



**Regular 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, December 10, 2019 7:00 pm

**Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037**

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

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:

1. Open/close the continued public hearing to allow the Planning Commission to provide preliminary comments on the proposed Planned Development.

2. **GENERAL PLAN AMENDMENT GPA2019-006 - LIGHTPOST: CONSIDERATION OF A GENERAL PLAN AMENDMENT CHANGING THE GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO COMMERCIAL/INDUSTRIAL ON A PARCEL LOCATED AT THE CORNER OF LIGHTPOST WAY AND MADRONE PARKWAY. (APN 726-33-026)**

Recommendation:

1. Open/close public hearing;
2. Adopt a Resolution recommending the City Council approve an amendment to the General Plan land use designation.

DIRECTOR'S REPORT/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: December 10, 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)

1. Open/close the continued public hearing to allow the 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 project was presented to the Planning Commission at a Special Meeting held on October 15, 2019. The Planning Commission received several hours of public comment from concerned residents. Due to the late hour, the Planning Commission continued the public hearing regarding the project until the October 22, 2019 meeting to allow for the applicant rebuttal and Planning Commission discussion. The staff report and all related documents from the October 15, 2019 Planning Commission meeting have been provided (Attachment 1).

In response to the preliminary comments received from the Planning Commission and comments received from the public, the applicant has prepared a revised project description (Attachment 2). In addition, a new site plan, building elevations and other related plans have been prepared for the project (Attachments 3 through 7). The applicant is requesting additional preliminary comments from the Commission on the revised site plan. Changes to the site plan include:

1. The larger 533,220 square foot building (Building 3) has been replaced with three smaller buildings. The new six building light industrial component will have buildings ranging in size from 79,990 square feet (Building C) to 219,600 square feet (Building B).
2. All service doors are now located on the side building elevations eliminating the need for the 10-foot screen wall on DePaul Drive.
3. The number of truck service doors is reduced from 199 to 124 doors.
4. Communication towers will be located at the southwest corner of Building C and northwest corner of Building D to provide enhanced wireless voice and data (5G) communication infrastructure.
5. The on-site stormwater detention and treatment facilities will also include capacity to provide new stormwater / runoff pollution protection for the De Paul Health Center.
6. The revised site plan eliminates the truck trailer parking. The number of automobile parking spaces has been increased from 752 spaces to 1,420 parking spaces.
7. Location of project amenities are included in the revised site plan. Amenities will include accommodations for public art, and the planting of canopy trees at the perimeter of the project site to provide shade for the adjacent public Madrone Multi-Use Trail.

Conclusion

Staff recommends the Planning Commission provide additional feedback regarding the revised Preliminary Development Plan. As a reminder, 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.

California Environmental Quality Act (CEQA):

An Environmental Impact Report (EIR) is being prepared to identify the significant environmental effects anticipated to result from development and operation of the project as proposed. An amendment to scope and budget has been prepared for additional services based on the above changes to the project description. The additional analysis will add approximately 12 weeks to the estimated processing schedule. The Draft EIR is now expected to be completed and circulated for public review and comment in March 2020. Subsequent to the preparation of the EIR, public hearings will be scheduled to consider and take action on the project.

LINKS/ATTACHMENTS:

1. Planning Commission Staff Report- October 15, 2019 (Weblink)
2. Revised Project Description and Statement of Public Benefit 11-04-19
3. Elevations: Buildings A to C (Weblink)
4. Elevations: Buildings D to F (Weblink)
5. Grading Plan (Weblink)
6. Site Plan (Weblink)
7. Site Sections (Weblink)
8. Item 1 Supplemental #1

DEVELOPMENT
SERVICES

NOV 06 2019

CITY OF MORGAN HILL

Trammell Crow Company

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San Francisco, CA 94105415-772-0399 Direct
650 224 8707 MobileTjodry@trammellcrow.com
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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: 11/4/2019

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.

The project will consist of a 2.92 acre Highway Commercial parcel fronting Cochrane Road, 6 parcels on varying sizes totaling 54.7 acres and 6 buildings with a combined square footage of 1,042,000 sf of Advanced Manufacturing Building space.

