CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

Liam Downey - Chairman
Yvonne Martinez Beltran - Vice Chair
Mohammad Habib - Planning Commissioner
Juan Miguel Munoz Morris - Planning Commissioner
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
John McKay - Planning Commissioner

Tuesday, December 11, 2018 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

AMENDED AGENDA

See changes highlighted in red for Item 4.

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

CONSENT AGENDA

These are items of a routine or generally uncontested nature. Any member of the Planning Commission or member of the public may request to have an item pulled from the Consent Calendar and acted on individually by the Planning Commission. Items pulled will be discussed after action is taken on the balance of the Consent Calendar and before moving on to the Public Hearings.

1. APPROVE THE NOVEMBER 13, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE NOVEMBER 27, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

3. UP2018-0014 CITY VENTURES – YOGASOURCE: CONDITIONAL USE PERMIT FOR A YOGA STUDIO. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-54-014 IS LOCATED ON THE SOUTHEAST CORNER OF DEPOT STREET AND EAST 3RD STREET.

Recommendation:

1. Open/close Public Hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit for a recreational use.

4. AAE2018-0005 (ZAA-04-11B): COCHRANE - TBI: AMENDMENT TO THE PRECISE DEVELOPMENT PLAN AND DESIGN GUIDELINES FOR THE MADRONE VILLAGE SHOPPING CENTER. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-33-029,030 AND 031, ARE LOCATED ON THE NORTH WEST CORNER OF MADRONE PARKWAY AND COCHRANE ROAD (WEST COAST PROPERTY MANAGEMENT INC. AND MADRONE VILLAGE SHOPPING CENTER, OWNERS)

Recommendation:

Adopt a Resolution recommending the City Council (1) approve an amendment to a commercial Planned Development Master Plan and (2) adopt an addendum to the Mitigated Negative Declaration for the Madrone Village Shopping Center.

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 michelle.wilson@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 michelle.wilson@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

DRAFT

CITY OF MORGAN HILL

Meeting Minutes
Planning Commission

Liam Downey	-	*Chairman*
Yvonne Martinez Beltran	-	*Vice Chair*
Mohammad Habib	-	*Planning Commissioner*
Juan Miguel Munoz Morris	-	*Planning Commissioner*
Joseph Mueller	-	*Planning Commissioner*
Wayne Tanda	-	*Planning Commissioner*
John McKay	-	*Planning Commissioner*

Tuesday, November 13, 2018 8:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Downey called the meeting to order.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance.

Attendee Name	Title	Status	Arrived
Liam Downey	Chairman	Present	
Yvonne Martinez Beltran	Vice Chair	Present	
Mohammad Habib	Planning Commissioner	Present	
Juan Miguel Munoz Morris	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Excused	
John McKay	Planning Commissioner	Excused	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

Minutes Acceptance: Minutes of Nov 13, 2018 8:00 PM (Consent Agenda)

PLEDGE OF ALLEGIANCE

Planning Commissioner Martinez-Beltran led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the Public Comment Period at 8:02 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

CONSENT AGENDA

These are items of a routine or generally uncontested nature. Any member of the Planning Commission or member of the public may request to have an item pulled from the Consent Calendar and acted on individually by the Planning Commission. Items pulled will be discussed after action is taken on the balance of the Consent Calendar and before moving on to the public hearings.

RESULT:	**APPROVED [4 TO 0]**
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	Downey, Habib, Munoz Morris, Mueller
ABSTAIN:	Martinez Beltran
ABSENT:	Tanda, McKay

1. APPROVE THE OCTOBER 25, 2016 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE OCTOBER 9, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

CONTINUED PUBLIC HEARINGS

3. DA2018-0002/EA2018-0014: E. DUNNE-YOUNG: APPROVAL OF A DEVELOPMENT AGREEMENT FOR A 46-UNIT MULTI-FAMILY OWNER OCCUPIED DEVELOPMENT. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER, 726-02-007 IS LOCATED ON THE NORTH SIDE OF E. DUNNE AVENUE (TSAI YOUNG H AND SO M ET AL, OWNER).

Recommendation:

Open/close the public hearing and continue to the November 27, 2018 Planning Commission meeting.

Minutes Acceptance: Minutes of Nov 13, 2018 8:00 PM (Consent Agenda)

Chair Downey opened the Public Hearing at 8:04 p.m. Hearing no requests to speak the Public Hearing was closed.

