

RESOLUTION NO. 21-017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL GRANTING AN 80 PERCENT DENSITY BONUS AND FOUR CONCESSIONS FOR MONTEREY – FIRST COMMUNITY HOUSING (MAGNOLIAS) FOR A 66-UNIT AFFORDABLE HOUSING DEVELOPMENT TO BE LOCATED ALONG MONTEREY ROAD EAST OF THE MORGAN HILL COMMUNITY ADULT SCHOOL (APN: 764-12-006).

WHEREAS, First Community Housing has requested an 80 percent density bonus and four affordable housing concessions to the Residential Development Design and Development Standards including Design Standard No. 26 (Exterior Treatments and Materials), Design Standard No. 30 (Building Colors), Design Standard No. 31 (Window Design) and Design Standard No. 39 (Multi-family Roof Form).

WHEREAS, the Project is an affordable housing development project that includes 100 percent affordable rental units for lower income houses (excluding managers unit).

WHEREAS, pursuant to Government Code Section 65915(f)(3)(D)(i), the Project is entitled to a density bonus of 80 percent of the number of units for lower income households.

WHEREAS, pursuant to Government Code Section 65915(d)(2)(D), the Project is allowed up to four concessions.

WHEREAS, none of the findings for denial of the concessions required by Government Code Section 65915(d)(1) are supported by substantial evidence.

WHEREAS, the Monterey-First Community Housing (Magnolias) project to be located along Monterey Road, east of the Morgan Hill Community Adult School and identified by Assessor's Parcel Number 76-12-006 will provide a public benefit of 100 percent affordable housing and will be deed restricted for 55 years, or the density bonus and four concessions granted to Design Standard No. 26 (Exterior Treatments and Materials), Design Standard No. 30 (Building Colors), Design Standard No. 31 (Window Design) and Design Standard No. 39 (Multi-family Roof Form) will become null and void.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MORGAN HILL DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

Section 1. The City Council does hereby find that the foregoing recitals are true and correct.

Section 2. The Project is consistent with the Zoning Ordinance and General Plan.

Section 3. The City Council of the City of Morgan Hill hereby grants the density bonus and the four concessions for the Monterey-First Community Housing (Magnolias) project.

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Section 4. This resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Morgan Hill at its meeting held on this 21st day of April 2021 by the following vote:

AYES:	COUNCIL MEMBERS:	Rich Constantine, Yvonne Martinez Beltran, John McKay
NOES:	COUNCIL MEMBERS:	Gino Borgioli, Rene Spring
ABSTAIN:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

APPROVED:

— DocuSigned by:

Rich Constantine

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RICH CONSTANTINE, Mayor

ATTEST:

— DocuSigned by:

Michelle Bigelow

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MICHELLE BIGELOW, City Clerk

¤ CERTIFICATION ¤

I, Michelle Bigelow, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No.21-017, adopted by the City Council at the meeting held on April 21, 2021.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

4/23/2021

DATE: _____

— DocuSigned by:
Michelle Bigelow

2025 RELEASE UNDER E.O. 14176

MICHELLE BIGELOW, City Clerk