



Special Meeting Agenda
Planning Commission

Juan Miguel Munoz-Morris - Chairman
Mohammad Habib - Vice Chairman
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Laura Gonzalez-Escoto - Planning Commissioner
Malisha Kumar - Planning Commissioner
Liam Downey - Planning Commissioner

Tuesday, October 15, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

AMENDED AGENDA

This agenda was amended to indicate the location of the meeting and availability of additional viewing space. The Meeting will be held in the Council Chambers. Community Members will also be able to view the meeting from the West Conference room.

CALL TO ORDER

DECLARATION OF POSTING AGENDA

OPEN PUBLIC COMMENT PERIOD

ORDERS OF THE DAY

PUBLIC HEARINGS

1. **SR2019-0029 DEPAUL - TC MORGAN HILL VENTURES: PRELIMINARY PLAN REVIEW FOR A PROPOSED PLANNED DEVELOPMENT COMMERCIAL AND INDUSTRIAL PROJECT ALSO REFERRED TO AS THE MORGAN HILL TECHNOLOGY PARK (TRAMMELL CROW).**

Recommendation:

Planning Commission to provide preliminary comments on the proposed Planned Development.

ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 15, 2019

PREPARED BY: Jim Rowe, Contract Planner

APPROVED BY: Jennifer Carman, Community Development Director

SR2019-0029 DEPAUL - TC MORGAN HILL VENTURES: PRELIMINARY PLAN REVIEW FOR A PROPOSED PLANNED DEVELOPMENT COMMERCIAL AND INDUSTRIAL PROJECT ALSO REFERRED TO AS THE MORGAN HILL TECHNOLOGY PARK (TRAMMELL CROW).

RECOMMENDATION(S)

Planning Commission to provide preliminary comments on the proposed Planned Development.

LOCATION MAP



PROJECT SUMMARY:

1. Location: North side of Half Road, south side of Cochrane Road and west of the southerly extension of DePaul Drive. (APN 728-30-006, -008, -009 and APN 728-31-014, -015 and -016)
2. Site Area: 60.82 Acres
3. General Plan: Commercial (30.08 acres), Commercial Industrial (30.74 acres)
4. Zoning: Planned Unit Development-CH (Highway Commercial) on approximately 12 acres, CO (Administrative Office) on

approximately 18.08 acres and PUD (Light Industrial) on 30.74 acres.

BACKGROUND:

The PUD overlay for the area was established by City Council Ordinances 1047, N.S and 1521, N.S. The applicant is requesting Preliminary Review prior to consideration of project related General Plan Amendment and Zoning Amendment applications that have been submitted for the site. A project EIR scoping meeting was held on April 23, 2019 and the EIR is being prepared.

Project Description

The proposed project would amend the General Plan Land Use Designation for a portion of the 60.82 acres from Commercial (30.08 acres) to Commercial/Industrial (26.6 acres) and Commercial (2.92 acres fronting Cochrane Road) as shown in the graphic below.