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 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. We anticipate 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

Date: 11/4/2019

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

5. The project anticipates the generation of over 400 construction jobs
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 facade 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 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
16. The project proposes to provide public benches in multiple locations along DePaul Drive, Half Road & Cochrane Road
17. The project will provide enhanced bike and trail entry/access stations to the Madrone Channel Multi-use Trail and shading of the trail through its perimeter

Date: 11/4/2019

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

landscaping. Elements will include public drinking/water-bottle refilling and pet water stations, and exercise/rest nodes

18. The project will feature sustainable design elements including solar compatibility, bike racks, bike charging stations and provisioning for EV charging stations

19. 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.

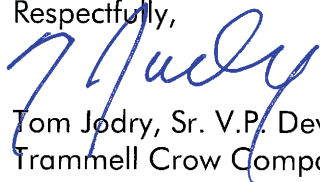
A Parcel Map will be recorded upon acceptance and approval of the new General Plan & Planned Development Combining District per the attached "Exhibit -3".

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.

Date: 11/4/2019

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

Respectfully,



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

CC: Will Parker
Don Little
Daniel Odette

Item # 1

AGENDA DATE: 12/10/19
SUPPLEMENTAL # 1

December 5th, 2019

John and Tami Lee-Lukez
1675 Mission Avenida
Morgan Hill, CA 95037

Jennifer Carman – Development Services Director
Morgan Hill Planning Commission
17575 Peak Avenue
Morgan Hill, CA 95037

Dear Ms. Carman:

My wife and I are writing in opposition to the proposed zoning changes being requested for the Morgan Hill Technology Park (SR2019-0029). Our family and numerous other families in our neighborhood have been closely following the developments on this project since we learned about it this summer.

We have studied the revised site plan released on December 4th, and still find the fundamental use case of the project to be out of character with both the General Plan and current zoning for these parcels. The “Technology Park” nomenclature hardly suites what can only reasonably be construed to be a “distribution center”. I have worked at high technology companies in Morgan Hill and presently in San Jose in buildings of 75,000 to 120,000 square feet which have 1 to 2 truck dock doors. The revised site plan contains 124 dock doors across six buildings.

We fully support quality development in Morgan Hill and appreciate the City’s desire and need to increase the tax base to fund valuable facilities and services in Morgan Hill. To date, Morgan Hill has done a reasonably good job of managing growth in a way to preserve the unique character and nature of the environment here. This project takes a predominantly retail and residential area and adds what will be a high volume of smoke belching class 8 trucks to the area on a freeway and overpass structure not designed for this kind of traffic volume. The DePaul / Cochrane interchange will be further clogged with all the truck traffic and nearby neighborhoods built in just the last 2 years will get to listen to Diesel trucks coming and going at the wee hours of the night.

The City and The Planning Commission should encourage the quality development prospects for these parcels of land that deliver high paying jobs – not the kind of jobs a distribution center will deliver paying perhaps \$15 / hour to \$25 / hour (currently advertised Amazon warehouse job salaries). Morgan Hill already has solid examples of high tech and innovative companies with Anritsu Corporation and Specialized Bicycles as long time examples. Why not have Trammell Crow come up with a site plan that truly would attract companies of this nature -- these buildings are generally 1 to 2 floors with between 50,000 to 100,000 square feet and many windows and only a few dock doors.

Regards,

John and Tami Lee-Lukez



PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 10, 2019

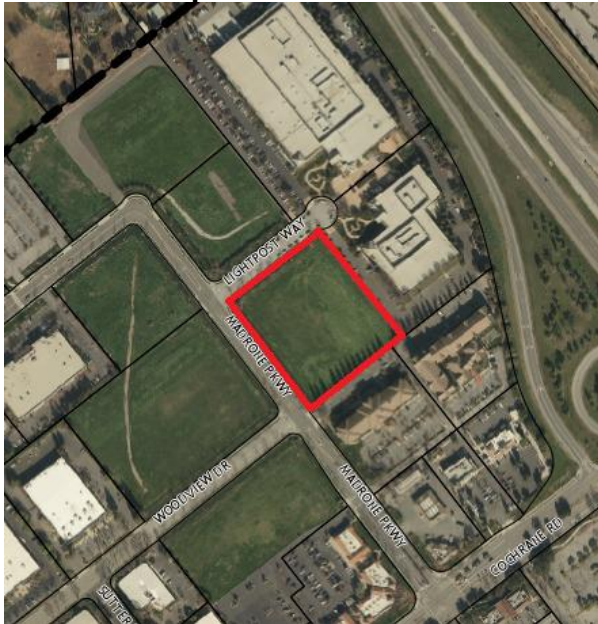
PREPARED BY: Jennifer Carman, Community Development Director
 APPROVED BY: Jennifer Carman, Community Development Director

