



# Morgan Hill Technology Park Community Meeting May 21, 2019

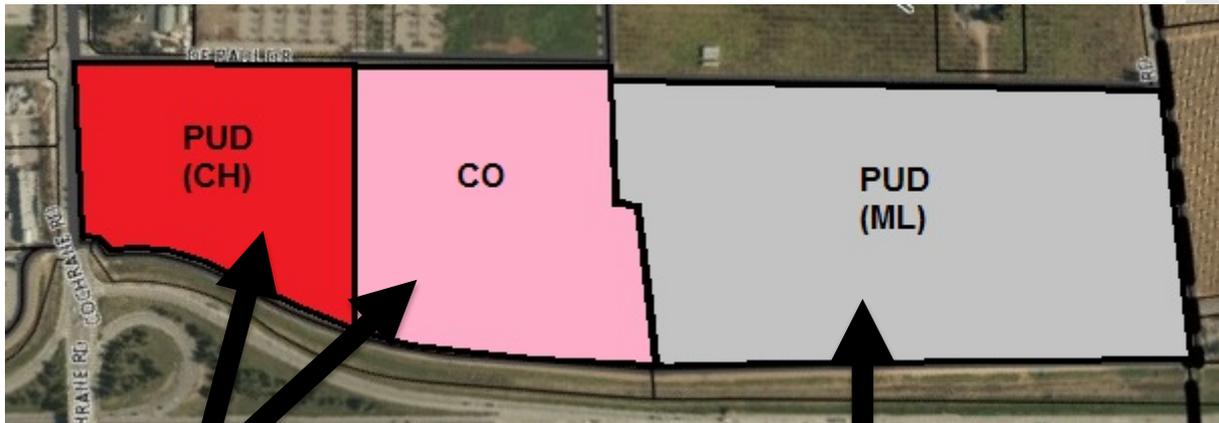


# Morgan Hill Technology Park



- 90 acres of land put up for sale in early 2018
- Generated significant interest in the development community
- Half a dozen developers reached out to the City
- Development partnership went into contract on property in mid-2018 – fell out of contract in late 2018
- Trammell Crow purchased commercial/industrial property in early 2019
- Application filed with City in late January 2019
- Current status: Starting work on Environmental Impact Report (EIR)

# Zoning History



**1984**

Annexation Approved -  
Zoned Residential (R2)

**1991**

Northern Portion (Red) –  
Rezoned from R-2 to **PUD  
(CH) Highway Commercial**

Southern Portion (Pink) –  
Rezoned from R-2 to  
**Administrative Office (CO)**

**1990**

Annexation Approved –  
Zoned Campus Industrial  
(MC)

**2001**

Rezoned from PUD (CH)  
Highway Commercial  
To **PUD Light Industrial  
(ML)**

# Application for:

General Plan Amendment to adjust the boundaries between Commercial and Commercial/Industrial Land Use Designations

