

**RESOLUTION NO. 17-098**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING GENERAL PLAN AMENDMENTS GPA2017-0001 AND GPA2017-0002 TO CORRECT MISCELLANEOUS LAND USE MAP, FIGURE AND TEXT ERRORS IN CHAPTER 3 – CITY AND NEIGHBORHOOD FORM AND ADD A TEXT CLARIFICATION IN CHAPTER 8 – NATURAL RESOURCES AND ENVIRONMENT IN THE MORGAN HILL 2035 GENERAL PLAN**

**WHEREAS**, on July 27, 2016, the City Council adopted the General Plan entitled, “Morgan Hill 2035 General Plan”, by Resolution No. 16-128; and

**WHEREAS**, the City Council of the City of Morgan Hill is authorized by state law to adopt and, from time to time, amend the General Plan governing the physical development of the City of Morgan Hill; and

**WHEREAS**, such application was considered by the Planning Commission at its regular meeting of November 14, 2017 at which time the Planning Commission unanimously recommended approval of General Plan Amendment applications, GPA2017-0001 and GPA2017-0002: City of Morgan Hill; and

**WHEREAS**, the project was reviewed and found to be consistent with California Environmental Quality Act (CEQA) Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) in that the proposed General Plan Amendments to correct miscellaneous Land Use Map, figure, and text errors are consistent with the Morgan Hill 2035 General Plan for which an Environmental Impact Report (EIR) was prepared in accordance with CEQA and certified by the Morgan Hill City Council (Resolution No. 16-127) on July 27, 2016 (SCH#2015022074) and there are no new environmental effects peculiar to the project that were not analyzed as significant effects in the Morgan Hill 2035 EIR and no new information that would result in potentially significant off-site impacts, cumulative impacts, or more severe impacts than discussed in the Morgan Hill 2035 EIR; and

**WHEREAS**, testimony received at a duly-noticed public hearing, along with exhibits and other materials have been considered in the review process.

**WHEREAS**, the City Council is the decision-making body for adoption of the proposed amendments to the Morgan Hill 2035 General Plan.

**NOW, THEREFORE, THE MORGAN HILL CITY COUNCIL DOES RESOLVE AS FOLLOWS:**

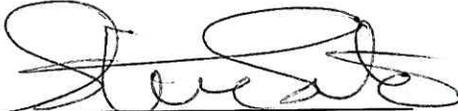
**SECTION 1.** The proposed General Plan Amendments are found to be consistent with the policies and provisions of the Morgan Hill 2035 General Plan for which an Environmental Impact Report was prepared in accordance with the California Environmental Quality Act and certified by the Morgan Hill City Council on July 27, 2016.

**SECTION 2.** The proposed General Plan Amendments are described in the attached Exhibit "A", and by this reference incorporated herein.

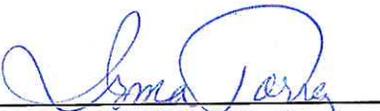
**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Morgan Hill at a regular meeting held on the 6<sup>th</sup> day of December, 2017.

<b>AYES:</b>	<b>COUNCIL MEMBERS:</b>	<b>Larry Carr, Rich Constantine, Rene Spring, Caitlin Robinett Jachimowicz, Steve Tate</b>
<b>NOES:</b>	<b>COUNCIL MEMBERS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>COUNCIL MEMBERS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>COUNCIL MEMBERS:</b>	<b>None</b>

**APPROVED:**

  
\_\_\_\_\_  
**STEVE TATE, Mayor**

**ATTEST:**

  
\_\_\_\_\_  
**IRMA TORREZ, City Clerk**

**∞ CERTIFICATION ∞**

**I, Irma Torrez, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 17-098, adopted by the City Council at a regular meeting held on December 6, 2017.**

**WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.**

**DATE:** 12/18/2017

  
\_\_\_\_\_  
**IRMA TORREZ, City Clerk**

# Morgan Hill 2035 General Plan

GPA2017-0001: Land Use Map Amendment

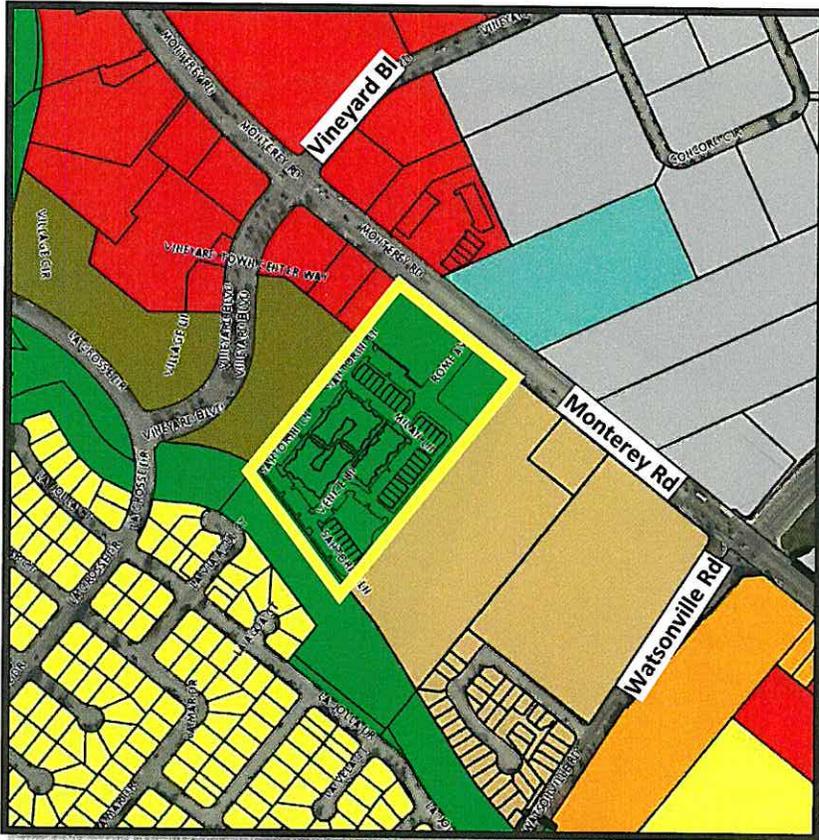
GPA2017-0002: Text Amendment

# GPA2017-0001: Land Use Map

## Correct Various Types of Mapping Errors:

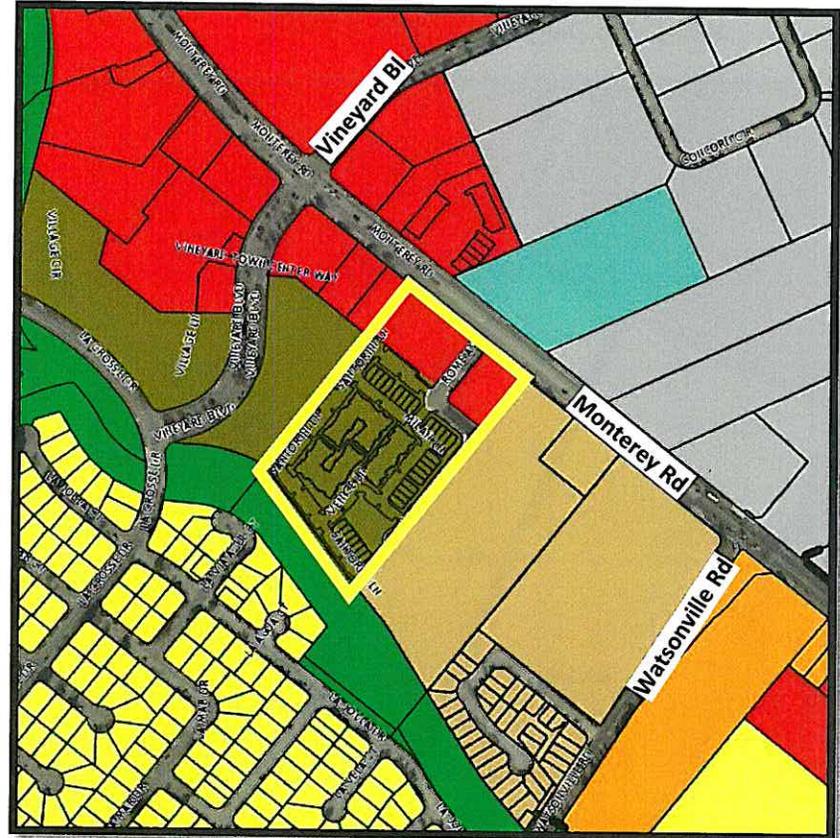
- A. Designation inadvertently changed
- B. Designation does not reflect recommendation from General Plan adoption hearings
- C. Designation changed during General Plan Update process, but does not reflect existing zoning and/or approved/under construction/built project.
- D. Designation does not, and did not under previous General Plan, match existing zoning and/or approved/built project.

