



# City of Morgan Hill

## Legislation Text

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### **CITY COUNCIL STAFF REPORT** **MEETING DATE: JANUARY 25, 2017**

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

**ADOPT ORDINANCE 2230, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING A DEVELOPMENT AGREEMENT FOR A SINGLE FAMILY ATTACHED DEVELOPMENT PROJECT DA2016-0008: PEAK-FINAMORE LOCATED ON THE SOUTHEAST CORNER OF PEAK AVENUE AND CLAREMONT DRIVE (APN764-36-037)**

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

Waive the reading, adopt Ordinance No. 2230, 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 January 18, 2017, the City Council Introduced Ordinance No. 2230 New Series, by the Following Roll Call Vote: AYES: Carr, Constantine, Spring, Tate; NOES: None; ABSTAIN: None; ABSENT: None.

Rick Finamore is requesting approval of a Development Agreement to formalize commitments made during the Residential Control System (RDCS) process. The Development Agreement will establish a development schedule for the project, including a commencement of construction deadline and include other standard City requirements.

#### **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

**ALTERNATIVE ACTIONS:**

None

**PRIOR CITY COUNCIL AND COMMISSION ACTIONS:**

On January 12, 2016, the Planning Commission awarded the project one allotment for Fiscal Year 2017-2018 pursuant to the RDCS. On December 13, 2016, the Planning Commission voted unanimously to recommend that the City Council approve Development Agreement DA2016-0008.

**FISCAL AND RESOURCE IMPACT:**

The City administers land use entitlement processes on a cost-recovery basis with fees collected from applicants to cover the cost of services. These fees have been collected for the project.

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

Project, Description of CEQA requirements

The project is Categorically Exempt from CEQA in accordance with Section 15303(a) (New Construction of small structures) of the CEQA Guidelines, as the project is for the development of a single duet (single family attached residence) in a residential zone.

**LINKS/ATTACHMENTS:**

Ordinance 2230