

**CITY OF MORGAN HILL  
MEASURE A**

Shall the ordinance, changing zoning regulations throughout the city of Morgan Hill to prohibit buildings with characteristics that could be used for new storage and distribution uses in all areas of the City be adopted?

**YES  
NO**

**CITY ATTORNEY'S IMPARTIAL ANALYSIS OF  
MEASURE A**

If adopted, the measure would ratify and re-enact the City Council's ordinance amending the Zoning Ordinance to prohibit certain building types.

The measure would ratify the existing prohibition on any new buildings that have 75,000 or more square feet of floor area, ceiling heights of more than 34 feet, AND more than 1 truck loading dock per 25,000 square feet. If approved, repeal or amendment of these regulations would require a further vote of the people.

The measure does not prohibit distribution uses, but instead prohibits buildings with characteristics that may be desirable for intensive storage and distribution users. Stand-alone e-commerce distribution uses are prohibited by other provisions in the Zoning Ordinance.

A "Yes" vote means that the current restrictions would remain in effect until amended or repealed by the voters.

A "No" vote means that the restrictions could be modified or repealed by a vote of the City Council.

A majority vote is required for approval. The measure is not expected to have any fiscal impact.

**The above statement is an impartial analysis of the Ordinance of The City of Morgan Hill changing zoning regulations to prohibit buildings with characteristics that could be used for new storage and distribution uses in all areas of the City. If you desire a copy of the measure, please visit <http://www.morgan-hill.ca.gov/> or call the City Clerk at (408)779-7271 and a copy will be mailed or e-mailed at no cost to you.**

Donald A. Larkin  
City Attorney

**ARGUMENT IN FAVOR OF MEASURE A**

VOTE YES on MEASURE A. Morgan Hill does not need more buildings designed with features that encourage large-scale distribution activities.

Explosive e-commerce growth has led to development of distribution and logistics facilities in cities where available land offers convenient highway access. Soaring demand for fulfillment centers has enabled record profits for developers and put Morgan Hill, with its proximity to large population areas, in a vulnerable spot.

Large buildings constructed with features optimized for distribution often:

- Generate truck traffic that causes increased road maintenance costs, traffic congestion and multiple health and environmental concerns.
- Crowd out investment by other job-generating industries such as advanced manufacturing, life sciences and research and development.
- Greatly reduces industrial land available for existing companies in Morgan Hill to expand.

Measure A incorporates performance standards adopted by the City Council in April 2021 that:

- Discourages distribution facilities, regardless of what they are called, by not allowing new buildings with features targeted for distribution uses to be built anywhere in the City.
- Works alongside traditional use-based zoning restrictions, passed by the City in November 2020, to provide a comprehensive solution that does not rely only on the interpretation of primary use, which is subject to being challenged, and that does not require monitoring and enforcement of business activities.
- Encourages job-generating industries that provide higher economic benefit to the City's General Fund.
- Promotes the retention and expansion of existing businesses.
- Protects the mobility, health and safety of residents from the effects of trucking intensive operations.

Vote YES on Measure A and stand with the large community of volunteers and City leaders who brought this collaborative solution to the voters. A YES vote will protect our community and ensure that Morgan Hill remains one of the best cities in Santa Clara County in which to live, work and play.

Rene Spring  
Morgan Hill City Council Member

Yvonne Martínez Beltrán  
Morgan Hill City Council Member

Joseph Baranowski  
Registered Voter in District

Richard Kent  
President, Mission Ranch Homeowners Association

Miguel Jimenez  
Registered Voter in District

**NO ARGUMENT AGAINST MEASURE A WAS SUBMITTED**