MOTION:
Continue this item to the November 27, 2018 Planning Commissioner Meeting.

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 11/27/2018 7:00 PM**
MOVER:	Juan Miguel Munoz Morris, Planning Commissioner	
SECONDER:	Mohammad Habib, Planning Commissioner	
AYES:	Downey, Martinez Beltran, Habib, Munoz Morris, Mueller	
ABSENT:	Tanda, McKay	

OTHER BUSINESS

4. HOLIDAY SCHEDULE

Recommendation:

1. Accept information.

Community Development Director Jennifer Carman gave the Planning Commission the Holiday schedule. December 25, 2018 and January 8, 2019 Planning Commission meetings will be cancelled.

RESULT:	**NO ACTION TAKEN**

DIRECTOR'S REPORT/ANNOUNCEMENTS

Information Services will assist the Planning Commission in setting up their new e-mail accounts.

Community Development Director Jennifer Carman updated the Planning Commission on the RDCS preliminary application submittals.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 8:16 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

DRAFT

CITY OF MORGAN HILL

Meeting Minutes
Planning Commission

Liam Downey	-	*Chairman*
Yvonne Martinez Beltran	-	*Vice Chair*
Mohammad Habib	-	*Planning Commissioner*
Juan Miguel Munoz Morris	-	*Planning Commissioner*
Joseph Mueller	-	*Planning Commissioner*
Wayne Tanda	-	*Planning Commissioner*
John McKay	-	*Planning Commissioner*

Tuesday, November 27, 2018 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Downey called to meeting to order.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance.

Attendee Name	Title	Status	Arrived
Liam Downey	Chairman	Present	
Yvonne Martinez Beltran	Vice Chair	Present	
Mohammad Habib	Planning Commissioner	Present	
Juan Miguel Munoz Morris	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
John McKay	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

Minutes Acceptance: Minutes of Nov 27, 2018 7:00 PM (Consent Agenda)

PLEDGE OF ALLEGIANCE

Commissioner Mckay lead the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the Public Comment Period. Hearing no requests to speak, The Public Comments Period was closed.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. APPROVE THE OCTOBER 23, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Juan Miguel Munoz Morris, Planning Commissioner
SECONDER:	Yvonne Martinez Beltran, Vice Chair
AYES:	Downey, Martinez Beltran, Habib, Munoz Morris, Mueller, Tanda, McKay

PUBLIC HEARINGS

2. SD2018-0004/DA2018-0002/EA2018-0014: EAST DUNNE - YOUNG: SUBDIVISION, DEVELOPMENT AGREEMENT AND ENVIRONMENTAL ASSESSMENT FOR A 46-UNIT RESIDENTIAL DEVELOPMENT. THE PARCEL, IDENTIFIED BY ASSESSOR PARCEL NUMBER, 726-02-007, IS LOCATED ON THE NORTH SIDE OF E. DUNNE AVENUE, ADJACENT TO THE NORTH SIDE OF THE MORGAN HILL KINDER CARE LEARNING CENTER.

Recommendation:

1. Open/close Public Hearing;
2. Adopt a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project;
3. Adopt a Resolution approving a Tentative Map; and,
4. Adopt a Resolution recommending the City Council approve a Development Agreement.

Commissioners Martinez-Beltran and McKay, recused themselves from this item and left the dias.

Senior Planner Terry Linder presented the Staff Report.

Chair Downey opened the Public Hearing at 7:33 p.m.
Dick Oliver was called to speak.
Hearing no further requests to speak, the Public Hearing was closed.

MOTION:

Minutes Acceptance: Minutes of Nov 27, 2018 7:00 PM (Consent Agenda)

Adopt a Resolution approving the Mitigated Negative Declaration and the Mitigated Monitoring and Reporting Program.

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Downey, Habib, Munoz Morris, Mueller, Tanda
RECUSED:	Martinez Beltran, McKay

MOTION:
Adopt a Resolution approving the Tentative Subdivision Map with the modification that a Public Access Easement be placed on the small gathering place.

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Downey, Habib, Munoz Morris, Mueller, Tanda
RECUSED:	Martinez Beltran, McKay

MOTION:
Adopt a Resolution recommending City Council approve the Development Agreement with a modification to Exhibit C, Page 4, Section 3: Variation in Housing Size. The first line should read "10 units will be 2 bedroom and approximately 1,628 sq. ft." and the second line should read, "3 units will be 3 bedroom approximately 1,850 sq. ft."

