

RESOLUTION NO. 20-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF AMENDMENT TO TITLE 18, ZONING CODE TO ZA2020-0003-ZONING TEXT AMENDMENT AMENDING TABLE 18.26-1 (PERMITTED LAND USES IN THE INDUSTRIAL ZONING DISTRICTS) OF SECTION 18.26.020 (LAND USE REGULATIONS) OF CHAPTER 18.26 (INDUSTRIAL ZONING DISTRICTS); SECTION 18.108.040 (DESIGN PERMIT) OF CHAPTER 18.108 (SPECIFIC PERMIT REQUIREMENTS); SECTIONS 18.124.050 (INDUSTRIAL USES) AND 18.124.060 (TRANSPORTATION, COMMUNICATION, AND UTILITY USES) OF CHAPTER 18.124 (LAND USE DEFINITIONS) OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL REGARDING E-COMMERCE DISTRIBUTION USES AND DESIGN REVIEW FOR LARGE PROJECTS

WHEREAS, this proposed Ordinance (Zoning Amendment ZA2020-0003) was considered by the Planning Commission of the City of Morgan Hill at its regular meeting of September 22, 2020; and

WHEREAS, the Planning Commission has reviewed recommendations contained in the September 22, 2020, staff report on this item; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL THAT:

SECTION 1. The Planning Commission hereby finds that the proposed amendments to the Zoning Code established by this ordinance herein described are compatible with the goals, objectives and policies of the General Plan of the City of Morgan Hill including, the General Plan policies in the Land Use Element, for example Policy CNF-2.1 (Orderly Development), which promotes sensible, orderly growth that will promote the local economy. The proposed zoning text amendment for e-commerce uses is consistent with the General Plan in that it follows and clarifies current land use development standards for industrial uses.

SECTION 2. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. A land use program for e-commerce uses that includes a CUP for each use allows the approval bodies to evaluate each use to ensure they will not be detrimental to the City. Elevating Design Review for significant projects to Planning

Commission also creates additional opportunities for public input and interest.

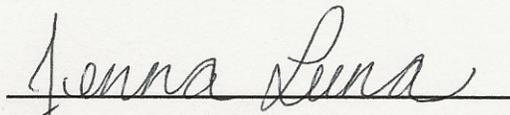
SECTION 3. The proposed revisions for e-commerce uses are internally consistent with the overall zoning code. The land use changes require a CUP for each use above 75,000 and overall development standards consistent with the zone district each business would be located within.

SECTION 4. The Planning Commission hereby recommends approval of proposed changes to the text of the Morgan Hill Municipal Code amending table 18.26-1 (Permitted Land Uses in the Industrial Zoning Districts) of Section 18.26.020 (Land Use Regulations) of Chapter 18.26 (Industrial Zoning Districts); Section 18.108.040 (Design Permit) of Chapter 18.108 (Specific Permit Requirements); Sections 18.124.050 (Industrial Uses) and 18.124.060 (Transportation, Communication and Utility Uses) of Chapter 18.124 (Land Use Definitions) which are shown by strike-out text for deletions, and underline text for additions. All text amendments recommended to be made as shown in the draft ordinance (Attachment 2 to the staff report).

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER 2020, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

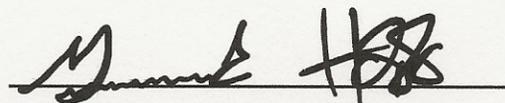
AYES:	COMMISSIONERS:	KUMAR, TANDA, GONZALES-ESCOTO, DOWNEY, MUNOZ-MORRIS
NOES:	COMMISSIONERS:	HABIB, MUELLER
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

ATTEST:



JENNA LUNA, Deputy City Clerk

APPROVED:



MOHAMMAD HABIB, Chair