Existing

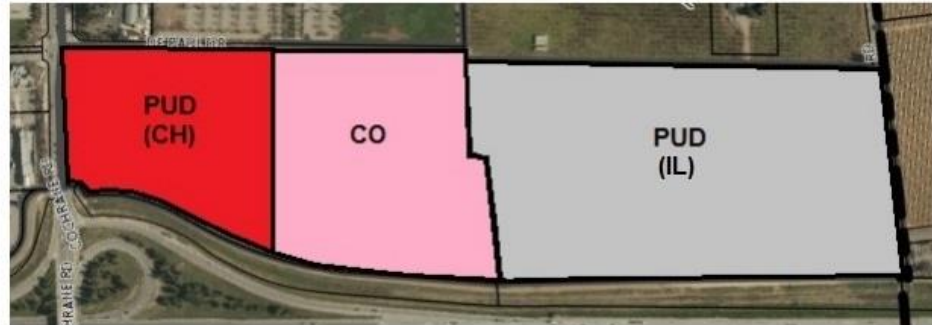


Proposed

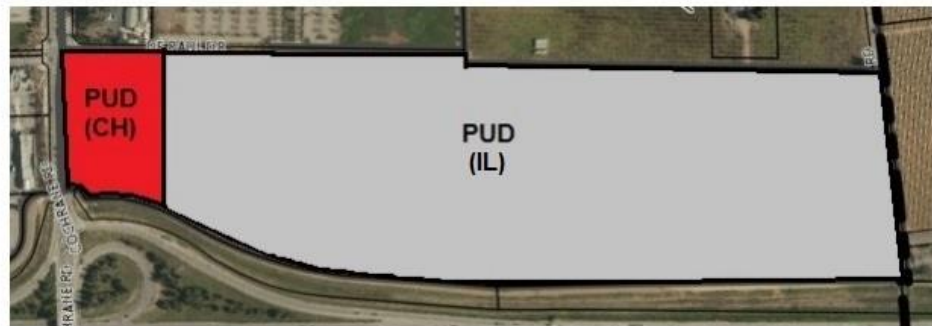


The Zoning designation would be amended from Planned Unit Development-CH (Highway Commercial), CO (Administrative Office), PUD-IL (Planned Unit Development-Light Industrial) to PD (Planned Development) Combining District with CH (Highway Commercial), and IL (Light Industrial) Zoning Districts as shown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

Existing



Proposed



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 up to 75,000 square feet for retail/commercial development on approximately 2.92 acres.

A further explanation of the applicant's request is provided in the attached Supporting Statement (Attachment 1). The existing General Plan and Zoning Districts are shown in further detail in Attachment 2. The proposed General Plan Designations and Zoning Districts are shown in further detail in Attachment 3. A parcel map has been provided showing the reconfiguration of the properties to conform to the highway commercial and commercial industrial portions of the Preliminary Development Plan (Attachment 4).

ANALYSIS:

1. Purpose of the Planned Development Combining District.

Pursuant to Section 18.30.050.A of the Morgan Hill Municipal Code, "the purpose of the Planned Development (PD) combining district is to allow for high quality development that deviates from standards and regulations applicable to base zoning districts in Morgan Hill. The PD combining district is intended to promote creativity in building design, flexibility in permitted uses, and innovation in development concepts. The PD combining district provides landowners with enhanced flexibility to take advantage of unique site characteristics and develop projects that will provide public benefits for

residents, employees, and visitors.”

Permitted land uses in the PD combining district may deviate from the land use regulations of the applicable base zoning district provided the PD combining district allows only those land uses permitted in the applicable General Plan land use designation. The preliminary review hearing provides an opportunity for the Commission and the public to give input on how different uses should be dealt with through descriptions and definitions. Should a definition of a use in the Municipal Code be too broad, vague or dated for the current time, the PD can further define that use. For example, the definition of warehouse is as follows:

18.124.050 - Industrial uses.

G. Warehousing and Distribution. A use engaged in storage, wholesale and distribution of manufactured products, supplies, and equipment to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of farm products; and bottling works.

- 1. Warehousing and Distribution, Large. A warehousing distribution facility seventy-five thousand square feet or more in building area.*
- 2. Warehousing and Distribution, Small. A warehousing distribution facility less than seventy-five thousand square feet in building area.*
- 3. Outdoor Storage. Storage of commercial goods in open lots.*

Is this definition appropriate for this particular PD? Should this definition be refined? Should particular uses of concern, such as a fulfillment center, be independently defined and regulated differently than warehouse and distribution and/or prohibited? Within the PD there are also opportunities to break up the definition of warehousing and distribution uses into different types – freestanding and ancillary as one example. Different types of uses could also have square footages that govern the type of permit required for such use (i.e. permitted by right, administrative, conditional).

The applicant has provided a list of proposed permitted and conditional uses for the 2.92-acre Highway Commercial portion (Attachment 5) and the 57.01-acre Industrial portion of the project (Attachment 6). In these lists, the applicant has included refined definitions of different uses, added uses that are consistent with the General Plan land use designation and proposed square footages for warehouse uses.

The PD allows a project to deviate from development standards in the base zoning district (except the maximum floor area ratio). The applicant is requesting the following deviations:

- a. Building height restriction to allow parapet height up to 55 feet and two cell

towers up to 90 feet in height (in the industrial (IL) PD); Base zoning in the IL district allows 50 feet in height.

- b. Parking standards to accommodate truck trailer storage parking; and,
- c. A 10-foot screen wall.

The maximum floor area ratio (FAR) for the proposed development would be less than 0.45. The Industrial designation allows for a maximum FAR of 0.60. Preliminary project plans have been provided (Attachments 7 - 11).

2. Planned Development (PD) Master Plan Findings

In addition to providing feedback to the applicant regarding their proposed Preliminary Development Plan, the Planning Commission should also provide preliminary input on the proposal's consistency with the PD Master Plan findings in Section 18.30.050.H.7 of the Zoning Code.