## Existing



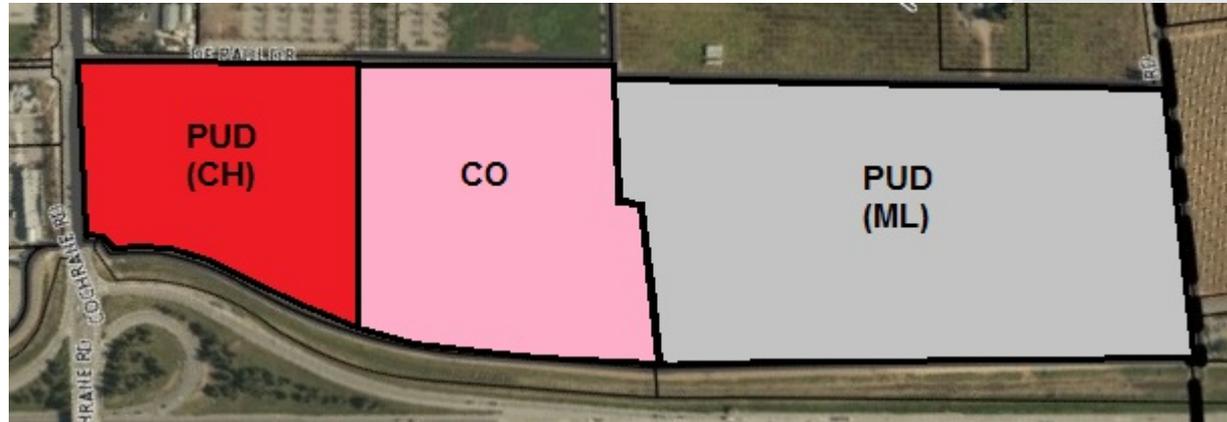
## Proposed



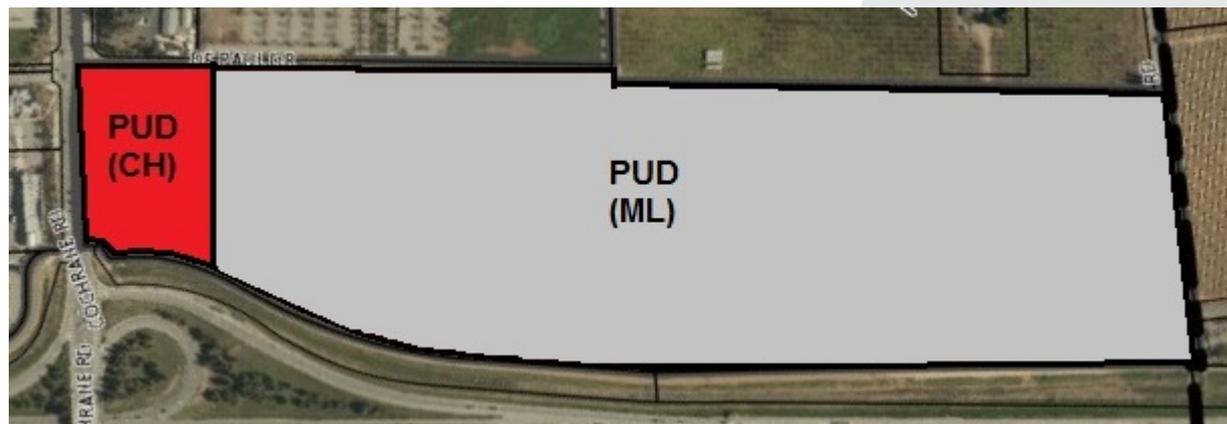
# Application for:

Zoning Amendment to create a Planned Development  
Combining District and associated Master Plan

Existing



Proposed



# Basic Purposes of California Environmental Quality Act (CEQA)



- Inform decision makers and the public about the potential significant environmental impacts of proposed activities.
- Identify ways that potential significant environmental impact(s) can be avoided or significantly reduced
- Prevent significant avoidable damage to the environment by requiring changes in the project through alternatives and mitigation
- Disclose to the public the reason that an agency approved a project notwithstanding its environmental impacts
- It is not a marketing or advocacy document

# Who is “in charge” of CEQA?



- CEQA defines the Lead Agency as the public agency that has the primary responsibility for carrying out or approving a project
- City is Lead Agency
- CEQA is a “self-executing statute” meaning that the Lead Agency is responsible for determining what is and what is not subject to CEQA and to follow the process
- Process is paid for by applicant, City hires consultant and is responsible for project management

# Overview of typical CEQA Process



- A project or program is brought forth to the Lead Agency
- Is it a “project” or is it “exempt”?
- If subject to CEQA, what are the potential impacts? (prepare an Initial Study)
- Based on initial study, what type of CEQA document do you need? (Negative Declaration (ND), Mitigated Negative Declaration (MND), Environmental Impact Report (EIR)?)
- Prepare appropriate environmental document
- Public reviews and comments on document
- Decision and findings made on the project

# What subjects will be studied as part of this EIR?



- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Traffic
- Utilities

The remaining environmental topics covered in the 2019 CEQA Appendix G Checklist will be analyzed in the Initial Study and included as an appendix.

# What needs to be in the EIR?

- Project description
- Environmental Setting
- Significant environmental effects
- Unavoidable significant adverse effects
- Growth-inducing impacts
- Cumulative impacts
- Mitigation measures
- Alternatives
- FEIR contains response to comments

# Mitigation Measures

- Required for all potentially significant impacts if possible
- Should avoid the impact altogether or minimize impacts by limiting the magnitude
- May rectify by repairing, rehabilitating, restoring, reduce or eliminate over time
- May compensate by replacing or providing substitute resources