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Downey, Habib, Munoz Morris, Mueller, Tanda
RECUSED:	Martinez Beltran, McKay

OTHER BUSINESS

None.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman informed the Planning Commission that the December 11, 2018 Planning Commission meeting will be the last meeting before the holiday break and discussed some of the potential items that are scheduled to be heard on that date.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 8:02 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

Minutes Acceptance: Minutes of Nov 27, 2018 7:00 PM (Consent Agenda)

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: December 11, 2018

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

UP2018-0014 CITY VENTURES – YOGASOURCE: CONDITIONAL USE PERMIT FOR A YOGA STUDIO. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-54-014 IS LOCATED ON THE SOUTHEAST CORNER OF DEPOT STREET AND EAST 3RD STREET.

RECOMMENDATION(S)

1. Open/close Public Hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit for a recreational use.

LOCATION MAP:

City Ventures/Depot Station Project
Project Location

PROJECT SUMMARY

1.	Location:	Southeast corner of Depot and East Third Streets (APN 726-54-014)
2.	Site Area:	1.07 Acres

3. General Plan: Mixed Use
4. Zoning: Downtown Mixed Use (MF-D)/Ground Floor Overlay (GFO)

BACKGROUND

The Planning Commission and City Council reviewed and approved a Mixed Use project known as City Ventures/Depot Station in October of 2015. The project includes 5,557 square feet of commercial space facing East Third Street with residential units located above, live/work units facing Depot and Second Streets, and residential units within the interior of the project.

The Planned Development approved for this project (Attachment 3) requires a minimum area of 50 feet by 55 feet of ground floor commercial space on the north west corner of East Third and Depot Streets (see location map above).

The project site is located within the Downtown Ground Floor Overlay (GFO) district which modifies the uses typically allowed within the Central Business District (CBD). In this case, a Conditional Use Permit is required for commercial recreational uses.

PROJECT DESCRIPTION

A Conditional Use Permit application was submitted on November 11, 2018, for the request to operate a 2,727 square foot commercial recreation/retail use located at the corner commercial space constructed as part of the City Ventures/Depot Station mixed use development.

The proposed tenant, YogaSource, is a well-known yoga studio with current operations in Los Gatos and in Palo Alto, and is looking to expand their business to Morgan Hill. In addition to group and private Yoga and exercise classes, YogaSource has a significant retail component to the business offering Yoga Apparel and accessories from market leading brands. The interior plan shows a significant portion of the tenant space dedicated to the retail component (Attachment 4). The interior space breakdown is below:

Interior Uses	Square Feet
Retail sales and merchandizing	1,370
Yoga Practice	1,100
Restroom/Utility areas	257
Total	2,727

The yoga studio practice space will host classes ranging between 5 to 25 people. The studio will have exclusive use of the common outdoor area between the commercial spaces along Third Street. The project statement submitted by the applicant (Attachment 5) indicates YogaSource intends to use this area as activated patio congregation area enhanced with umbrellas, outdoor seating and potential mobile retail merchandizing.

The hours of operation begin at 5am and end by 9pm on weekdays and start at 7am and end by 4pm weekends. A total of 20 to 30 employees are expected at the Morgan Hill location.

Surrounding Zoning/Current Use

North:	Mixed Use/Downtown businesses and residential
South:	Mixed Use/Mixed Use Residential
East:	Mixed Use/Transit Center Parking Lot and Public Facilities/Railroad Park
West:	Mixed Use/Downtown businesses

ANALYSIS

The proposed Conditional Use Permit was analyzed for consistency with the: 1) General Plan; 2) Downtown Specific Plan; 3) Zoning Ordinance; 4) Conditional Use Permit Findings; and 5) California Environmental Quality Act.

1. **General Plan**

The General Plan designation for the site is Mixed-Use. When applied in accordance with the Downtown Specific Plan, this designation covers 68 acres of smaller parcels within the Downtown area. This designation is intended to encourage a mixture of commercial and residential uses. The Mixed-Use designation is implemented through the Downtown Mixed Use (MF-D) Zoning District, which allows a mixture of commercial uses either by right or as conditional uses, including hotels which are a conditional use.

The project is consistent with the following General Plan policies:

City and Neighborhood Form Element

Policy CNF-2.1 Orderly Development
Promote the orderly development of the City, with concentric growth and infill of existing developed areas.

Policy CNF-15.1 Mix of Commercial Uses
Encourage a variety of commercial and office development to meet the needs of City residents.