18.30.050.H.7 PD Master Plan Findings

- a. The proposed development is consistent with the General Plan, Zoning Code and any applicable specific plan or area plan adopted by the City Council.
- b. The proposed development is superior to the development that could occur under the standards applicable in the existing zoning districts.
- c. The proposed project will provide a substantial public benefit(s) as defined in Paragraph 8 Substantial Public Benefit Defined (Attachment 12). The public benefit provided shall be of sufficient value as determined by the Planning Commission to justify deviation from the standards of the zoning district that currently applies to the property.
- d. The site for the proposed development is adequate in size and shape to accommodate proposed land uses.
- e. Adequate transportation facilities, infrastructure, and public services exist or will be provided to serve the proposed development.
- f. The proposed development will not have a substantial adverse effect on surrounding property and will be compatible with the existing and planned land use character of the surrounding area.
- g. Findings required for the concurrent approval of a Zoning Map Amendment can be made.

18.114.060 - Findings for approval for Zoning Map Amendments

The city council may approve a zoning code amendment or zoning map amendment only if all of the following findings are made:

A. Findings for all Zoning Code and Zoning Map Amendments.

1. The proposed amendment is consistent with the general plan and any applicable specific plan as provided by Government Code Section 65860.
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city.

B. (Zoning Text Amendment finding)

C. Additional Finding for Zoning Map Amendments. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and general plan and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.

Conclusion

Staff recommends the Planning Commission provide feedback regarding the proposed land uses and Preliminary Development Plan. 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.

3. California Environmental Quality Act (CEQA):

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.

LINKS/ATTACHMENTS:

1. Supporting Statement
2. Existing GP and Zoning Designations
3. Proposed GP and Zoning Designations
4. Proposed Parcel Map
5. CH (Highway Commercial) Proposed Permitted and Conditional Uses
6. IL (Light Industrial) Proposed Permitted and Conditional Uses
7. Building 1: Conceptual Site Plan- Elevations and Renderings (Weblink)
8. Building 2-Conceptual Site Plan-Elevations and Renderings (Weblink)
9. Building 3- Conceptual Renderings (Weblink)
10. Building 3- Conceptual Site Plan and Elevations (Weblink)
11. Conceptual Site and Landscape Plans (Weblink)
12. Substantial Public Benefit Defined

Trammell Crow Company

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650 224 8707 Mobile

Tjodry@trammellcrow.com
www.trammellcrow.com

Tom Jodry
Senior Vice President
Development Management

City of Morgan Hill Planning Department
Attention Jim Rowe
17575 Peak Avenue
Morgan Hill, CA 95037-7236

General Plan Amendment, Zoning Amendment and PD Combining District Plan
APPLICATION & SUPPORTING STATEMENT
DATE: 10/10/2019

Dear Jim,

In response to the requirements set forth by the City of Morgan Hill Municipal Code regarding the proposed General Plan Amendment, Zoning Amendment and Planned Development Combining District Application, we propose a General Plan Amendment and PD Combining District Zoning designation be approved for the subject property we refer to as *Morgan Hill Technology Center*, an advanced manufacturing and research business park.

Morgan Hill Technology Center will provide numerous public benefits to the City of Morgan Hill that advance goals of the 2035 General Plan and the City's Economic Blueprint. Examples of benefits include but are not limited to the following:

1. The project creates additional industrial land to generate skilled job opportunities and to promote a healthy jobs-housing balance for Morgan Hill
2. The project reduces the site's commercial footprint, responding to the Economic Blueprint's retail concentration efforts
3. The project provides industrial inventory, improving expansion opportunities for local and regional businesses, while maximizing the economic potential of the land
4. The project will generate 1,000 or more net new jobs and \$100 million or more in annual salaries and wages, including job opportunities for Morgan Hill residents that reduce commute times and support aligning household incomes with local housing costs
5. The project will generate over 400 construction jobs

Date: 10/10/2019

General Plan Amendment, Zoning Amendment and PD Combining District Plan
APPLICATION & SUPPORTING STATEMENT

6. The project is respectful of the community and designed appropriately so it is not intrusive and does not max out allowable building coverage or height limits. The project offers considerable landscaping, benches along DePaul Drive, tenant amenity areas and screening throughout with significant articulation and varied façade elevation heights
7. The project will serve as an acoustic barrier for properties to the East of Highway 101
8. The project will create multiple opportunities for wall murals and public art
9. The project combines state of the art facilities with flexible design to attract new companies to the City
10. Salaries at the project are anticipated to be meaningfully higher than the average salary in Morgan Hill
11. The project proposes to provide enhanced wireless voice & data communication infrastructure in response to the City's Telecommunications Master Plan
12. The project will contribute significant one-time impact fee funds, approximately \$13,000,000, to help ensure the City maintains a healthy, fiscally sustainable budget
13. The project will provide approximately \$700,000 in annual General Fund revenues which will contribute to local schools, police, firefighters, infrastructure and parks
14. The project will help drive sales taxes from employees patronizing local shops and restaurants, and overnight stays at local hotels, including occupancy taxes (TOTs – Transit Occupancy Tax) that support Morgan Hill's General Fund
15. The project will enhance the area through the direct construction of streets, sidewalks, and public infrastructure, improving pedestrian accessibility

