

RESOLUTION NO. 20-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT GPA2019-0005 TO AMEND THE GENERAL PLAN LAND USE MAP ON A 19.67-ACRE SITE FOR THE JUAN HERNANDEZ – MH MEDICAL PROPERTIES (LILLIAN COMMONS) (APNS 817-09-039, 817-09-040 AND 817-09-041) FROM COMMERCIAL TO MIXED-USE FLEX

WHEREAS, the project applicant Lillian Commons, LLC proposes to amend the General Plan land use designation from Commercial to Mixed Use Flex on an 19.67-acre site located on the southeast corner of the intersection of Juan Hernandez Drive and Barrett Avenue (APNs: 817-09-039, 817-09-040 and 817-09-041); and

WHEREAS, the General Plan Amendment to amend the map was reviewed and found to be consistent with the 2035 General Plan; and

WHEREAS, an Initial Study/Mitigated Negative Declaration was prepared and found consistent with the California Environmental Quality Act (CEQA); and

WHEREAS, such request was considered by the Planning Commission at its regular meeting of September 29, 2020 and October 13, 2020; and

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

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The proposed General Plan Amendment is found to be consistent with the policies and provisions of the Morgan Hill 2035 General Plan as described in the staff report to the Planning Commission, incorporated herein by this reference.

SECTION 2. An Initial Study and Mitigated Negative Declaration (MND) was prepared in compliance with CEQA. The Planning Commission hereby finds that, on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment with the application of mitigation measures and that the Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis, and that the

Mitigated Negative Declaration was considered prior to action taken to adopt this Resolution.

SECTION 3. The Planning Commission recommends that the City Council approve the General Plan Amendment application, GPA2019-0005: Juan Hernandez – MH Medical Properties (Lillian Commons).

PASSED AND ADOPTED THIS 13TH DAY OF OCTOBER 2020, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

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

ATTEST:



JENNA LUNA, Deputy City Clerk

APPROVED:



MOHAMMAD HABIB, Chair

Date: 10/25/2020