**General Plan Land Use Map**  
as Published July 26, 2016



Open Space

**General Plan Land Use Map**  
with Proposed Correction



Open Space, Residential Attached Medium,  
Commercial

767-23-028 Open Space (owned by SCVWD). 767-54-010 and -011 Commercial; remaining 767-54 Residential Attached Medium (under construction).



# A.3

## General Plan Land Use Map as Published July 26, 2016



Residential Detached Medium

## General Plan Land Use Map with Proposed Correction



Open Space  
(follows Tennant Creek)

APNs: 817-20-040 ptn. and -041 ptn. Unincorporated County, outside Urban Service Area. Follows Tennant Creek.

# A.4

### General Plan Land Use Map as Published July 26, 2016



Rural County

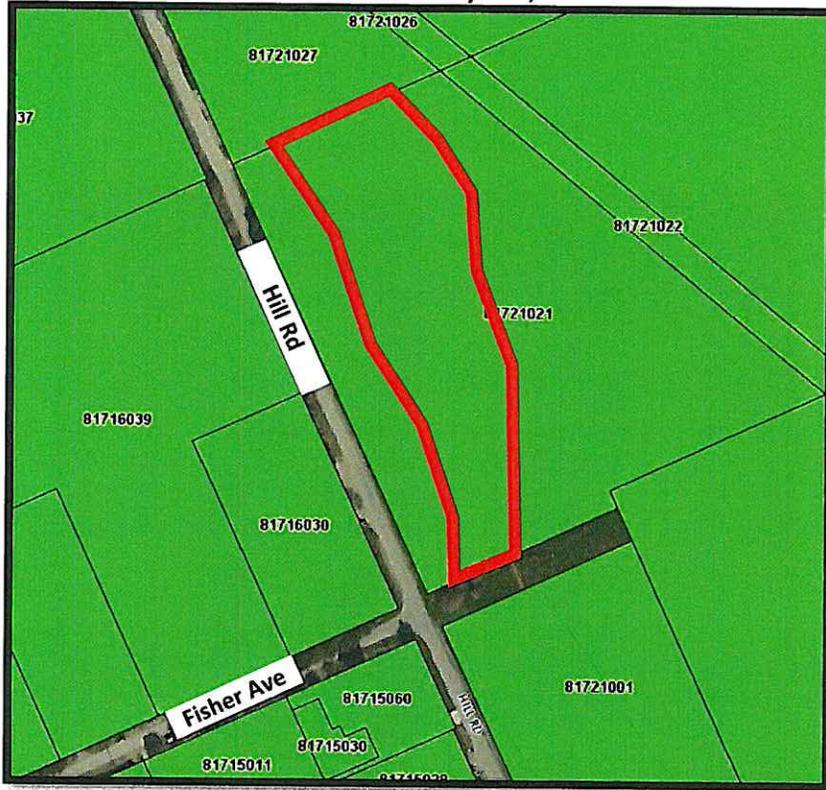
### General Plan Land Use Map with Proposed Correction



Open Space  
(follows Tennant Creek)

APNs: 817-21-026 ptn. and -027 ptn. Unincorporated County, outside Urban Service Area. Follows Tennant Creek.

**General Plan Land Use Map**  
as Published July 26, 2016



Rural County

**General Plan Land Use Map**  
with Proposed Correction



Open Space  
(follows Tennant Creek)

APN 817-21-021 ptn. Unincorporated County, outside Urban Service Area. Follows Tennant Creek.

# A.6

### General Plan Land Use Map as Published July 26, 2016



Rural County

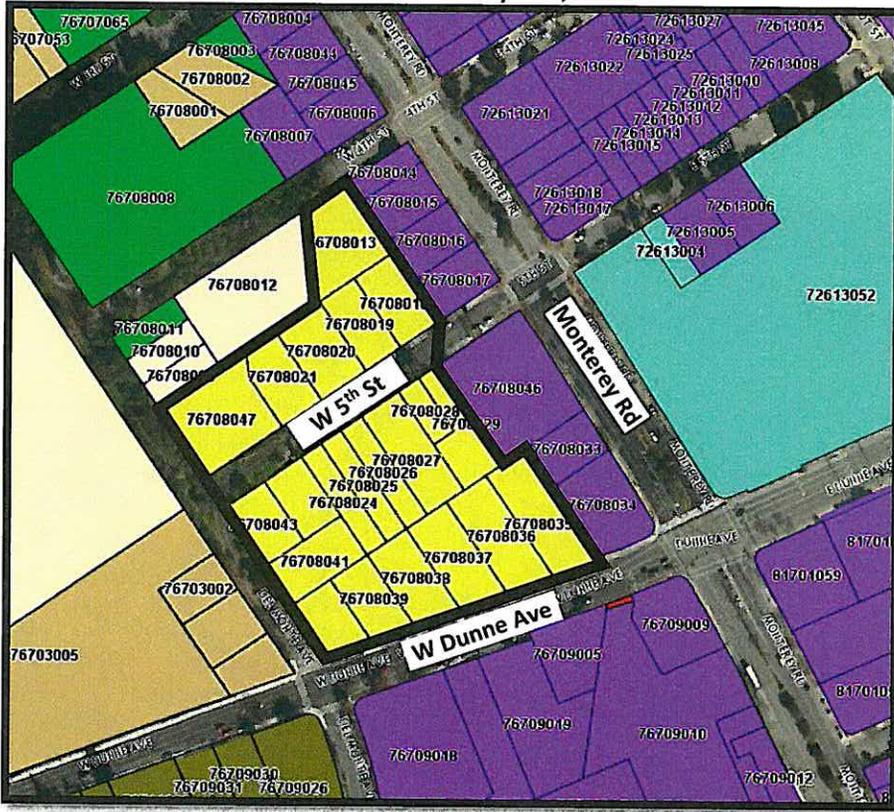
### General Plan Land Use Map with Proposed Correction



Open Space  
follows Tennant Creek

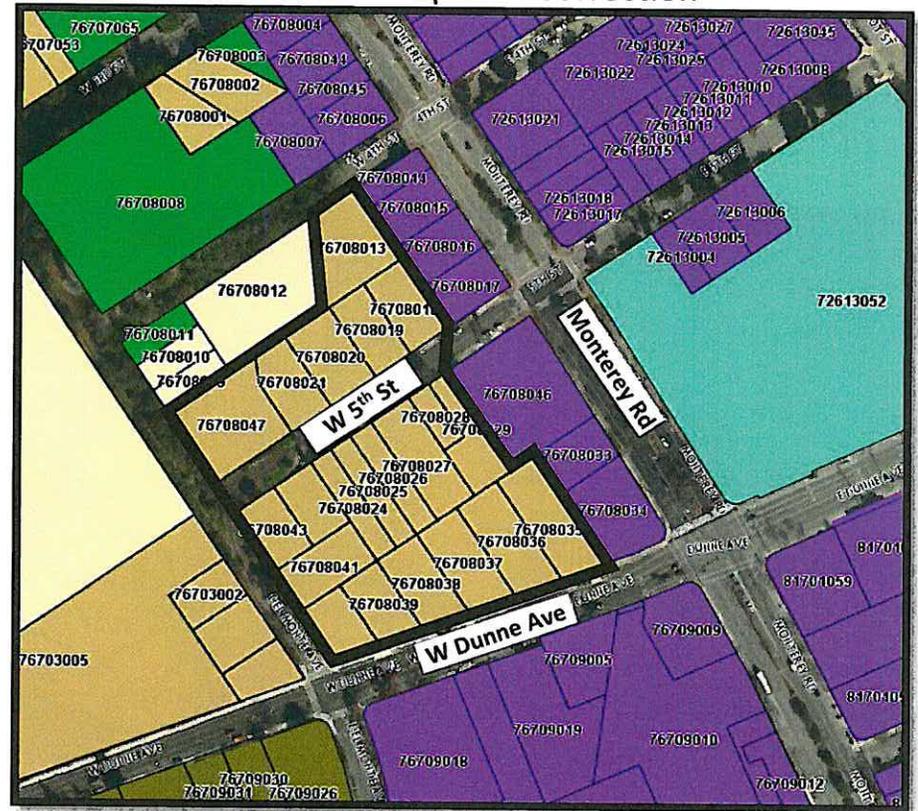
APNs 817-21-001 ptn. and 817-15-014 ptn. and 817-15-011 ptn. Unincorporated County, outside Urban Service Area. Follows Tennant Creek.

