0006. In addition, the Planning Commission voted (5-0-1-1), with Commission Spring abstaining and Commission Tombs absent, to recommend that the City Council approve Development Agreement DA2016-0004.

FISCAL AND RESOURCE IMPACT:

No budget amendment is proposed. The City has collected application fees to cover costs associated with the project.

CEQA (California Environmental Quality Act):

Project, Description of CEQA requirements

An addendum to an approved Initial Study (IS)/ Environmental Impact Report (EIR) was prepared.

LINKS/ATTACHMENTS:

Ordinance 2218