Date: 10/10/2019

General Plan Amendment, Zoning Amendment and PD Combining District Plan
APPLICATION & SUPPORTING STATEMENT

16. The project will provide enhanced bike and trail entry/access to the Madrone Channel Trail and shading of the trail through its perimeter landscaping
17. The project will feature sustainable design elements including solar compatibility, bike racks, bike charging stations and provisioning for EV charging stations
18. The project will provide new stormwater/runoff pollution protection for the De Paul Health Center

We request the approval of a General Plan Amendment to change the current land use designations of Commercial and Commercial/Industrial as follows:

Current General Plan Designation Commercial shall be reduced in area from approximately 30.08 acres to 2.92 acres per the attached "Exhibit 1 – Existing General Plan Designation and Zoning District" and "Exhibit 2 – Proposed General Plan Designation and Zoning District". The change affects all or part of APNs: 728-31-014, 728-31-015, and 728-31-016.

Current General Plan Designation Commercial/Industrial shall be expanded in area to 57.00 acres per the attached "Exhibit 1 – Existing General Plan Designation and Zoning District" and "Exhibit 2 – Proposed General Plan Designation and Zoning District". The change affects all or part of APNs: 728-30-006, 728-30-008, 728-30-009, 728-31-014, 728-31-015, and 728-31-016.

Note: The areas listed above are for proposed parcels and have taken into account expected right of way dedications.

In addition, we request Planned Development Combining District Zoning (PDZ-IL) be approved for the proposed combined total of the proposed Industrial Zoned property per the attached Exhibit 2.

The proposed Industrial uses support a wide range of quality jobs, generate a significant amount of revenue and provide essential services that underpin the local and regional economies.

It is important to protect these areas from encroachment by potentially incompatible uses such as retail, group assembly and other incompatible uses.

Date: 10/10/2019

General Plan Amendment, Zoning Amendment and PD Combining District Plan
APPLICATION & SUPPORTING STATEMENT

A Parcel Map will be recorded upon acceptance and approval of the new General Plan & Planned Development Combining District per the attached "Exhibit -3".

We request the specific uses be approved per the attached Highway Commercial (CH) PD Combining Use Designation Exhibit and Industrial (CI) PD Combining Use Designation Exhibit.

Respectfully,

Tom Jodry, Sr. V.P. Development Management
Trammell Crow Company

CC: Will Parker
Don Little
Daniel Odette

Attachment: Supporting Statement (2492 : SR2019-0029 Preliminary Plan Review for Morgan Hill Technology Park)

LEGEND

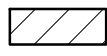
- (A) PARCEL ONE (24095232 OR) APN: 728-30-006
 (B) PARCEL TWO (24095232 OR) APN: 728-30-009
 (C) PARCEL THREE (24095232 OR) APN: 728-31-014 (PTN)
 (D) PARCEL THREE (24095232 OR) APN: 728-31-015 (PTN)
 (E) PARCEL FOUR (24095232 OR) APN: 728-31-015 (PTN)
 (F) PARCEL FOUR (24095232 OR) APN: 728-31-014 (PTN)
 (G) PARCEL FIVE (24095232 OR) APN: 728-31-016
 (H) PARCEL A (669 M 34) APN: 728-30-008