GENERAL PLAN AMENDMENT GPA2019-006 - LIGHTPOST: CONSIDERATION OF A GENERAL PLAN AMENDMENT CHANGING THE GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO COMMERCIAL/INDUSTRIAL ON A PARCEL LOCATED AT THE CORNER OF LIGHTPOST WAY AND MADRONE PARKWAY. (APN 726- 33-026)

RECOMMENDATION(S)

1. Open/close public hearing;
2. Adopt a Resolution recommending the City Council approve an amendment to the General Plan land use designation.

Location Map



PROJECT SUMMARY:

1. Location: Southeast corner of Madrone Parkway and Lightpost Way (APN 726-33-026)
2. Site Area: 3.39 Acres
3. General Plan: Commercial
4. Zoning: IL – Light Industrial

5. Request: Request for a General Plan Amendment to return the Land Use Designation to Commercial/Industrial.

BACKGROUND:

In November 2014, the City Council approved a change to the General Plan land use designation for this 3.39-acre site from Industrial to Commercial in anticipation of a future hotel development project. This was completed ahead of the City's comprehensive General Plan Update process Morgan Hill 2035. (The General Plan adopted on July 27, 2016 continued the Commercial General Plan designation on the parcel.) The zoning for the site remained ML – Light Industrial (ML was the light industrial zoning district in the previous Zoning Ordinance). Government Code section 65860(c) requires that in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the plan, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended. Thereafter, in 2015, the City Council adopted an ordinance amending the parcel's zoning from "ML-Light Industrial" to "CG-General Commercial" to be consistent with the General Plan Commercial land use designation. This rezone was challenged by a referendum.

The new CG-General Commercial zoning designation permitted construction of a hotel on the parcel, and a group of Morgan Hill hotel owners challenged the zoning amendment via referendum. The City took the position that the referendum was legally invalid because it "would enact zoning that was inconsistent with the City's general plan."

The City filed a petition in superior court (Santa Clara County Case No. 16-CV-292595) seeking nullification of the referendum. Following the reasoning of the court in *deBottari*, the superior court found that a referendum whose purpose was to undo the City's action to bring its zoning into conformance with the general plan effectively reestablished a zoning-to-general plan inconsistency. The court held that the referendum was invalid on this basis and ordered it stricken from the City's ballot. The referendum proponents appealed (Ct.App. 6 H043426).

The Sixth District Court of Appeals disagreed with the trial court's reasoning and, by extension, the reasoning of the *deBottari* court. The Court of Appeals found that the referendum did not enact an inconsistent zoning scheme, but merely reestablished the status quo of zoning-to-general plan inconsistency. The court further found that reestablishing an inconsistency did not run afoul of Section 65860(c) because (1) the City had other zoning designations to choose from to achieve consistency, such that a reversion back to the original zoning did not create a permanent inconsistency; and (2) Section 65860(c) gave the City a reasonable time frame in which to resolve these types of inconsistencies, such that it could begin the approval process anew for one of the other acceptable zoning designations.

The State Supreme Court (Case No. S243042) ruled that given the Court's duty to protect the referendum power, a referendum may challenge a zoning ordinance and that inconsistent zoning may remain in place, at least when other consistent zoning designations could have been selected instead. Government Code section 65860(c) allows inconsistent zoning for a "reasonable time," and a single referendum and responsive government action do not render the amount of time it takes to reach consistency "unreasonable." As a result of the litigation, the City must return the land use designation to an Industrial land use (or submit the Zoning Ordinance to the votes at the November 2020 election) to achieve consistency between the General Plan and the Zoning Ordinance.

SITE DESCRIPTION:

The subject site, located on the southeast corner of Madrone Parkway and Lightpost Way, contains one unaddressed legal parcel (APN 726-33-026). Surrounding General Plan land use designations include Commercial to the south (red), Commercial/Industrial to the north and west (blue) and Industrial (gray) to the east.



