

CITY OF MORGAN HILL

URBAN LIMIT LINE / GREENBELT STUDY

DRAFT

FINAL ADVISORY COMMITTEE REPORT

Approved by the Advisory Committee on January 20, 2005 for City Council Review

- East side of the valley south of Dunne Avenue: Ranking 3

Potential visual impacts are primarily in the one unincorporated area with subdivision potential. There are substantial areas subject to potential landslides. The visual impact and earthquake hazard issues are assumed to be addressed through clustered location of development, if a subdivision is processed and approved in the County.

- Southeast Quadrant: Ranking to be determined in Area Plan process. There is no need or basis to acquire land before the Area Plan is completed. Eventually it is likely that this will be a High Priority area.

SANTA CLARA COUNTY DEVELOPMENT REVIEW PROCESS

Nearly all the land identified as part of the Greenbelt as well as other hillside and flat lands are and will continue to be unincorporated and thus regulated by Santa Clara County development policies and regulations. The Advisory Committee approved the following principle regarding development in unincorporated Santa Clara County:

- The City should actively work with the County to find mechanisms that would provide the City with greater control over development in the unincorporated areas of the Sphere of Influence.

The Advisory Committee recommends that the City work with Santa Clara County to achieve the following Goal, Policy and Development Regulations.

- Goal

Minimize the visual impact on Morgan Hill's valley floor and major transportation corridors of development in hillside greenbelt areas and on Finley Ridge.

- Policy

The basic Santa Clara County development review processes should be evaluated and updated and strengthened to achieve greater control over the visibility, from the valley floor and major transportation corridors, of structures in the Morgan Hill Hillside greenbelt areas. This updated review process should result in a minimal review process for structures that are not visible from the valley floor and major transportation corridors and an extensive review process for structures that are visible.

2 Key Development Regulations

The updated County Building Site and Design process should provide strengthened review of structures in greenbelt areas that are visible from the valley floor and major transportation corridors.

- o Applicability: Apply to all development in hillside greenbelts unless exempted.
- o Building Height Limit: 30 feet.
- o Color: Light Reflectivity Value (LRV) of 60 or less.
- o Rebuilding: Allow rebuilding if structures destroyed by an act of nature; replacement of voluntarily demolished structures subject to new regulations.
- o Placement of Structures:
 - Minimize the visual impact of structures from the valley floor and major transportation corridors;
 - Structures shall not project above the perceived ridgeline unless granted an exception; and
 - Establish future structure locations as part of any new subdivision approvals.
- o Landscaping: Review landscaping plans
- o Lighting: address location and direction of light during review process; no regulation of light levels.
- o Grading: minimize grading while balancing the need for grading to achieve other environmental objectives.
- o New Subdivisions: address visual issues during subdivision application review.
- o Use of Transfer of Development Credits: pursue use of TDCs to acquire easements over highly visible sites.

SOUTHEAST QUADRANT RECOMMENDED PLANNING FRAMEWORK IMPLEMENTATION STEPS

Phase 1: Industrial Land Analysis

Conduct an inventory and analysis of planned and either vacant or underdeveloped industrial land within the City's existing growth boundaries. Conduct the study on a parcel basis with an analysis of land suitability based on parcel size, access, compatibility with existing uses, and other potential constraints. The Study should also analyze current and future development and use trends for industrial buildings. If the market is shifting away from traditional manufacturing activities, new industrial buildings may have more office and research space with resulting changes in employment densities. Project land needs for 5 to 10 years and identify needs for increases to the industrial land supply. Recommend alternative use for parcels not suitable for conventional industrial uses.