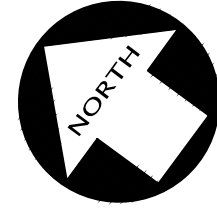
APN ASSESSOR'S PARCEL NUMBER
 (PTN) PORTION
 OR OFFICIAL RECORDS

--- EXISTING ZONING BOUNDARY LINE

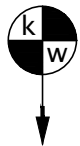
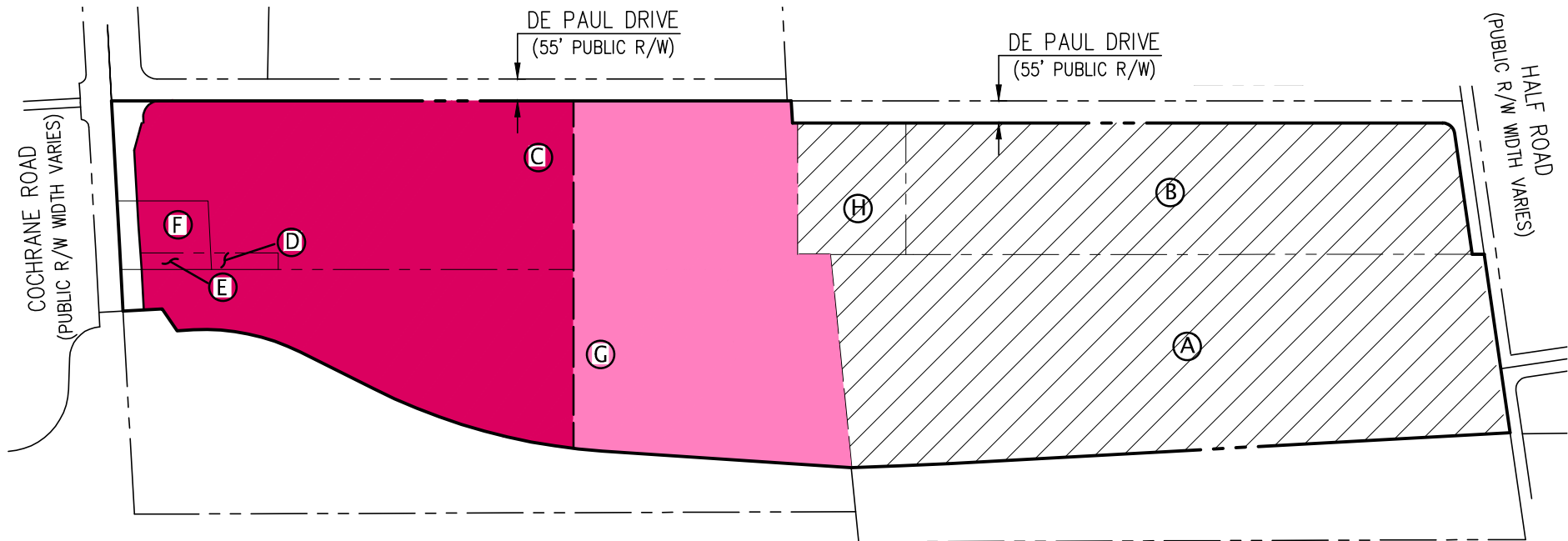
 EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL
 EXISTING ZONING DISTRICT: CH (HIGHWAY COMMERCIAL)

 EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL
 EXISTING ZONING DISTRICT: CO (OFFICE COMMERCIAL)

 EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL/INDUSTRIAL,
 EXISTING ZONING DISTRICT: PUD (IL-LIGHT INDUSTRIAL)



0 200' 400' 800'
 Scale 1" = 400'



KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road Phone (925) 245-8788
 Livermore, California 94551 Fax (925) 245-8796
 www.kierwright.com

EXHIBIT "1"

EXISTING GENERAL PLAN DESIGNATIONS AND ZONING DISTRICTS

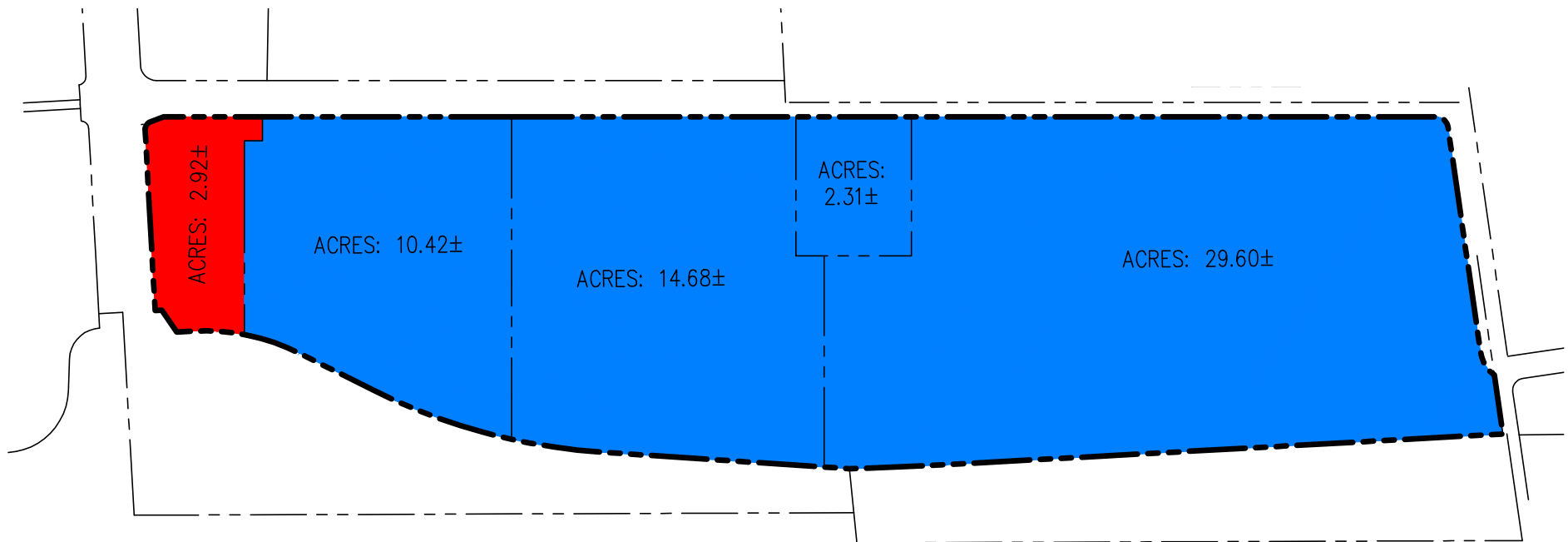
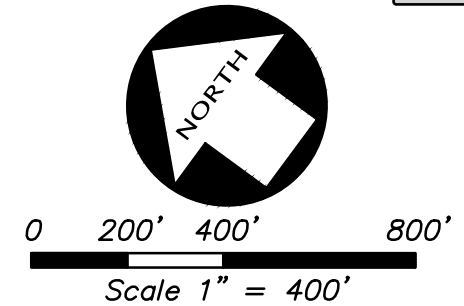
MORGAN HILL,