## When the Draft EIR (DEIR) is Complete:

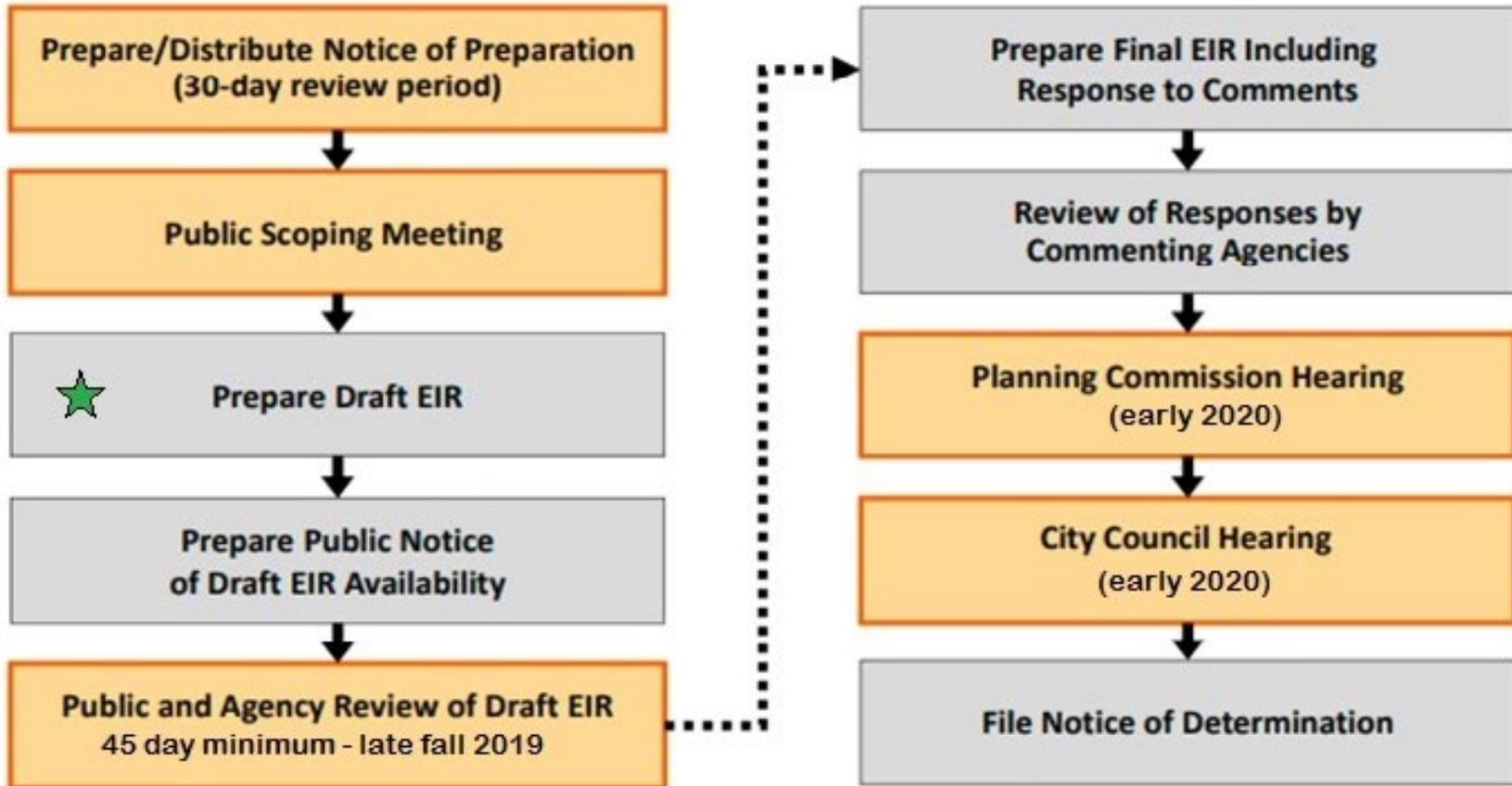
- City issues Notice of Availability (NOA) and Notice of Completion (NOC)
- NOA follows notice procedures to public - direct mail, newspaper publication, posting in project area
- Notice of Completion (NOC) sent to State Clearing House
- Notices include:
  - Brief description of project
  - Location
  - Address where environmental document is available
  - Notice of hearings (if one is scheduled)
- Begins the minimum 45-day public review period

# Final EIR



- Includes text revisions to Draft EIR
- Includes responses to comments
- No separate public review period
- Available for public review and written response to commenting agencies 10 days prior to consideration by approving body

# Environmental Impact Report (EIR) Process



 = Opportunities for Public Input

# General Plan Land Use Designation



Table CNF-2 Summary of Land Use Designations

<b>Designation</b>	<b>Primary Uses</b>
Commercial	Retail, office, services
Commercial/Industrial	Retail, office, services or warehouses, offices, manufacturing

## **Commercial:**

- located west of Highway 101 and eastern freeway frontage.
- allow a wide range of retail businesses, administrative and executive office uses, and professional services

# General Plan Land Use Designation



## Commercial/Industrial:

- promote job-generating development of lands, generally located along Highway 101, by allowing greater flexibility in terms of allowing a varied mix of industrial, office, and commercial uses
- allow office, research and development, light industrial uses, and similar uses,
- allow other uses to support the primary job generating uses within business park settings
- maintain an industrial character, discourage small, suburban strip centers
- big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses

# Existing General Plan Designations

-  Commercial
-  Commercial/  
Industrial



# Proposed General Plan Designations

-  Commercial
-  Commercial/  
Industrial



# Zoning

- Legislative decision by Council
- Divides the City into districts
- Prescribes what can and cannot be built on each parcel
- Regulates the use, placement, spacing, and size of land and buildings

## **Conventional vs. Planned Development Zoning**

Conventional Zoning:

Districts identified in the Zoning Ordinance

Sometimes called “Base Zones”