**General Plan Land Use Map  
as Published July 26, 2016**



Residential Detached High

**General Plan Land Use Map  
with Proposed Correction**



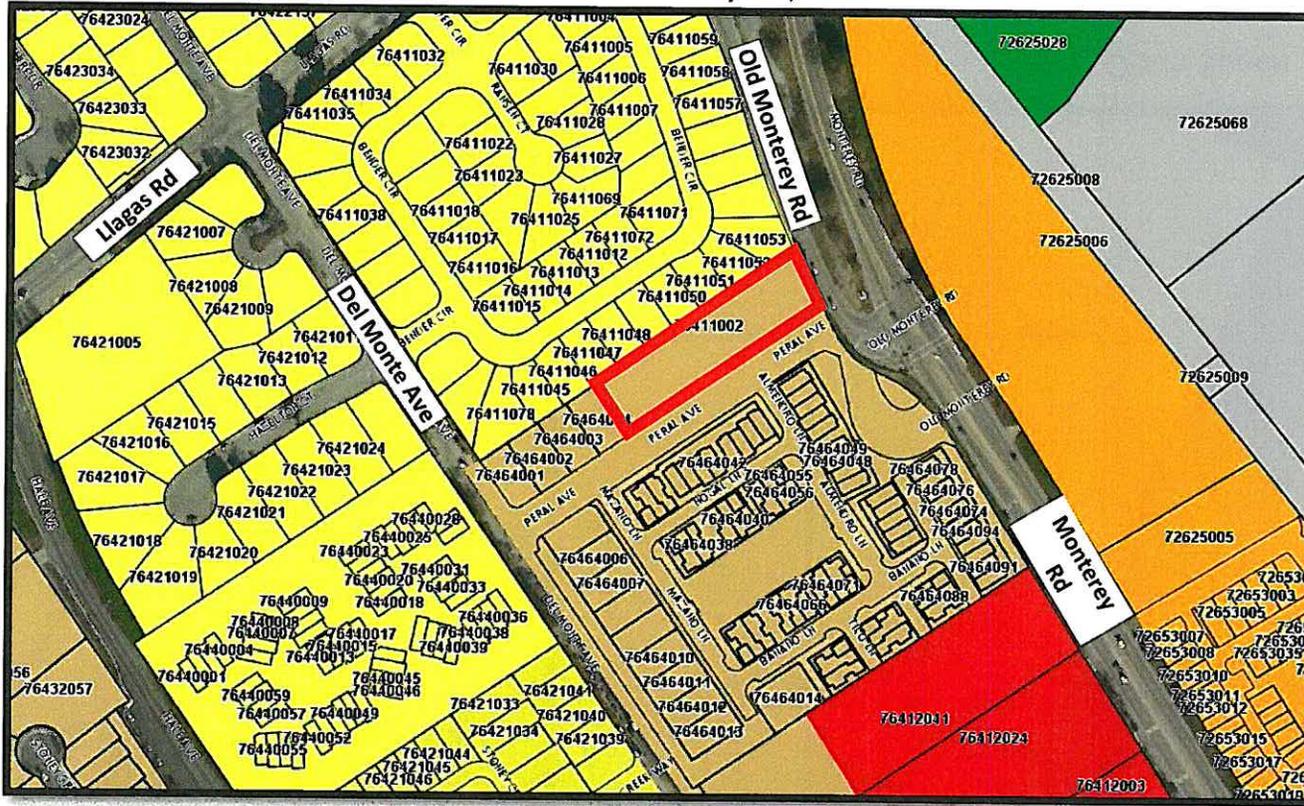
Residential Attached Low  
(changed at July 2016 adoption hearing)

Residential Detached High was an option discussed with Planning Commission and City Council. Ultimately decision was to change (back to) Residential Attached Low, a designation that better matches existing and proposed development and was designation prior to DTSP changed area to Residential Attached Medium.

APNs: 767-08-013, -018 through -021, -047, -024 through -029, -035 through -043.



**General Plan Land Use Map**  
as Published July 26, 2016

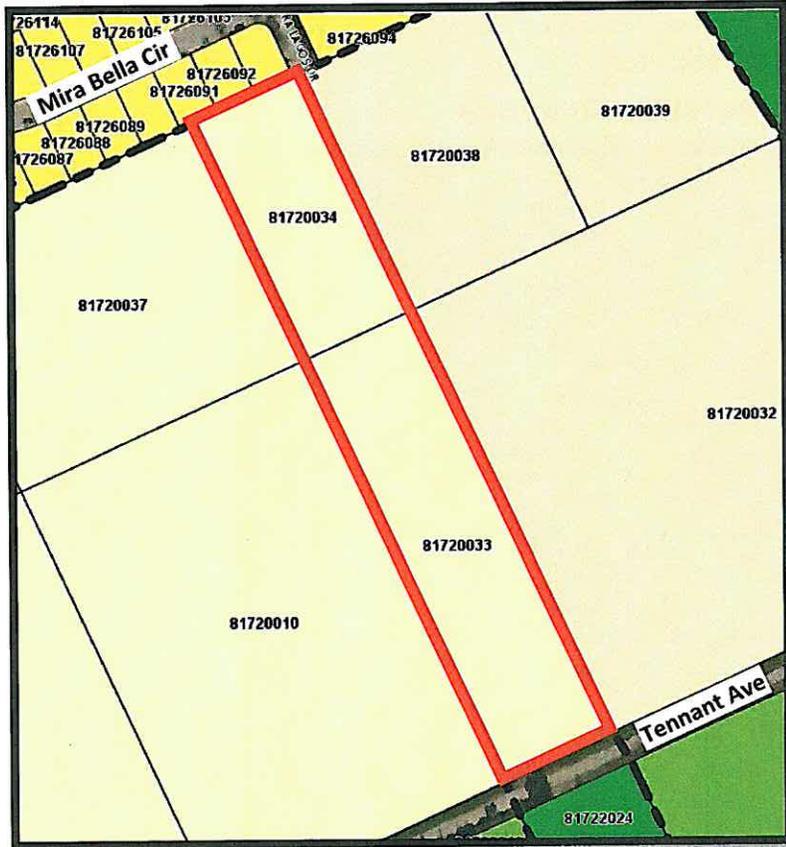


**Residential Attached Low to Residential Detached Medium**  
(changed at July 2016 adoption hearing)

The City Council during the July adoption hearings changed the adjacent City Ventures site from Mixed Use Flex back to Residential Attached Low to match the approved/under construction project and changed the highlighted parcel to Residential Detached Medium to more closely relate to the adjacent single-family detached homes of the City Ventures project and the existing single-family detached neighborhood to the north.