Policy CNF-14.1 Mixture of Uses Downtown. Encourage a mixture of uses in the Downtown that will promote its identity as the cultural and activity center of the City.

Economic Development Element

Policy ED-3.1 Business Retention, Expansion, and Attraction Efforts. Encourage retention and expansion of existing businesses, that:

- generate revenue to the City General Fund (such as retail and point-of-sale manufacturing);
- help provide greater fiscal strength and stability to the City;
- add industry diversity to the local economy;
- stimulate other businesses to develop in the city;
- augment or provide a service/amenity presently needed or lacking in the community, including higher education and medical services opportunities; and
- offer higher-paying, quality jobs for local residents.

Policy ED-5.3 Mixed-Use Downtown. Support mixed-use development downtown with residences above ground-floor commercial uses, consistent with the adopted Downtown Specific Plan.

2. **Downtown Specific Pan Consistency**

The site is located within the Downtown Specific Plan. The vision statement of the specific plan is: “Strengthening Downtown as the gathering place, a connecting force, the social and activity heart of Morgan Hill, is the overriding aspiration of this Plan - a place where residents from all segments of the community can live, work, meet, shop, dine and participate in public celebrations, and share in the richness of Morgan Hill’s community life. It will be a place like nowhere else - a place with its own scale, character and uses.”

The Downtown Specific Plan boundary covers 18 blocks and approximately 110 acres. Downtown Morgan Hill is centered on Monterey Road and is bound by Main Avenue, Butterfield Boulevard, Dunne Avenue, and Del Monte Avenue. The Downtown Core is generally defined by Main Avenue, the railroad tracks, Dunne Avenue, and Del Monte Avenue.

The Downtown Specific Plan also establishes design / development standards unique to the Specific Plan area. When development standards, including parking regulations are listed within the Specific Plan, those standards supersede the City's usual standards. Where the Specific Plan is silent, the Zoning Ordinance requirements prevail.

The project will provide a recreational and retail use within the downtown area which will complement the mix of uses that the City is encouraging to establish in the downtown.

3. **Zoning Ordinance**

The zoning for the site is Downtown Mixed Use (MF-D) within the GFO area, which is intended to implement the Downtown Specific Plan. A recreational facility use within a MF-D/GFO zoning designation requires approval of a Conditional Use Permit.

4. **Use Permit Findings**

Pursuant to the requirements in Section 18.108.030.E of the Zoning Ordinance, the following findings are required:

a. **The proposed use is allowed in the applicable district.**

Commercial recreation is allowed in the Downtown Mixed-Use district with a Conditional Use Permit. Retail uses are allowed by right and will support a continuity of display window visual interest.

b. **The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.**

Commercial recreation and retail are uses consistent with the General Plan, Zoning Code and Downtown Specific Plan as shown in other sections of this staff report.

c. **The site is suitable and adequate for the proposed use**.

The site is located in the Downtown core identified as Central Business District (CBD) within the Downtown Specific Plan, now known as Downtown Mixed-Use District (MU-D) with the Zoning Code update. The intended uses are consistent with Downtown Specific Plan land use goals, objectives and policies:

- The Urban Design Goals for the downtown include creating an active Downtown village through intensifying residential, retail, restaurant, and entertainment uses, within an urban setting improved with unified landscaping and streetscape improvements.

- Encourage a diverse mix of uses emphasizing specialty retail, restaurant, entertainment, residential and commuter-serving uses

d. **The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the property.**

The proposed use occupies an existing tenant space and is compatible with all surrounding land uses.

e. **The proposed use will not be detrimental to the public health, safety, and welfare.**

The commercial recreation and retail aspects of the proposed use do not have any components that could affect public health, safety and welfare.

f. **The proposed use would not have a substantial adverse effect in traffic circulation and on the planned capacity of the street system.**

The project is attached to the parking garage and will utilize the on-site parking for customers and employee use. Customers will arrive at the Third Street Garage and walk to the fitness facility directly adjacent to the Garage.

g. **The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**

The City Ventures/Depot Station mixed use development is adequately served by existing services and infrastructure. This proposed use will occupy a tenant space within the Depot Street Mixed Use project. As part of the City Ventures/Depot Station project, parking requirements for the mixed use project were analyzed. The commercial portion of the project is exempt from requiring additional parking pursuant to Resolution No. 6640, adopted by the City Council in 2009. The proposed tenant will not be adding any additional commercial space then what was previously approved and analyzed. Additional parking is not required.