Planned Development Zoning:

Customizes regulations on a particular site

# Conventional Zoning or Base Zones:



## Highway Commercial

Instructional Services  
Medical Offices and Clinics  
Veterinarian Clinics and Hospitals  
Banks and Financial Institutions  
Business Support Services  
Cinemas and Theatres  
Commercial Recreation, Indoor  
Drive-Through and Drive-Ins  
Restaurants  
Tasting Rooms  
Hotels and Motels  
Professional Offices  
Convenience Markets  
General Retail  
Fuel and Service Stations  
Vehicle Rentals, Sales & Leasing  
Vehicle Washing  
Food and Beverage Production  
Freight Terminals and Transfer  
Reverse Vending Machine

## Administrative Office

Nursing Homes and Long-Term  
Care  
Community Assembly  
Cultural Institutions  
Instructional Services  
Medical Offices and Clinics  
Schools, Public and Private  
Social Services  
Veterinarian Clinics and Hospitals  
Banks and Financial Institutions  
Commercial Recreation, Indoor  
Drive-Through and Drive-In  
Facilities  
Personal Services  
Professional Offices  
Retail Uses

## Light Industrial

Colleges and Trade Schools  
Community Assembly  
Parks and Recreational Facilities  
Public Safety Facilities  
Adult Businesses  
Animal-Related Commercial Uses  
Business Support Services  
Commercial Recreation, Indoor  
Restaurants & Tasting Rooms  
Mini-Storage  
Personal Services  
Plant Nurseries  
Professional Offices  
Convenience Markets  
General & Large Commodity Retail  
Home Improvement Centers  
Towing and Impound  
Vehicle Repair and Maintenance  
Wholesaling  
Construction and Material Yards  
Food and Beverage Production  
Manufacturing  
Research and Development  
Warehousing and Distribution  
Light Fleet-Based Services  
Recycling Facilities

# Planned Development (PD) Zoning – 18.30.050



PD combining district put into place on commercial piece in 1991 and industrial piece in 2001.

A PD enables customized zoning for a site and requires a master plan (formerly known as a precise development plan)

PD zoning allows for:

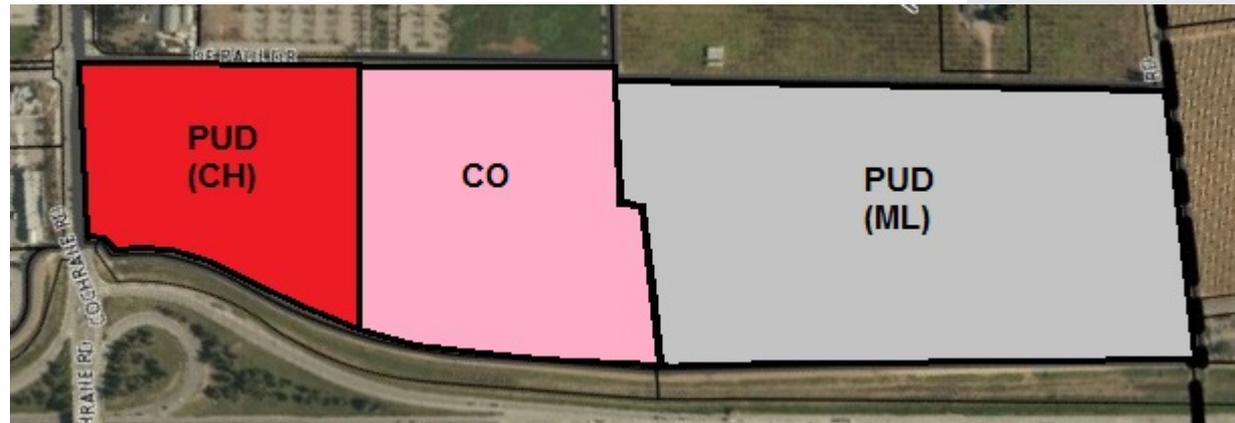
- high quality development that deviates from standards and regulations applicable to base zoning districts
- creativity in building design
- flexibility in permitted land uses
- innovation in development concepts