CALIFORNIA

DATE	AUG., 2019
SCALE	1" = 400'
BY	CSW
JOB NO.	A18673
SHEET	1 OF 3

LEGEND

- PROPOSED GENERAL PLAN DESIGNATION: COMMERCIAL
PROPOSED ZONING DISTRICT: HIGHWAY COMMERCIAL (CH) PD COMBINING
- PROPOSED GENERAL PLAN DESIGNATION: COMMERCIAL/INDUSTRIAL
PROPOSED ZONING DISTRICT: LIGHT INDUSTRIAL (IL) PD COMBINING



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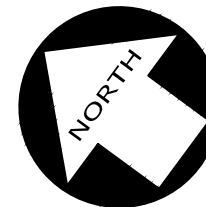
EXHIBIT "2"

PROPOSED GENERAL PLAN DESIGNATION AND ZONING DISTRICT

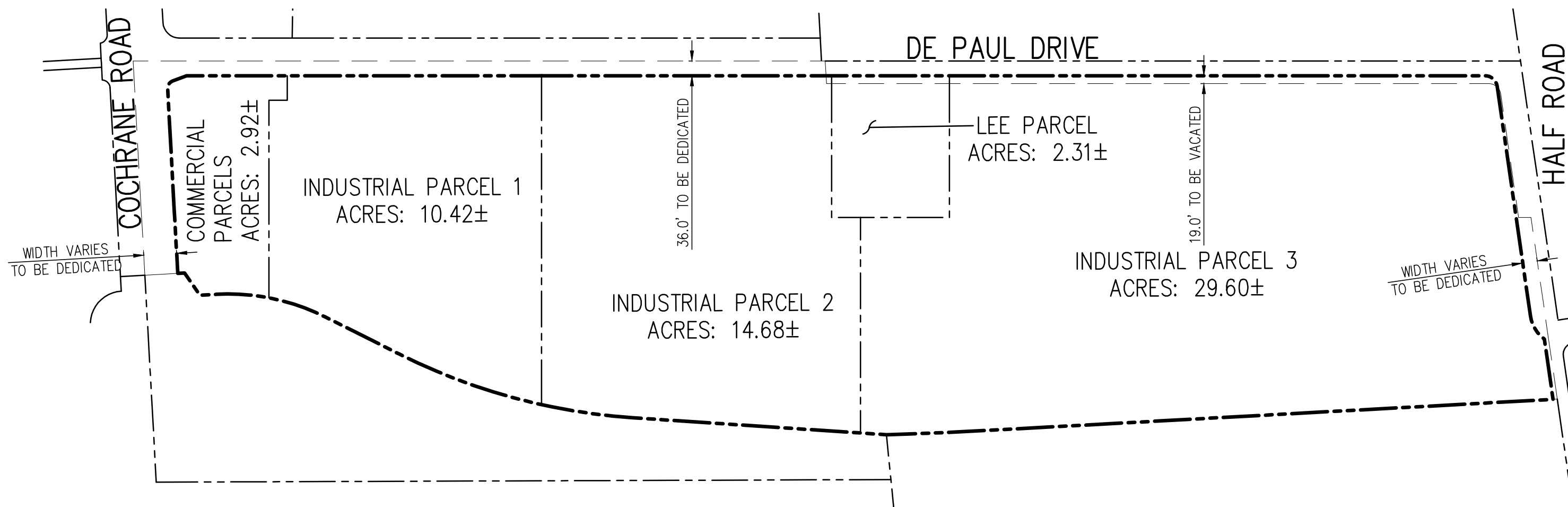
MORGAN HILL,

CALIFORNIA

DATE	AUG., 2019
SCALE	1" = 400'
BY	CSW
JOB NO.	A18673
SHEET	2 OF 3



0 125' 250' 500'
Scale 1" = 250'



NOTE: CONCEPTUAL PARCELS. NO EASEMENTS SHOWN HEREON



KIER+WRIGHT

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MORGAN HILL,

EXHIBIT "3" PROPOSED PARCEL MAP

CALIFORNIA

DATE	AUG., 2019
SCALE	1" = 250'
BY	CSW
JOB NO.	A18673
SHEET	3 OF 3

DRAFT Highway Commercial (CH) PD Combining Use Designation Exhibit Amended 9-27-19

Key P Permitted Use A Administrative Use Permit required C Conditional Use Permit required					Additional Regulations
Instructional Services			A		
Medical Offices and Clinics			A		
Animal Boarding			C		<i>Must be entirely within the building</i>
Veterinarian Clinics and Hospitals			A		
Banks and Financial Institutions			P		
Business Support Services (e.g. carpet cleaning, janitorial, landscape, pest control, etc.)			P		
Cinemas and Theaters			A		
Commercial Recreation, Indoor					
≤ 15,000 sq. ft.			P		
> 15,000 sq. ft.			C		
Drive-Through and Drive-In Facilities			A		
Restaurants, Fast Food			P		
Restaurants, Sit-Down			P		
Tasting Rooms			P		
Hotels and Motels			P		
Professional Offices			P		
Convenience Markets			P		<i>1st use permitted, 2nd use admin approval, also admin with gas station</i>

General Retail				P	
Large Commodity Retail				A	
Fuel and Service Stations				P	
Vehicle Rentals				P	
Vehicle Sales and Leasing				P	
Vehicle Washing				A	<i>Limit one drive-thru</i>
Food and Beverage Production					
< 5,000 sq. ft. [3]				A	
5,000 sq. ft. to 10,000 sq. ft. [3]				C	
> 10,000 sq. ft.				C	
Reverse Vending Machine				C	
Wireless Communications Facilities	See <u>Chapter 18.96</u>				<i>Reference Chapter 18.96 as amended.</i>