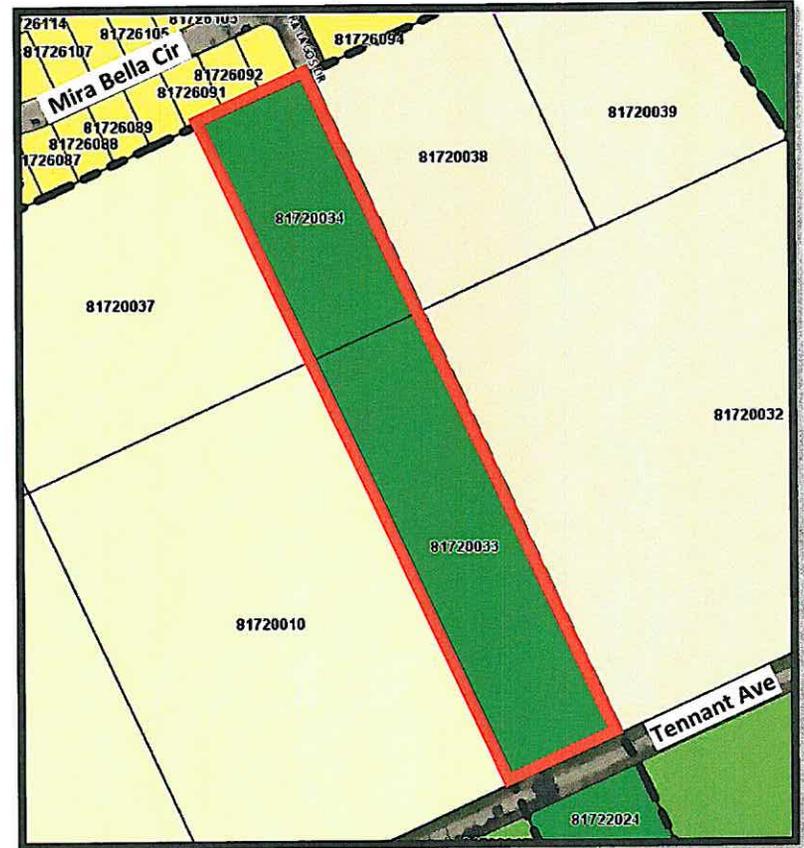
# C.1

### General Plan Land Use Map as Published July 26, 2016



Residential Detached Low

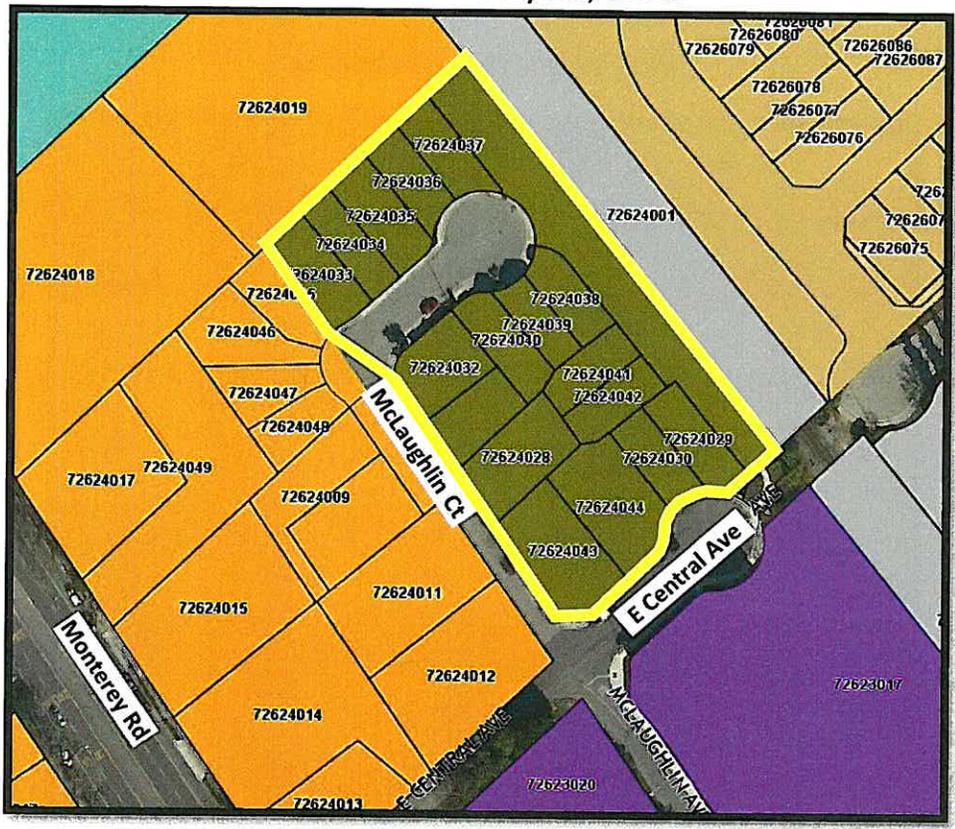
### General Plan Land Use Map with Proposed Correction



Open Space

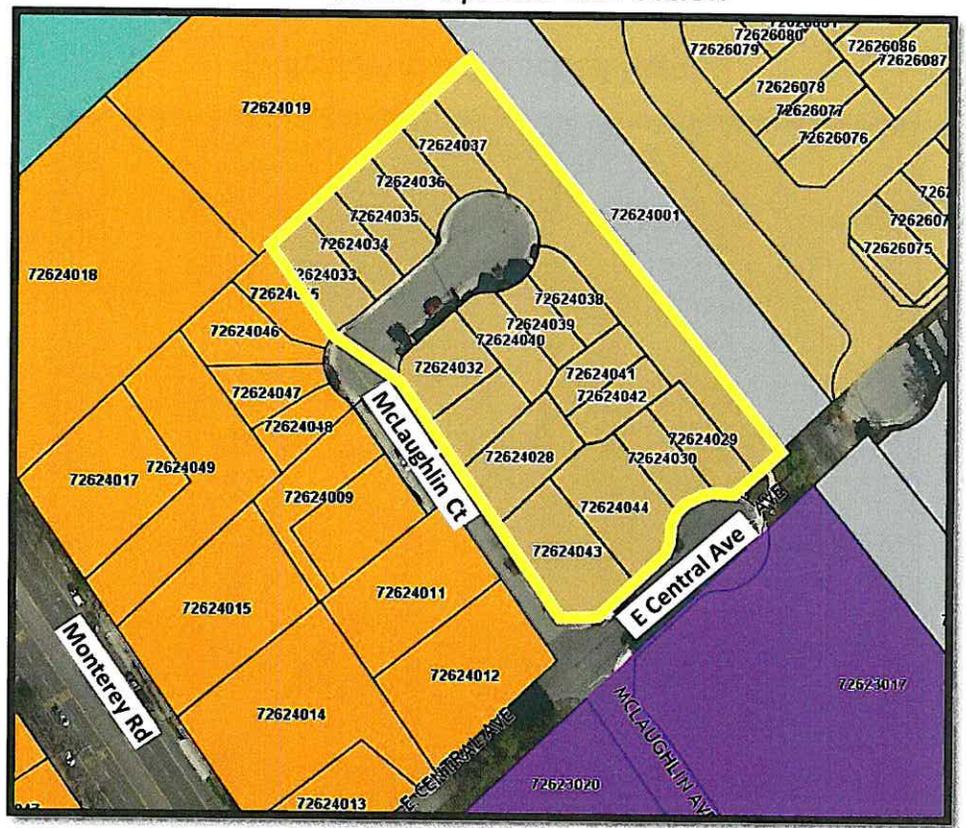
APNs 817-20-033 and -034 zoned Open Space.

**General Plan Land Use Map**  
as Published July 26, 2016



Residential Attached Medium

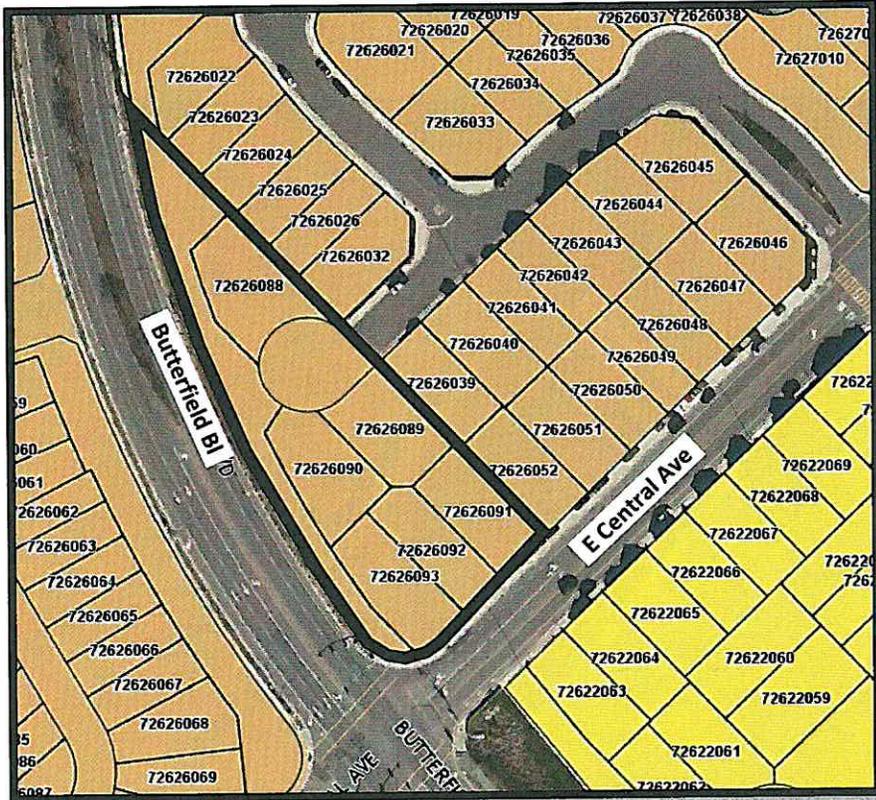
**General Plan Land Use Map**  
with Proposed Correction



