



City of Morgan Hill

Legislation Text

File #: 17-006, Version: 1

CITY COUNCIL STAFF REPORT **MEETING DATE: JANUARY 18, 2017**

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

ADOPT ORDINANCE 2226, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL AMENDING TITLE 18, DIVISION 1, ZONING CODE TO AMEND CHAPTER 18.04 "DEFINITIONS", AMEND CHAPTER 18.20 CN NEIGHBORHOOD COMMERCIAL DISTRICT, SECTION 18.20.020 PERMITTED USES, AMEND CHAPTER 18.22 CG GENERAL COMMERCIAL DISTRICT, SECTION 18.22.020 PERMITTED USES OF THE MORGAN MUNICIPAL CODE

RECOMMENDATION(S)

Waive the reading, adopt Ordinance No. 2226, 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

Preserving and cultivating public trust

REPORT NARRATIVE:

On December 14, 2016, the City Council Introduced Ordinance No. 2226 New Series, by the Following Roll Call Vote: AYES: Carr, Constantine, Spring, Tate; NOES: None; ABSTAIN: None; ABSENT: None.

Despite a strong desire to have additional medical services in Morgan Hill, there are only a few zoning districts that allow as a permitted use, medical services. With strong demand for more medical offices and services by Morgan Hill residents, a zoning text amendment was proposed to allow by right, medical services in both the Neighborhood Commercial and General Commercial zoning districts.

The proposed zoning amendment brings both consistency in the treatment of medical services across neighboring jurisdictions and more importantly allows the City of Morgan Hill to market additional vacant buildings and land for use as medical offices.

COMMUNITY ENGAGEMENT: Inform

Notice of this hearing and Planning Commission hearing was published in the newspaper. Public noticing included both the changes relative to the Medical Offices and Clinics and Hospitals definitions as well as making Medical Offices and Clinics a permitted use in both the Neighborhood and General Commercial zoning districts

ALTERNATIVE ACTIONS:

None

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

On October 1, 2014, City Council received a report from Healthcare System Advisors on an assessment of Medical services within Morgan Hill

FISCAL AND RESOURCE IMPACT:

Preparation of this report, the draft ordinance, and presentation to City Council and Planning Commission is within the current fiscal year budget.

CEQA (California Environmental Quality Act):

Categorical Exemption

This Ordinance is exempted from environmental review under Section 15061(b)(3) of the State CEQA Guidelines. The proposed text amendments are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. One proposed amendment is a minor change that would amend the definition for medical/dental office to medical office and clinics and allow such uses within certain districts which currently allow for professional offices. A second proposed amendment is the addition of a definition for Hospitals that will create consistency among medical related definitions. There will be no changes to any zoning district that permit a Hospital use. The amendments will not result in any direct impact upon the physical environment. Any development that occurs in the future will be subject to development standards of the zone district and will undergo an independent analysis pursuant to the requirements of CEQA.

LINKS/ATTACHMENTS:

Ordinance 2226