Accessory Uses	See Chapter 18.44				
Temporary Uses	See Section 18.92.150				

Notes:

[1] Retail sale of automotive products allowed only when ancillary to a vehicle repair and maintenance use. Retail display areas for automotive products may not exceed twenty-five percent of the building floor area.

[2] Must be one hundred fifty feet or more from a residential zoning district, otherwise requires a CUP.

[3] Permitted only when ancillary to another permitted use.

[4] Allowed as a primary use only when the planning commission finds that the use supports the primary job-generating uses within a business park setting.

[5] Allowed when accessory to a permitted primary use subject to the limitations in Section 18.26.020.D (Accessory Uses).

[6] Allowed only when accessory to a brewery, winery, or other alcoholic beverage production facility. Tasting rooms must be located within the building occupied by the primary use and may not exceed five thousand square feet or ten percent of the gross floor area of the building, whichever is less.

[7] On-site wholesale or retail sales required.

[8] Conditional use permit required when the type of food being produced will emit a generally offensive odor. Examples include primary processing of seafood, coffee roasting, pickled foods, or processes involving primarily fat and oils.

DRAFT Light Industrial (IL) PD Combining Use Designation Exhibit – Amended 9-27-19

Key P Permitted Use A Administrative Use Permit required C Conditional Use Permit required						Additional Regulations
Caretaker Quarters				C		
Colleges and Trade Schools				C		
Community Assembly				C		
Parks and Recreational Facilities				C		
Public Safety Facilities				C		
Animal Boarding				C		
Veterinarian Clinics and Hospitals				C		
Building Materials and Services (Wholesale/Non-retail)				P		
Business Support Services (e.g. carpet cleaning, janitorial, landscape, catering, pest control, etc.)				P		
Commercial Recreation, Indoor				C		
Tasting Rooms				A [6]		
Food and Beverage Production:				P		
• Beverage- Breweries, Distilleries, Soft Drinks, Bottled Water, Wineries, etc.				P		
• Bread and Bakery Product Mfg. and Confectionery Mfg.				P		
• Fruit and Vegetable Preserving and Specialty Food Mfg., Sugar Mfg., etc.				P		