Conclusion

The project is consistent with the General Plan, Downtown Specific Plan, Zoning Ordinance, and Use Permit findings. Approval is recommended subject to the findings and conditions contained in the attached resolution.

California Environmental Quality Act (CEQA):
In compliance with the California Environmental Quality Act, an Initial Study was prepared and an Addendum to the Downtown Specific Plan Master Environmental Impact Report (MEIR) was adopted as part of the City Ventures/Depot Station project on October 15, 2015. This type of use is within the scope of uses analyzed by that document. In accordance with CEQA Section 15179, since the MEIR was adopted more than five years ago (November 2009), the City made the following finding during the adoption of the Addendum:

No substantial changes have occurred with respect to the circumstances under which the MEIR was certified, or that there is no new available information, which was not known and could have been known at the time the MEIR was certified.

COMMUNITY ENGAGEMENT

The proposed project was publicly noticed (mailing to property owners within 300 feet of the project and newspaper legal noticing) for the minimum 10-day period and a sign has been posted at the proposed business location per the Planning Division requirements.

No comments were received at the time of writing this report.

LINKS/ATTACHMENTS:

1. Use Permit Resolution
2. Depot Station Site Plan
3. ORD2173 - Depot Station Planned Development Ordinance
4. YogaSource - General Layout
5. YogaSource Morgan Hill Brief

RESOLUTION NO. ___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL RECREATIONAL USE LOCATED AT 17305 DEPOT STREET (APN: 726-54-014)

WHEREAS, such request was considered by the Planning Commission at their regular meeting of December 11, 2018 at which time the Planning Commission approved application UP2018-0014: Depot – YogaSource; 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 approved conditional use is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. In compliance with the California Environmental Quality Act, an Initial Study was prepared and an Addendum to the Downtown Specific Plan Master Environmental Impact Report (MEIR) was adopted as part of the City Ventures/Depot Station project on October 15, 2015. In accordance with CEQA Section 15179, since the MEIR was adopted more than five years ago (November 2009), the City made the following finding during the adoption of the Addendum:

No substantial changes have occurred with respect to the circumstances under which the MEIR was certified, or that there is no new available information, which was not known and could have been known at the time the MEIR was certified.

The proposed project is a type of use contemplated in the scope of uses analyzed within the City Ventures/Depot Station project environmental document, and therefore is exempt from further environmental review.

SECTION 3. The approved conditional use has been found consistent with the criteria for a Conditional Use Permit approval contained in Section 18.108.030 of the Zoning Code and are hereby adopted:

a. The proposed use is allowed in the applicable district.

Commercial recreation is allowed in the Downtown Mixed-Use district with a Conditional Use Permit. Retail uses are allowed by right and will support a continuity of display window visual interest.

Attachment: Use Permit Resolution [Revision 2] (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

b. The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

Commercial recreation and retail are uses consistent with the General Plan, Zoning Code and Downtown Specific Plan as shown in other sections of this staff report.

c. The site is suitable and adequate for the proposed use.

The site is located in the Downtown core identified as Central Business District (CBD) within the Downtown Specific Plan, now known as Downtown Mixed-Use District (MU-D) with the Zoning Code update. The intended uses are consistent with Downtown Specific Plan land use goals, objectives and policies:

- The Urban Design Goals for the downtown include creating an active Downtown village through intensifying residential, retail, restaurant, and entertainment uses, within an urban setting improved with unified landscaping and streetscape improvements.

- Encourage a diverse mix of uses emphasizing specialty retail, restaurant, entertainment, residential and commuter-serving uses.

d. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the property.

The proposed use occupies an existing tenant space and is compatible with all surrounding land uses.

e. The proposed use will not be detrimental to the public health, safety, and welfare.

The commercial recreation and retail aspects of the proposed use do not have any components that could affect public health, safety and welfare.

f. The proposed use would not have a substantial adverse effect on traffic circulation and on the planned capacity of the street system.

The project is attached to the parking garage and will utilize the on-site parking for customers and employee use. Customers will arrive at the Third Street Garage and walk to the fitness facility directly adjacent to the Garage.

g. The proposed use is properly located within the City and adequately served by existing or planned services and infrastructure.