Residential Attached Low

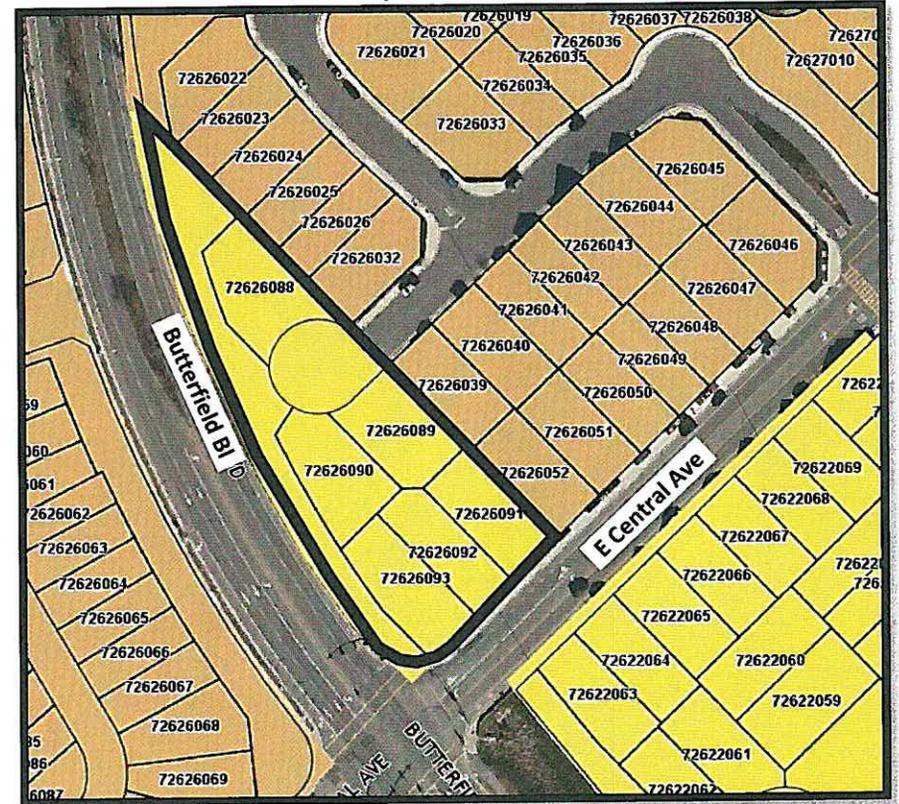
Zoned R-2 3,500 (PD) and developed with duets. APNs: 726-24-028 through -044.

**General Plan Land Use Map**  
as Published July 26, 2016



Residential Attached Low

**General Plan Land Use Map**  
with Proposed Correction



Residential Detached High

Zoned R-1 4,500 (PD). APNs: 726-26-088 through -093. Under construction/built.

**General Plan Land Use Map  
as Published July 26, 2016**



Residential Attached Medium

**General Plan Land Use Map  
with Proposed Correction**

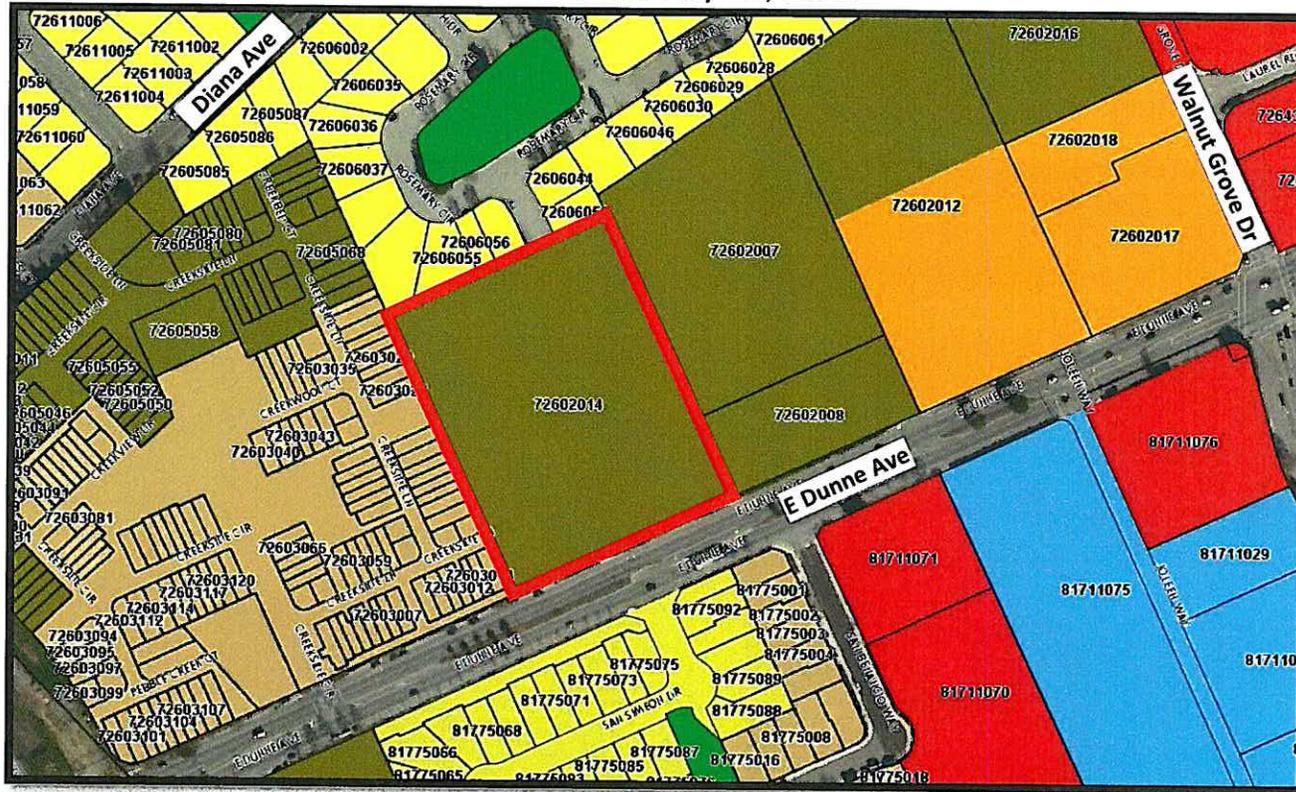


Residential Downtown  
(GPA approved 10/1/14)

Zoned R-4, multi-family project approved and under construction. APN: 767-09-029.



### General Plan Land Use Map as Published July 26, 2016

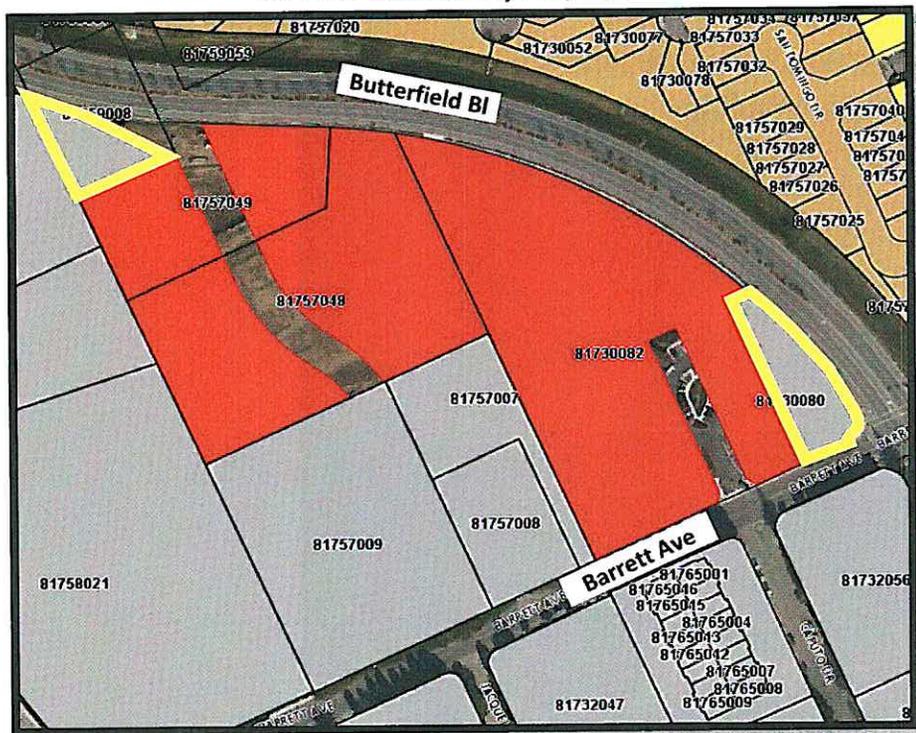


Residential Attached Medium back to Residential Attached Low  
(matches approved project)

APN 726-02-014 Zoned R-2 3,500 (RPD). Under construction.