# Planned Development (PD) Zoning – 18.30.050

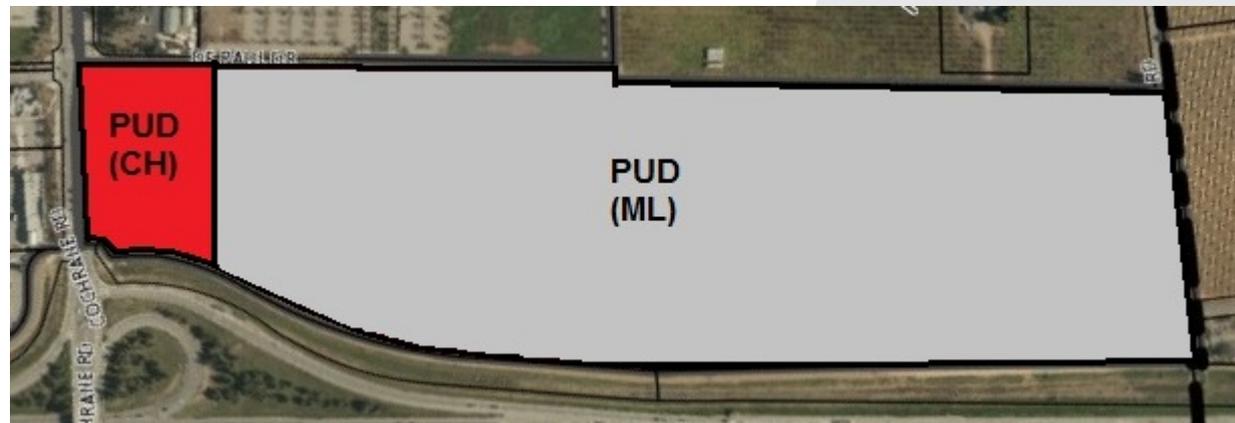


Applicant proposes to extend the PD Light Industrial zoning in conjunction with the proposed General Plan amendment