Attachment: Use Permit Resolution [Revision 2] (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

The City Ventures/Depot Station mixed use development is adequately served by existing services and infrastructure. This proposed use will occupy a tenant space within the Depot Street Mixed Use project. As part of the City Ventures/Depot Station project, parking requirements for the mixed use project were analyzed. The commercial portion of the project is exempt from requiring additional parking pursuant to Resolution No. 6640, adopted by the City Council in 2009. The proposed tenant will not be adding any additional commercial space then what was previously approved and analyzed. Additional parking is not required.

SECTION 4. The use shall be expressly conditioned in conformance with conditions incorporated herein and as attached as Exhibit "A".

SECTION 5. Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of your use for the purpose of defraying all or a portion of the cost of public facilities related to your development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, or fees collected (a) under development agreements, (b) pursuant to agreements with the Morgan Hill Redevelopment Agency or (c) as a part of your application for development allocations under the City's Residential Development Control System. The Mitigation Fee Act Fees applying to your project are listed in the schedule of fees provide. Notice is also hereby given that you have the opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval of the approval or conditional approval of your development project and that the 90-day approval period in which you may protest has begun. This right to protest does not apply to voluntary Residential Development Control System fees.

PASSED AND ADOPTED THIS 11th DAY OF DECEMBER 2018, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Attachment: Use Permit Resolution [Revision 2] (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

ATTEST:

Jenna Luna, Deputy City Clerk

APPROVED:

Liam Downey, Chair

Attachment: Use Permit Resolution [Revision 2] (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

EXHIBIT "A"

CONDITIONS OF APPROVAL

APPLICATION: UP2018-0014: Depot – YogaSource

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE ISSUANCE OF BUILDING AND/OR COMMENCMENT OF USE UNLESS OTHERWISE SPECIFIED IN THE CONDITIONS. APPROVAL REQUIREMENTS ARE NOT LIMITED TO THE ITEMS LISTED BELOW.

PLANNING DIVISION

TIME LIMITS

A. The Conditional Use Permit approval granted under this Resolution is for an approximate 2,727 square foot commercial recreational use at 17305 Depot Street and shall remain in effect for 24 months to **December 11, 2020**. Failure to exercise the use within this term shall result in termination of approval unless an extension of time is granted prior to the expiration date. **(MHMC 18.104.210 A.1)**

B. The Community Development Department may conduct an annual review of the approved use for compliance with specified conditions. The Department may initiate corrective action if necessary, to ensure compliance with said conditions.

OTHER CONDITIONS

A. Defense and indemnity. Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of this conditional use permit. In addition, applicant shall pay all pre-tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, applicant shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted. The undersigned hereby represents that they are fully empowered by the applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.

B. Submit two (2) signed copies of Approval Resolution No. ____to the Planning Division prior to the commencement of the use or issuance of building permits.

C. Prior to occupancy, an emergency evacuation plan shall be developed YogaSource and approved by the Fire Department. All instructors and staff shall be trained on the implementation of the emergency evacuation plans.

Attachment: Use Permit Resolution [Revision 2] (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

D. This Conditional Use Permit is for an approximate 2,727 square feet of indoor commercial recreational use located at the northwest corner of the Depot and Third Street intersection. Common outdoor area between the commercial spaces along Third Street may be used as activated patio congregation area enhanced with umbrellas outdoor seating and potential mobile retail merchandizing.

