



CITY OF MORGAN HILL

DEVELOPMENT SERVICES CENTER

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236

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NOTICE OF PUBLIC MEETING

Dear Property Owner/Resident,

This notice is to advise nearby property owners that the Planning Commission of the City of Morgan Hill will conduct a Public Meeting on the following proposal(s) at the date, time and location listed below. All interested persons are invited to attend the meeting and provide comments.

NOTICE OF PUBLIC HEARING OF THE PLANNING COMMISSION OF A PRELIMINARY REVIEW FOR A PROPOSED PLANNED DEVELOPMENT PROJECT FILED UNDER APPLICATION SR2019-0029: DEPAUL – TC MORGAN HILL VENTURES. THE PROJECT IS ALSO REFERRED TO AS THE MORGAN HILL TECHNOLOGY PARK (Trammel Crow) .

A Preliminary Review must be completed prior to consideration of project related General Plan Amendment and Zoning Amendment applications. The proposed project would amend the General Plan Land Use designation for a portion of the 60.82 acre subject property located on the north side of Half Road, south side of Cochrane Road and west of the southerly extension of DePaul Drive from Commercial (30.08 acres) to Commercial/Industrial (26.6 acres) and Commercial (2.92 acres fronting Cochrane Road).

The Zoning designation would be amended from Planned Unit Development-CH (Highway Commercial), CO (Administrative Office), PUD-IL (Planned Development-Light Industrial) to the PD (Planned Development) Combining District with CH (Highway Commercial), and CI (Commercial Industrial) Zoning Districts.

The project proposal contains approximately 1,060,000 square feet of industrial warehouse/advanced manufacturing, supporting office, and similar industrial and commercial uses, 45,000 square feet for industrial office (not owned or controlled by this applicant) on an existing 2.18-acre parcel, and 75,000 square feet for retail/commercial development on approximately 2.92 acres.

PLANNING COMMISSION HEARING:

This notice is to advise the public the Morgan Hill **Planning Commission** will conduct a public hearing to receive input only on the proposed **Preliminary Review for application SR2019-0029** as stated above. The Planning Commission meeting will be held at the date, time and location listed below. All interested persons are invited to attend the public hearing and give input on the proposed changes.

PLANNING COMMISSION MEETING

DATE: **Tuesday, October 15, 2019**
TIME: 7:00 p.m.
LOCATION: City Council Chambers
Civic Center, 17555 Peak Avenue
Morgan Hill, California 95037

A Preliminary Review is requested to receive preliminary input from the Planning Commission. Input is not a recommendation for approval or denial of the project. At this point in project review, any recommendation to the applicant is advisory only and shall not be binding on either the applicant or the City.

An Environmental Impact Report (EIR) is being prepared for the project to identify the significant environmental effects anticipated to result from development and operation of the project as proposed. The Draft EIR will be completed and circulated for public review and comment in December 2019. Subsequent to the preparation of

the EIR, public hearings will be scheduled to consider and take action on the project.

NOTICE IS ALSO GIVEN, pursuant to Government Code Section 65009, that any challenge of the above applications in court may be limited to raising only those issues raised by you or on your behalf at the public hearing held by the Planning Commission on **October 15, 2019**, or in written correspondence delivered to the Planning Department at, or prior to the public hearing on this matter.

Additional information regarding these proposals is available for review at the Development Services Center located at 17575 Peak Ave., Morgan Hill, CA Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Further information may be obtained from the Development Services Center at telephone number (408)778-6480.

Date: September 27, 2019

Publish: October 4, 2019