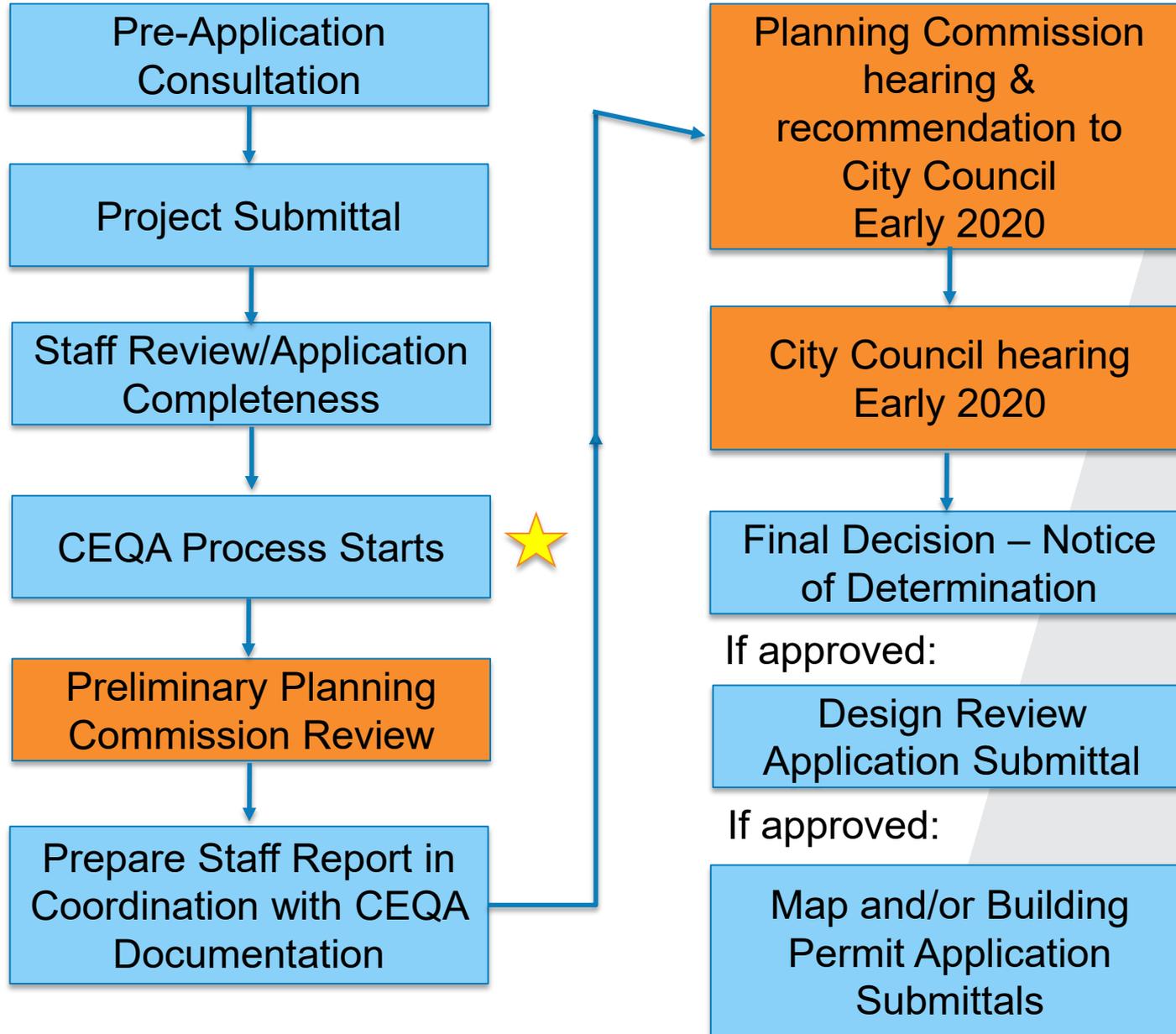
Existing



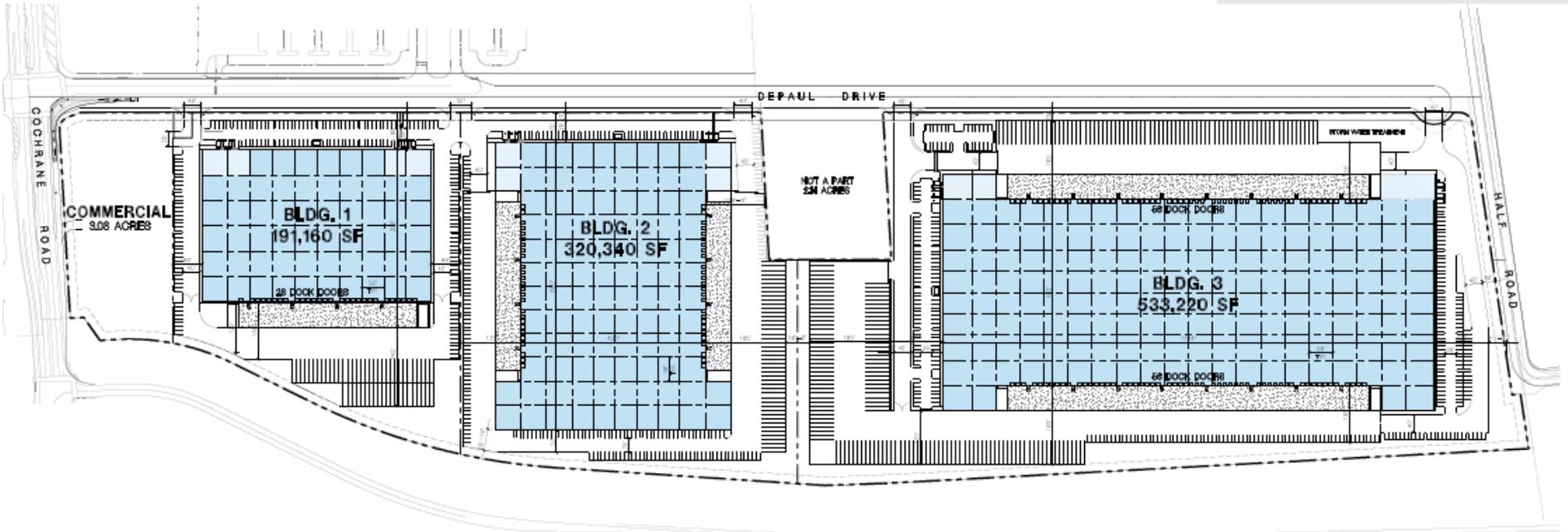
Proposed



# Entitlement Process



# Conceptual Site Plan



# Conceptual Plan



Commercial: 50,000 - 75,000 square feet

Range of retail, administrative, professional services and functions supporting freeway access.

Industrial: Four separate lots – 1.06 million square feet total

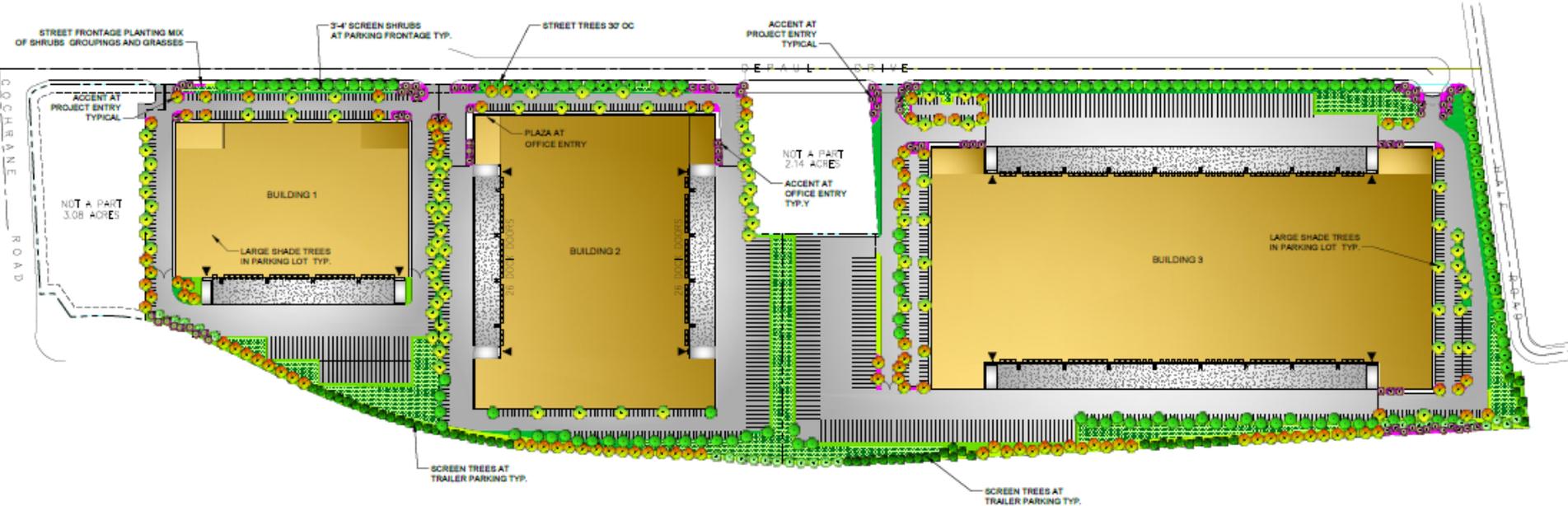
Designated for flexible industrial and commercial uses, including advanced manufacturing, warehouse distribution, supporting office, and similar industrial and commercial uses