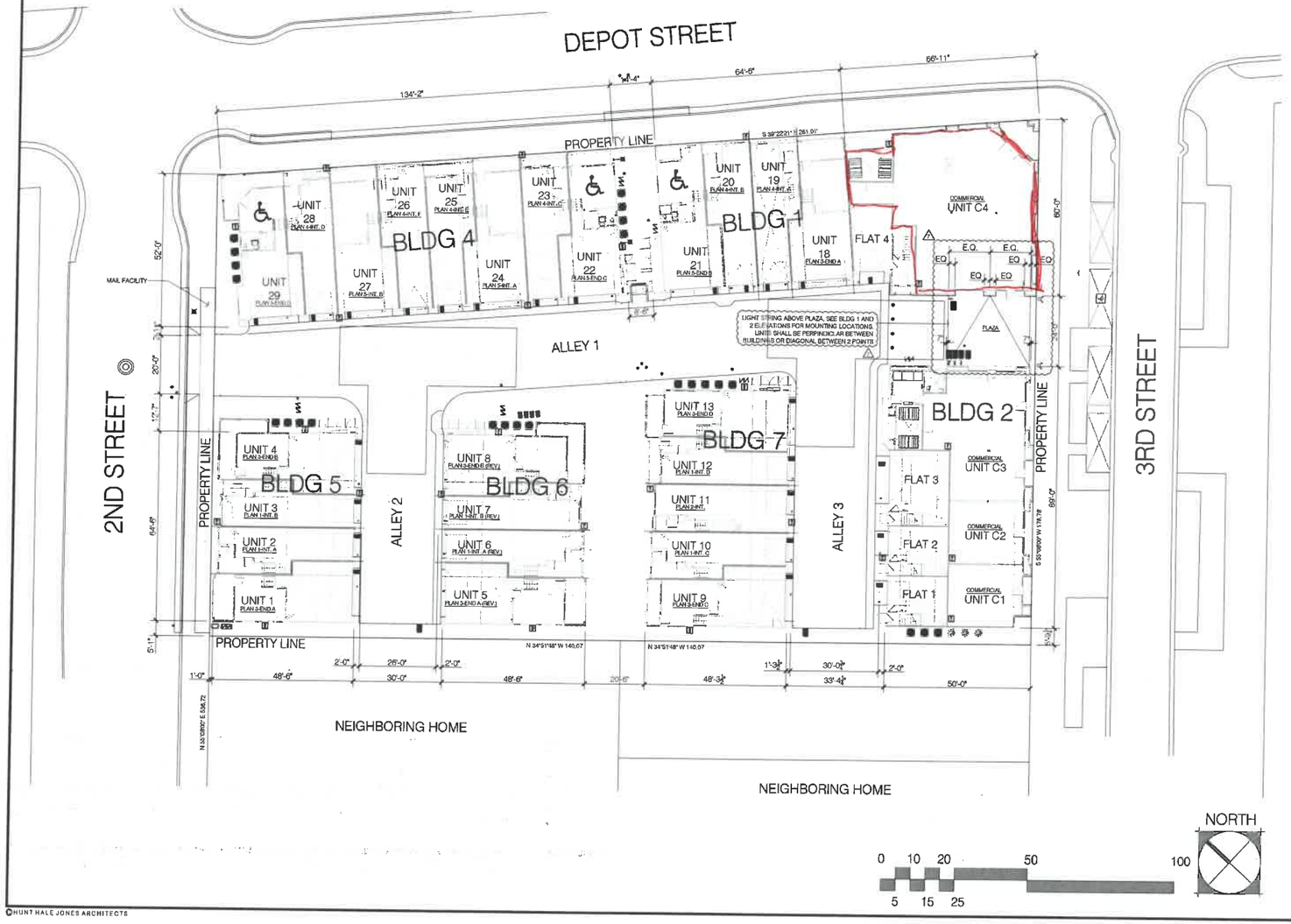
E. Use approved is for group and private Yoga and exercise classes. Additionally, retail sales are allowed by right. Square footage breakdown of retail and yoga practice space area may be modified as allowed by MHMC Section 18.104.200C upon application to the Community Development Department.

F. Retail display shall be visible in windows fronting Third and Depot Streets. Window displays shall support a continuity of display window visual interest as required by the Downtown Specific Plan.

Attachment: Use Permit Resolution [Revision 2] (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

DEPOT STATION
(MORGAN HILL, CA)