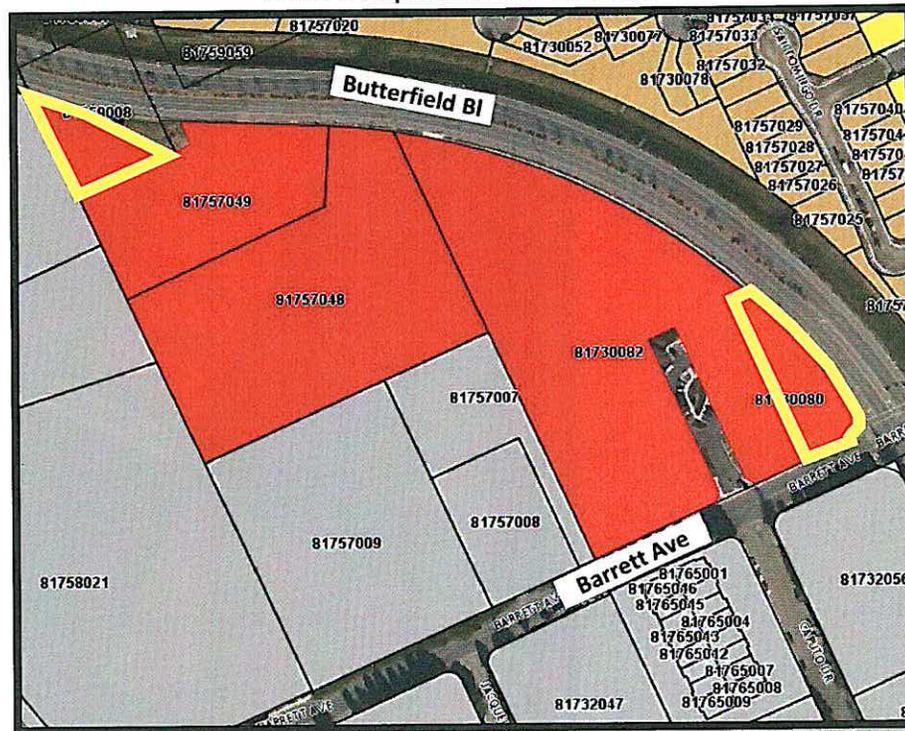
# D.1

### General Plan Land Use Map as Published July 26, 2016



Industrial

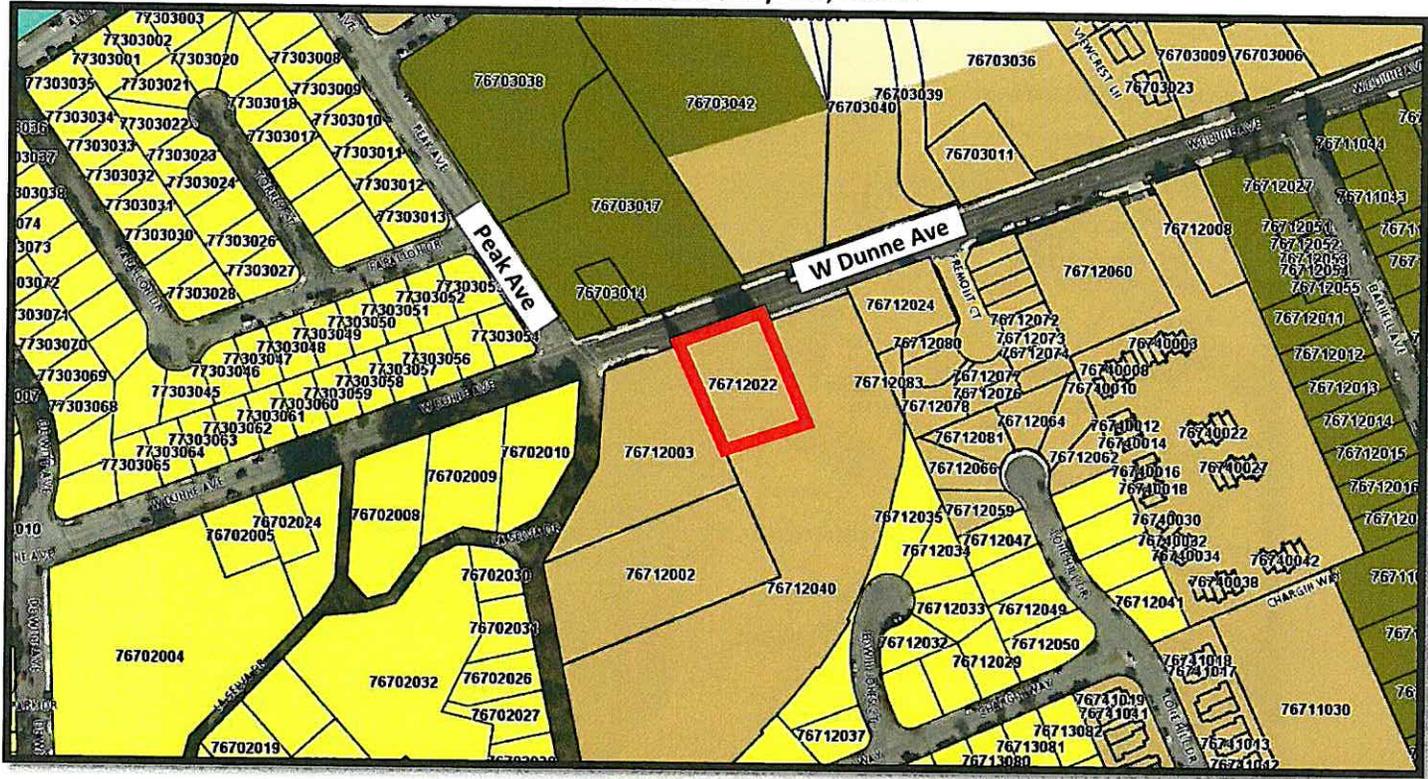
### General Plan Land Use Map with Proposed Correction



Commercial

Remnant parcels after Butterfield Blvd. extension. APN 817-59-008 (ptn.) Zoned CS (PD) under construction as Senior Congregate Care Facility. APN 817-30-080 Zoned CN Commercial Neighborhood.