DRAFT Light Industrial (IL) PD Combining Use Designation Exhibit – Amended 9-27-19

Food products not elsewhere listed in this table (e.g., spices, roasted nuts, flour mixes and doughs)				P	
Equipment Sales & Rental (General Rental Centers, Commercial and Industrial Machinery, Equipment, and Heavy Equipment Sales, Rental, Leasing and Repair)				P	Use must be located entirely within the building
Multimedia Services (Newspaper and book publishing, software publishing, printing, motion picture and sound recording studios, radio and television broadcasting)				P	
Medical Supply Sales (Sales, Services & Distribution of Medical-related products)				P	
Plant Nurseries				P	
Professional Offices				P	
Research and Development (USE CMH CODE)				P	
Building Materials				P	
Home Improvement Centers				C	
Large Commodity Retail				C	
Towing and Impound				C	
Vehicle Sales and Leasing				C	
Vehicle Repair and Maintenance, Major				C	
Vehicle Repair and Maintenance, Minor				P [1]	
Wholesaling				P	
Construction and Material Yards				P	
Manufacturing				P	
Technological Administrative, Sales, and Engineering				P	

DRAFT Light Industrial (IL) PD Combining Use Designation Exhibit – Amended 9-27-19

<i>(Semi-conductor, Computer Hardware, Software and Related, etc.)</i>						
Warehousing and Distribution, Large				P		300,000 SF of Greater
Warehousing and Distribution, Small				P		Less than 300,000 SF
Warehousing and Distribution with Outdoor Storage				C		
Refrigerated Warehouse/Cold Storage				C		
Light Fleet-Based Services				P		
Recycling Facilities				C		
Utilities, Major				C		
Wireless Communications Facilities <i>(Architecturally Integrated Antennas)</i>				See Chapter 18.96		
Telecommunications <i>(Co-location, data center, network operation/surveillance center and broadcast facilities)</i>				P		
Accessory Uses <i>(Uses other than entertainment events, when in conjunction with a permitted use)</i>				P		See note 5 below

Notes:

- [1] Retail sale of automotive products allowed only when ancillary to a vehicle repair and maintenance use. Retail display areas for automotive products may not exceed twenty-five percent of the building floor area.
- [2] Must be one hundred fifty feet or more from a residential zoning district, otherwise requires a CUP.
- [3] Permitted only when ancillary to another permitted use.
- [4] Allowed as a primary use only when the planning commission finds that the use supports the primary job-generating uses within a business park setting.
- [5] Allowed when accessory to a permitted primary use subject to the limitations in Section 18.26.020.D (Accessory Uses).
- [6] Allowed only when accessory to a brewery, winery, or other alcoholic beverage production facility. Tasting rooms must be located within the building occupied by the primary use and may not exceed five thousand square feet or ten percent of the gross floor area of the building, whichever is less.
- [7] On-site wholesale or retail sales required.
- [8] Conditional use permit required when the type of food being produced will emit a generally offensive odor. Examples include primary processing of seafood, coffee roasting, pickled foods, or processes involving primarily fat and oils.

Substantial Public Benefit Defined

18.30.050.H. PD Master Plans

8. **Substantial Public Benefit Defined.** When used in this section, “substantial public benefit” means a project feature not otherwise required by the Zoning Code or any other provision of local, state, or federal law that substantially exceeds the City’s minimum development standards and significantly advances goals of the General Plan. A project must include one or more substantial public benefits to be rezoned as a planned development. The public benefit provided shall be of sufficient value as determined by City Council to justify deviation from the standards of the zoning district that currently apply to the property. Examples of substantial public benefits include but are not limited to:
- a. Housing that is affordable to lower-income households.
 - b. Public plazas, courtyards, open space, and other public gathering places that provide opportunities for people to informally meet and gather.
 - c. New or improved pedestrian and bicycle pathways that enhance circulation within the property and connectivity to the surrounding neighborhood.
 - d. Green building and sustainable development features that substantially exceed the city’s minimum requirements.
 - e. Preservation, restoration, or rehabilitation of a historic resource.
 - f. Increased transportation options for residents and visitors to walk, bike, and take public transit to destinations and reduce greenhouse gas emissions.
 - g. Publicly accessible parks and open space beyond the minimum required by the city or other public agency.
 - h. Habitat restoration and or protection of natural resources beyond the minimum required by the city or other public agency.