<b>Lot #</b>	<b>Maximum Sq Ft</b>	<b>Number of Tenant Spaces</b>
1	195,000 sq ft	2 tenant spaces
2	325,000 sq ft	4 tenant spaces
3	540,000 sq ft	4 tenant spaces

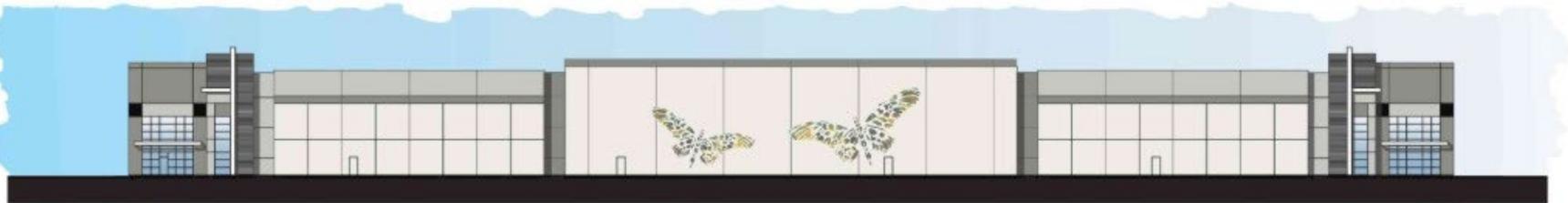
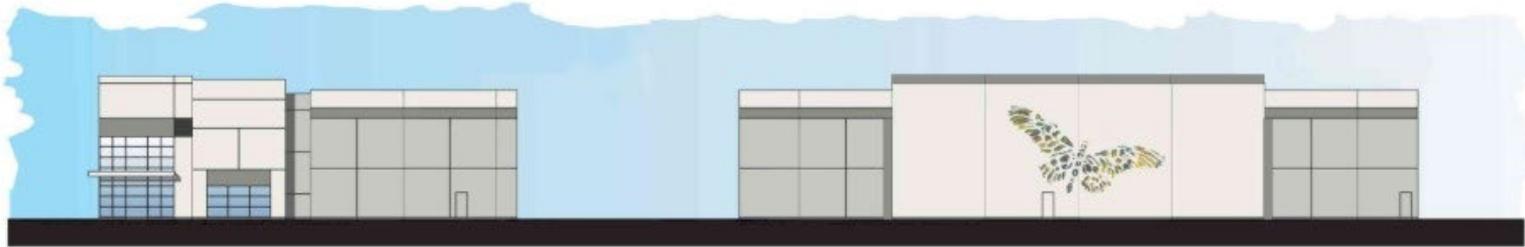
Lots 2 & 3 proposed to contain 100 percent industrial uses

- Maximum height of 55 feet
- 90 feet for mechanical or telecommunications equipment on small area near freeway

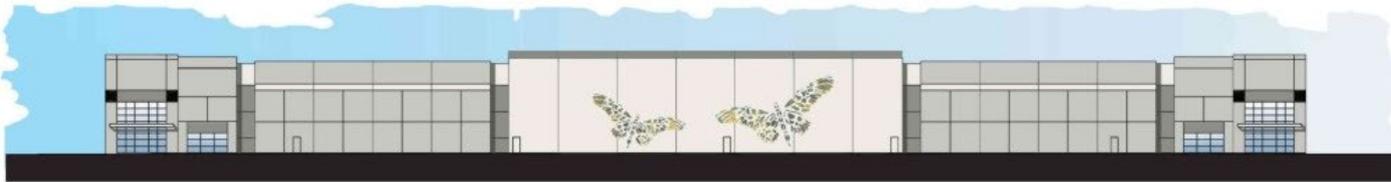
# Conceptual Landscape Plan



# Conceptual Elevations



# Conceptual Elevations



# Questions?



# Noticing



**Municipal Code Section 18.104.090 and State Law requires the following:**

1. Mailed Notice to the following:

- Project Site Owners and the Applicant
- Adjacent Property Owners within a radius of 300 feet from boundaries of site
- Each local agency expected to provide essential facilities or services
- Any person who has filed a written request for notice