EXISTING



PROPOSED

ANALYSIS:

The proposed project was analyzed with respect to consistency with the: 1) General Plan; 2) California Environmental Quality Act.

1) General Plan

The existing Commercial General Plan land use designation was intended to provide for commercial services closely related to those hotel uses to the south of the property. It was thought that the proximity of existing hotels would encourage clustering of these use types, which is consistent with commercial “clustering” policies in the City’s General Plan, and the purpose of the City’s commercial zoning districts.

Prior to the change to Commercial, the entire area was designated Industrial. This industrial designation was first set in the 1980s. The return to an industrial land use designation such as Commercial/Industrial is intended to provide area for research, manufacturing, wholesale, and heavy service commercial uses that may be otherwise

unsuitable to commercial land use designations. The area designated as Commercial/Industrial was altered from Industrial with the adoption of Morgan Hill 2035 General Plan. The Commercial/Industrial land use designation was developed as part of the Morgan Hill 2035 process and is defined below:

Commercial/Industrial: The purpose of the Commercial/Industrial designation is to 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 that are compatible with existing development. Specifically, this designation would allow office, research and development, light industrial uses, and similar uses, and would also allow amenities, such as retail services, restaurants, and lodging to support the primary job-generating uses within business park settings. In order to maintain an industrial character, small, suburban strip centers are discouraged in this designation, although larger bigbox type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses.

This site is surrounded to the north and west by sites with Commercial/Industrial land use designations. The proposed amendment to return the commercial designation to an industrial designation is compatible with the existing General Plan land use designations of the adjacent properties. The existing zoning designation of IL – Light Industrial shall remain.

The proposed land use designation change from Commercial to Commercial/Industrial is consistent with the following General Plan Policies and the Economic Blueprint goal of preserving industrial lands:

- ED 2.1 Robust Mix of Land Uses. Maintain sufficient areas of land to promote the development of a balanced community containing adequate jobs, retail services, and commercial activity. Preserve an adequate supply of industrial and commercial lands to support local jobs and City's fiscal sustainability.

California Environmental Quality Act (CEQA):

The General Plan designations related to this property were studied as part of the original designation actions. The Commercial/Industrial designation is less impactful than the Commercial designation and as such the Morgan Hill 2035 General Plan EIR analysis suffices for the return to an industrial designation. This General Plan amendment would simply preserve the status quo, so it would not have any effect on the environment.

LINKS/ATTACHMENTS:

1. PC - GPA Resolution for Approval

RESOLUTION NO. 19-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT GPA2019-0006 TO AMEND THE GENERAL PLAN LAND USE MAP ON AN 3.39 ACRE PARCEL COMMERCIAL TO COMMERCIAL/INDUSTRIAL ON A PARCEL LOCATED AT THE CORNER OF LIGHTPOST WAY AND MADRONE PARKWAY (APN 726-33-026)

WHEREAS, the City proposes to amend the General Plan land use designation from Commercial to Commercial/Industrial on a 3.39 acre parcel located at the corner of Lightpost Way and Madrone Parkway (APN 726-33-026);

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

WHEREAS, such request was considered by the Planning Commission at its regular meeting of December 10, 2019, at which time the Planning Commission recommended approval of General Plan Amendment application, GPA2019-0006: Lightpost; 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 and Economic Blueprint as described in the staff report to the Planning Commission, incorporated herein by this reference.
- SECTION 2.** The General Plan designations related to this property were studied as part of the original designation actions. The Commercial/Industrial designation is less impactful than the Commercial designation and as such the Morgan Hill 2035 General Plan EIR analysis suffices for the return to an industrial designation.
- SECTION 3.** The Planning Commission recommends that the City Council approve the General Plan Amendment as described in the attached Exhibit "A", and by this reference incorporated herein.

**PASSED AND ADOPTED THIS 10th DAY OF DECEMBER 2019, AT A REGULAR
MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:**

City of Morgan Hill
Resolution No. 19-28
Page 2 of 3

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

APPROVED:

JENNA LUNA, Deputy City Clerk

JUAN MIGUEL MUNOZ-MORRIS, Chair

EXHIBIT "A"

