



**DEVELOPMENT SERVICES CENTER**

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236  
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**NOTICE OF CITY COUNCIL PUBLIC HEARING**

**ZA2022-0004/AE2022-0004/EA2022-0010: MONTEREY – LEAL (GRANADA HOTEL): REQUEST FOR A ZONING AMENDMENT AND PLANNED DEVELOPMENT MASTER PLAN TO AMEND THE ZONING FROM MU-D (MIXED-USE DOWNTOWN) TO MU-D (MIXED-USE DOWNTOWN) AND PD (PLANNED DEVELOPMENT COMBINING DISTRICT). DESIGN REVIEW APPROVAL AMENDMENT IS ALSO PROPOSED. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-14-074, IS LOCATED EAST OF MONTEREY ROAD BETWEEN FIRST STREET AND SECOND STREETS (LEAL VINEYARDS INC., APPLICANT) CEQA: ADDENDUM TO DOWNTOWN SPECIFIC PLAN MASTER ENVIRONMENTAL IMPACT REPORT.**

The applicant proposes to add a partial fifth floor to the hotel currently under construction. The Downtown Specific Plan requires a Planned Development (PD) for development standards that deviate from those in the Plan. Height increases fall under this requirement.

The Planning Commission recommended approval.

**CITY COUNCIL HEARING:**

This notice is to advise the public the Morgan Hill **City Council** will conduct a public hearing on the proposed **project** stated above. Pursuant to AB361, the City Council meeting will be held as a "hybrid" meeting with the option to attend by Teleconference/Video Conference or in person. All interested persons are invited to attend the public hearing and participate in the meeting using the options listed below:

**CITY COUNCIL MEETING**

DATE: Wednesday, November 16, 2022  
TIME: 7:00 p.m.  
LOCATION: Council Chambers  
17555 Peak Avenue  
Morgan Hill, CA 95037  
Video Conference  
Weblink: <https://bit.ly/MHCityCouncilMeeting>  
Phone: (996) 900-9128 Webinar ID: 873 3200 8380#

The City of Morgan Hill Development Services Department has reviewed the proposed project and determined that pursuant to CEQA Guidelines Section 15179, no substantial changes have occurred with respect to the circumstances under which the Master Environmental Impact Report (EIR) was certified, and there is no new available information, which was not known and could not have been known at the time that the MEIR was certified. The project, as identified in this Addendum, would not have a significant effect on the environment beyond that which was evaluated in the Downtown Specific Plan Master Environmental Impact Report (MEIR). This document demonstrates that neither a subsequent EIR, nor a supplement to the MEIR is required given that the proposed modifications to the approved project would not trigger the applicable criteria set forth in the CEQA Guidelines Section 15162.

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 City Council on November 2, 2022, 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 online at <https://www.morgan-hill.ca.gov/2336/35642/Granada-HotelHotel-Mohi> or 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 the telephone number (408) 778-6480 or [planning@morganhill.ca.gov](mailto:planning@morganhill.ca.gov). (PUB MHT 11/4)