

RESOLUTION NO. 16-128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL ADOPTING A COMPREHENSIVE UPDATE OF THE MORGAN HILL GENERAL PLAN ENTITLED "MORGAN HILL 2035 GENERAL PLAN"

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, on July 25, 2001, the City Council adopted the General Plan entitled, "MORGAN HILL GENERAL PLAN", dated July 2001, by Resolution No. 5512, which has since been amended by the City Council; and

WHEREAS, the City of Morgan Hill has prepared that certain comprehensive update to the General Plan entitled, "Morgan Hill 2035 General Plan", proposed for approval and adoption by the City Council; and

WHEREAS, on June 14 and 28, 2016 the Planning Commission held a public hearing to consider the proposed Morgan Hill 2035 General Plan, at which interested persons were given the opportunity to appear and present their views with respect to said General Plan Update; and

WHEREAS, at the June 14, 2016 public hearing, the Planning Commission reviewed, considered, and recommended City Council certify the Environmental Impact Report for the proposed Morgan Hill 2035 Project in accordance with Section 15090 of the California Public Resources Code, prior to making its recommendation on the proposed Morgan Hill 2035 General Plan; and

WHEREAS, at the conclusion of the June 28, 2016 public hearing, the Planning Commission unanimously recommended City Council adopt the proposed Morgan Hill 2035 General Plan; and

WHEREAS, the City Council at a public hearing held on July 27, 2016 considered the Morgan Hill 2035 General Plan, a request to amend the General Plan by adoption of new and modified goals, policies, actions, and land use designations; and

WHEREAS, the City Council received and considered testimony at the duly noticed public hearing; and

WHEREAS, the City Council reviewed, considered, and certified the Morgan Hill 2035 Environmental Impact Report for the proposed Morgan Hill 2035 General Plan in accordance with Section 15090 of the California Public Resources Code, prior to making its determination on the Morgan Hill 2035 General Plan; and

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

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

SECTION 1. The Morgan Hill 2035 General Plan has been prepared in a manner consistent with the requirements of state law.

SECTION 2. An Environmental Impact Report has been prepared for the Morgan Hill 2035 General Plan in compliance with the California Environmental Quality Act, addressing potential impacts which could result from implementation of the Plan.

SECTION 3. The General Plan Update as contained in that document titled Morgan Hill 2035 General Plan is hereby adopted with the following modifications within the City and Neighborhood Form Element:

- Under the heading Southeast Quadrant, modify the paragraph to delete the second sentence as follows: The Southeast Quadrant (SEQ) is approximately 1,300 acres, generally bounded by Condit Road and Highway 101 to the west, San Pedro Avenue to the north, Carey Avenue to the east, and Maple Avenue to the south, as shown in Figure CNF-5. The City has adopted an Agricultural Lands Preservation Program to permanently preserve agricultural lands with the SEQ and Citywide.
- **Add** Policy CNF-1.4 Pipeline Provisions. For a period of up to 24 months following the adoption date of the Morgan Hill 2035 General Plan, zoning amendment and discretionary development permit applications may be considered for General Plan conformance to the land use designations shown on the final adopted version of the 2001 General Plan Land Use Map. All of the “Pipeline” applications benefitting from this policy must have been submitted to the City, including full payment of fees, prior to adoption of this General Plan and their review must be completed within this same 24-month period.
- **Delete** Action CNF-4.A Vista de Lomas. When the portion of the Vista de Lomas area is included within the Urban Growth Boundary and planned for development, assign it a General Plan designation which would limit its residential density to one unit per every 2.5 acres.

PASSED AND ADOPTED by the City Council of Morgan Hill at a Regular Meeting held on the 27th day of July, 2016 by the following vote:

AYES:	COUNCIL MEMBERS:	Larry Carr, Rich Constantine, Marilyn Librers Gordon Siebert, Steve Tate
NOES:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None



STEVE TATE, Mayor

DATE: 7/28/2016

ATTEST:



IRMA TORREZ, City Clerk

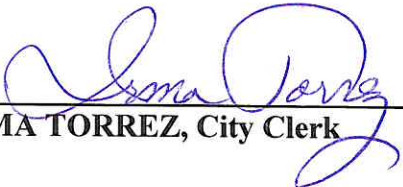
DATE: 7/28/2016

∞ 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.16-128, adopted by the City Council at the meeting held on July 27, 2016.

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

DATE: 7/28/2016



IRMA TORREZ, City Clerk