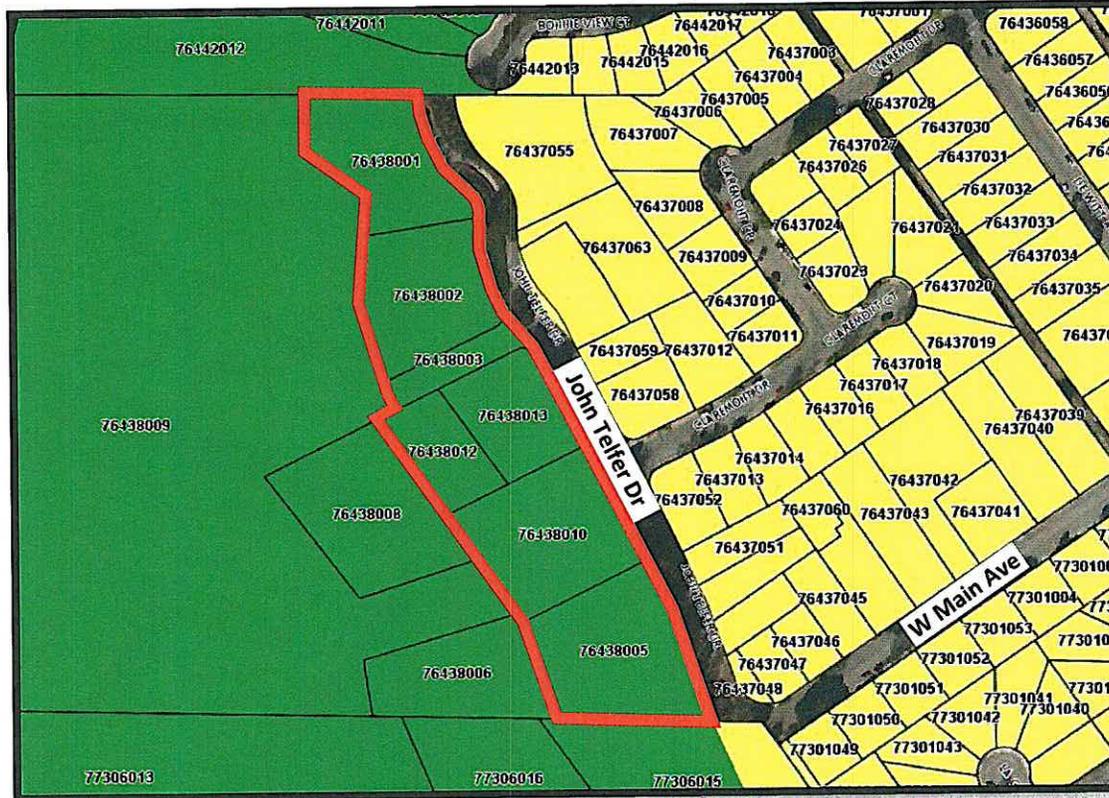
**General Plan Land Use Map**  
as Published July 26, 2016



Residential Attached Low to Commercial  
(currently zoned Commercial Office; existing use Medical Office)

APN 767-12-022 Zoned CO Commercial Office, developed with medical office

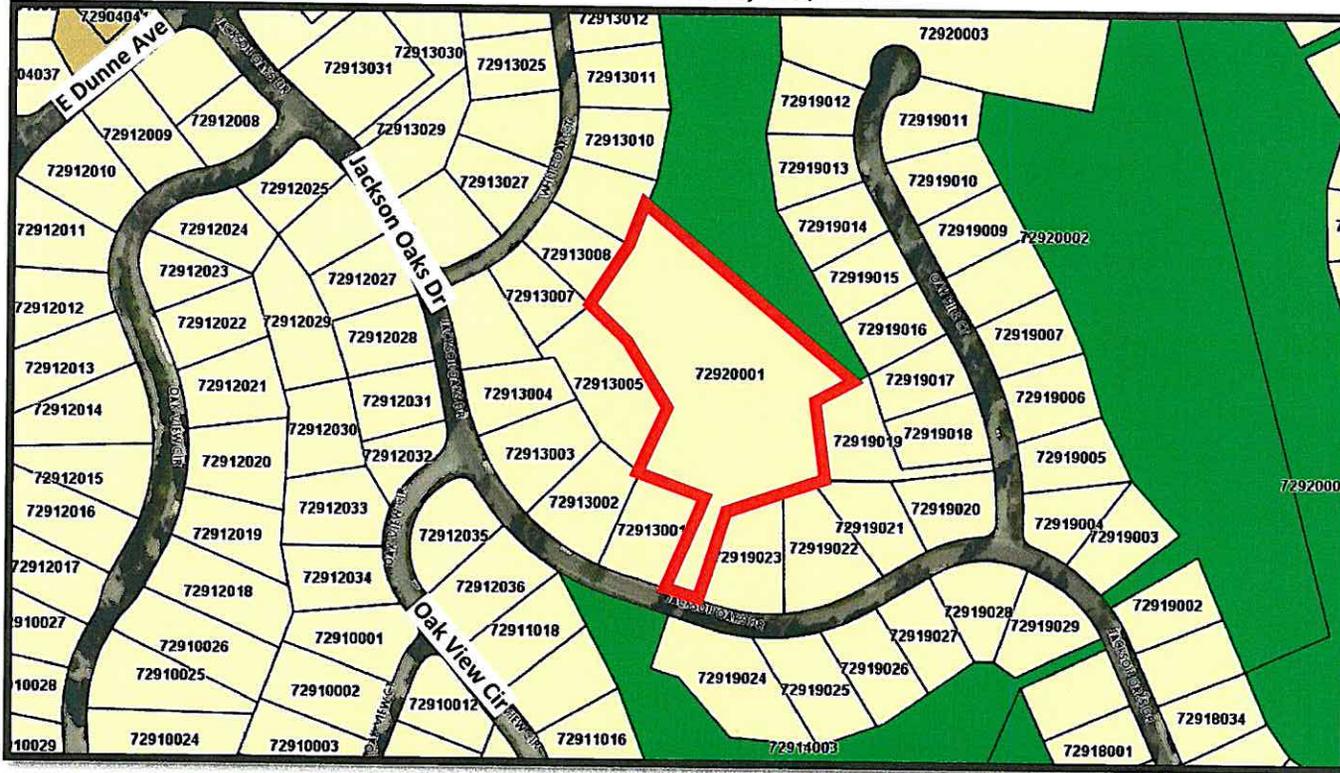
### General Plan Land Use Map as Published July 26, 2016



Open Space to Residential Estate  
(currently zoned RE 40,000)

APNs 764-38-001, -002, -003, -005, -010, -012, -013, Zoned RE 40,000.  
Several parcels developed with single-family homes.

**General Plan Land Use Map**  
as Published July 26, 2016



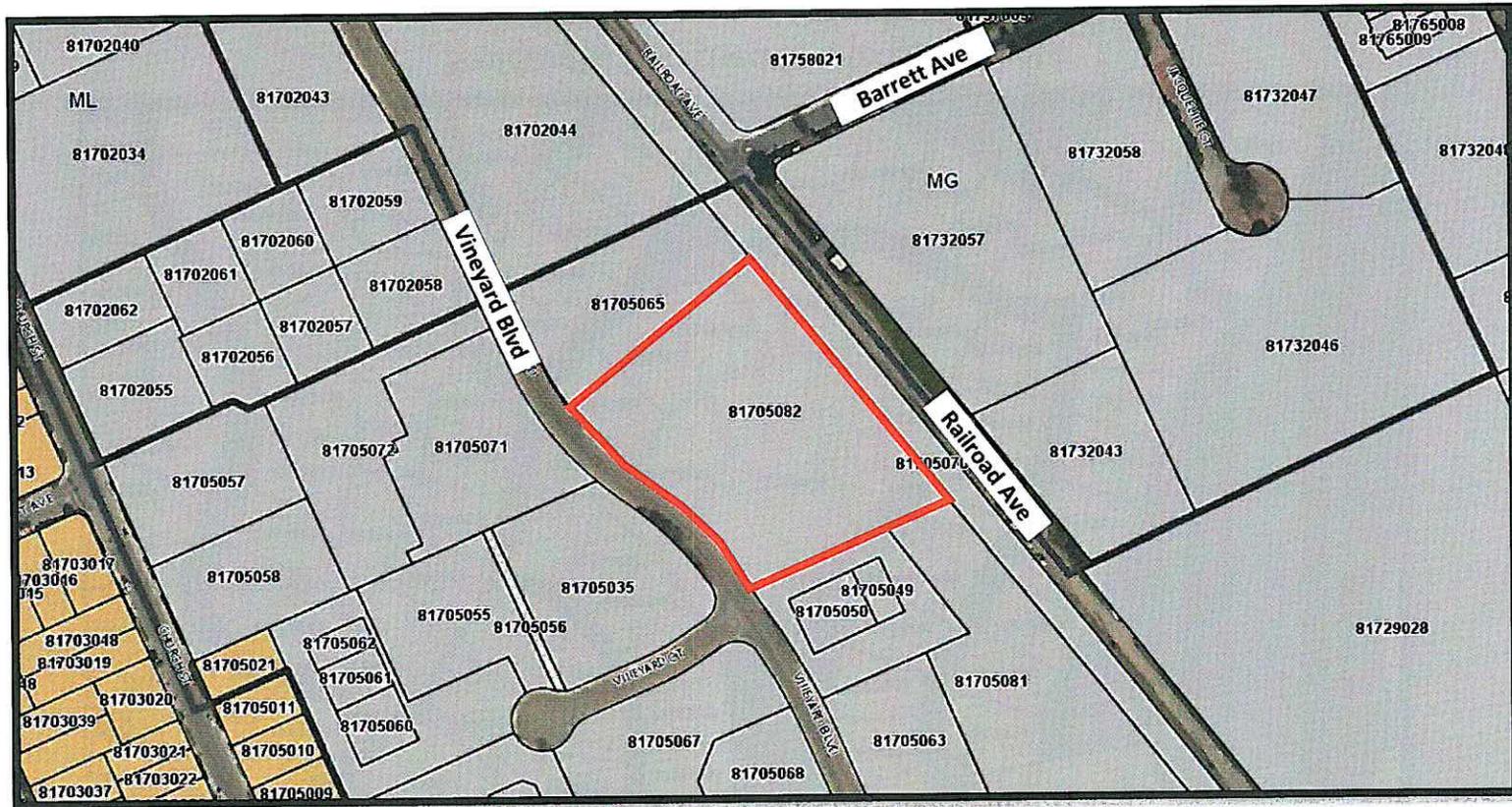
Residential Detached Low to Open Space  
(currently zoned Open Space)

APN 729-20-001, Zoned Open Space, owned by City.