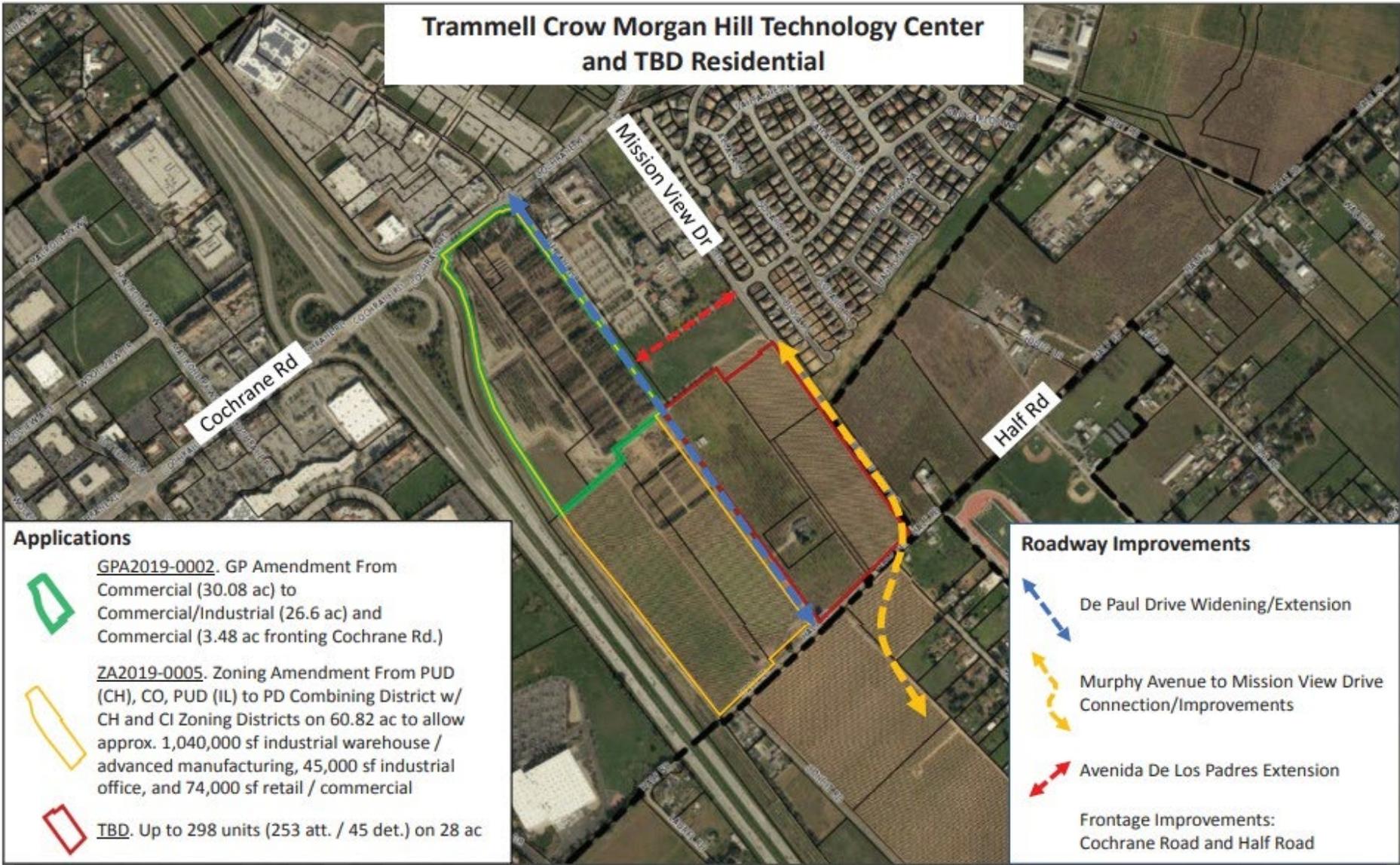
2. Legal ad in newspaper

**Staff prepared the following:**

- Mailed Notice as listed above to more than double (600+ feet) the required notification radius
- Display Ad in the newspaper
- Posted notices on-site

We hear the request for broader noticing through our various communication channels.

# Trammell Crow Morgan Hill Technology Center and TBD Residential



89 ACRE SITE

FIGURE 4