# D.5

City of Morgan Hill  
Resolution No. 17-098  
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## General Plan Land Use Map as Published July 26, 2016



Industrial to Public Facilities

APN 817-05-082, City of Morgan Hill Police Station.

# GPA2017-0002: Text

## Text and Figure Corrections/Clarifications

### E. Chapter 3 – City and Neighborhood Form

- 1) City Boundaries
- 2) Delete references to RDCS Measure F and A
- 3) Land Use Designations

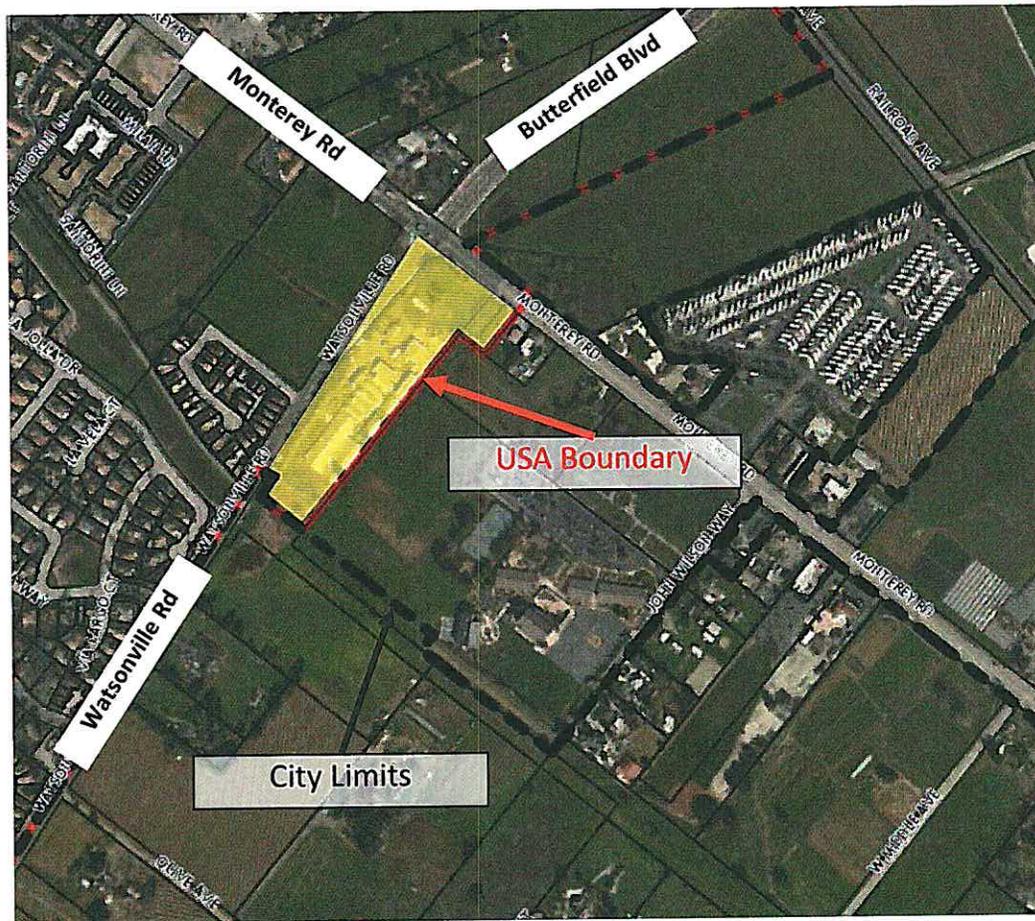
### F. Chapter 8 – Natural Resources and Environment

- 1) Stream Channel Protection

### General Plan Text

#### Page CNF-2: Figure CNF-1 City Boundaries

- Update map to show 2014 approval of Monterey Road No. 6 Annexation / Monterey-South of Watsonville Urban Service Area Amendment (sw/c Monterey Road and Watsonville Road).



## General Plan Text

### Page CNF-5: Growth Management Section

- *Delete reference to RDCS Measure F and Measure A; replaced by RDCS Measure S.*

Individual single-family homes, replacement of existing homes, secondary dwelling units, assisted living/nursing homes, and the conversion of an existing single-family home into a duplex are all exempt from the RDCS process.

### Page CNF-6: Figure CNF-2 Downtown

- *Update map to remove references to Measure F Area and Measure A Area.*

# E.3.a

## General Plan Text

### Page CNF-10: Table CNF-2 Summary of Land Use Designations

- *Update table to match land use designation descriptions.*

TABLE CNF-2		
SUMMARY OF LAND USE DESIGNATIONS		
Designation	Primary Uses	Net Density Range
Commercial	Retail, office, services	0.6 FAR
General Commercial	Retail, office, services	0.5 FAR
Commercial/Industrial	Retail, office, services or warehouses, offices, manufacturing	Comm. 0.5 FAR Ind. 0.6 FAR
Industrial	Warehouse, offices, manufacturing	0.6 FAR

## General Plan Text

### Page CNF-11: Residential Designations

- *Change “Secondary dwelling units” to “Accessory dwelling units” per recent change in state law.*
- *Consistently use “unit(s) per net acre”.*

 **Residential Estate.** ...the Residential Estate designation allows single-family homes, accessory dwelling units, appropriate agricultural uses, and associated community services and facilities. The maximum allowable density is 1 unit per net acre.

 **Residential Detached Low.** The Residential Detached Low designation is intended to accommodate families in suburban single-family homes, including manufactured homes on medium-sized parcels. Accessory dwelling units are allowed under this designation...

 **Residential Detached Medium.** Residential Detached Medium areas allow detached homes on smaller lots, including courtyard homes, manufactured homes, and small-lot single-family homes. Accessory dwelling units are allowed under this designation...

 **Residential Detached High.** The Residential Detached High designation is intended to accommodate detached single-family homes on small lots at a density of 6 to 12 units per net acre...

## General Plan Text

### Page CNF-13 and 14: Mixed Use Designations and Non-Residential Designations

- *Remove height from General Plan land use designation descriptions. City Council adopted Resolution No. 15-219 September 2, 2015 removing height references from General Plan; Zoning Code includes maximum heights.*
- *Last sentence of Mixed Use Flex, change “process” to “proceed”.*

 **Mixed Use Flex.** The Mixed Use Flex designation... allows 7 to 24 units per acre and a maximum FAR of 0.5...Commercial development may proceed without preparation of a block level master plan consistent with the Commercial designation.

 **Commercial.** The Commercial designation... allows a maximum FAR of 0.6.

 **General Commercial.** This designation...allows a maximum FAR of 0.5.

 **Commercial/Industrial.** ...This designation allows a maximum FAR of 0.5 for commercial uses and a maximum FAR of 0.6 for industrial uses.

 **Industrial.** The Industrial designation...allows a maximum FAR of 0.6.

 **Public Facilities.** ...This designation allows a maximum FAR of 0.5.

 **Sports Recreation Leisure.** The Sports-Recreation Leisure designation...allows a maximum FAR of 0.4.

## General Plan Text

### Page NRE-32: Biological Resources

- *Add reference to Santa Clara Valley Habitat Plan in Stream Channel Protection Policy.*

**Policy NRE-5.6 Stream Channel Protection.** Protect existing stream channels and riparian vegetation by requiring buffering or landscaped setbacks and storm runoff interception as specified in Table NRE-1 and consistent with the Santa Clara Valley Habitat Plan.