BUILDING NUMBER	UNIT/FLAT NUMBER	PLAN TYPE	ACCESSIBLE	TOTAL UNIT QTY	UNIT TYPE	ROOMS BEDS	BATHS	POWDER	DWELLING UNIT SQFT GROUND FLOOR	MAIN FLOOR	UPPER FLOOR	DU TOTAL	GARAGE SF	UNIT TOTAL SF	TOTAL BLDG SQFT BLDG'S TOTAL LIVING	BLDG'S TOTAL GAR	BLDG TOTAL	DECK	FRONT PATIO	BACKYARD	SPACES
1	C4	N/A	NO	1	COMMERCIAL	N/A	N/A	N/A	2727	0	0	2727	0	2727	2727	0		N/A	N/A	N/A	N/A
	F4	N/A	NO	1	RESIDENTIAL	2	2	0	158	2212	0	2370	305	2675	2370	305		348	N/A	N/A	1
	18	3-END A	NO	1	RESIDENTIAL	3	3	0	246	887	800	1465	469	1934	1465	469		98	99	N/A	2
	19	4-INT. A	NO	1	RESIDENTIAL	3	3	0	69	668	739	1474	531	2005	1474	531		57	18	N/A	2
	20	4-INT. B	NO	1	RESIDENTIAL	3	3	0	76	699	702	1437	539	1976	1437	539		56	N/A	N/A	2
	21	5-END B	YES	1	RESIDENTIAL	3	3	1 ACCESSIBLE	333	671	764	1768	475	2243	1768	475		38	38	N/A	2
					TOTAL DU PER FLOOR	3611	4905	2825							11341	2319	12560				9
2	C3	N/A	NO	1	COMMERCIAL	N/A	N/A	N/A	1389	0	0	1389	0	1389	1389	0		N/A	N/A	N/A	N/A
	C2	N/A	NO	1	COMMERCIAL	N/A	N/A	N/A	558	0	0	558	0	558	558	0		N/A	N/A	N/A	N/A
	C1	N/A	NO	1	COMMERCIAL	N/A	N/A	N/A	559	0	0	559	0	559	559	0		N/A	N/A	N/A	N/A
	F1	N/A	NO	1	RESIDENTIAL	2	3	0	57	593	871	1853	287	2142	1855	287		91	N/A	N/A	1
	F2	N/A	NO	1	RESIDENTIAL	2	3	0	51	948	879	1876	283	2159	1876	283		73	N/A	N/A	1
	F3	N/A	NO	1	RESIDENTIAL	2	2	0	51	1928	0	1979	463	2442	1979	463		305	N/A	N/A	2
					TOTAL DU PER FLOOR	2859	5807	1750							8818	1033	9249				4
4	22	3-END C	YES	1	RESIDENTIAL	3	3	1 ACCESSIBLE	295	709	650	1654	475	2129	1654	475		57	58	N/A	2
	23	4-INT C	NO	1	RESIDENTIAL	3	3	0	66	710	732	1508	508	2016	1508	508		57	N/A	N/A	2
	24	4-INT. A	NO	1	RESIDENTIAL	3	3	0	295	700	696	1691	475	2166	1691	475		73	62	N/A	2
	25	4-INT. E	NO	1	RESIDENTIAL	3	3	0	68	700	665	1433	495	1928	1433	495		57	55	N/A	2
	26	4-INT. F	NO	1	RESIDENTIAL	3	3	0	75	700	665	1433	531	1964	1433	531		62	22	N/A	2
	27	5-INT. B	NO	1	RESIDENTIAL	3	3	0	326	703	660	1688	453	2141	1688	453		62	62	N/A	2
	28	4-INT. D	NO	1	RESIDENTIAL	3	3	0	70	700	688	1458	513	1971	1458	513		57	27	N/A	2
	29	5-END D	YES	1	RESIDENTIAL	3	3	1 ACCESSIBLE	292	737	629	1643	496	2139	1643	496		138	153	N/A	2
					TOTAL DU PER FLOOR	1469	3944	3268							12510	3946	16456				19
5 (6 REV.)	1 / 5 REV.	5-END A	NO	1	RESIDENTIAL	3	3	0	248	597	692	1465	469	1934	1465	469		98	99	N/A	2
	2 / 6 REV.	5-INT. A	NO	1	RESIDENTIAL	3	3	0	111	641	678	1425	493	1918	1425	493		57	N/A	N/A	2
	3 / 7 REV.	5-INT. B	NO	1	RESIDENTIAL	3	3	0	63	656	690	1419	502	1921	1419	502		57	15	N/A	2
	4 / 8 REV.	5-END B	NO	1	RESIDENTIAL	3	3	0	245	661	567	1493	469	1962	1493	469		101	151	N/A	2
					TOTAL DU PER FLOOR	667	2555	2370							5802	1925	7727				8
7	9	3-END C	NO	1	RESIDENTIAL	3	3	0	275	672	637	1584	467	2051	1584	467		70	70	N/A	2
	10	3-INT. C	NO	1	RESIDENTIAL	3	3	0	113	672	627	1412	478	1890	1412	478		57	N/A	N/A	2
	11	2-INT.	NO	1	RESIDENTIAL	3	3	0	57	650	695	1402	603	2005	1402	603		73	20	N/A	2
	12	3-INT. D	NO	1	RESIDENTIAL	3	3	0	74	687	656	1417	483	1900	1417	483		65	54	N/A	2
	13	3-END D	NO	1	RESIDENTIAL	3	3	0	273	689	674	1586	463	2049	1586	463		74	73	N/A	2
					TOTAL DU PER FLOOR	782	3372	3239							7401	2984	9885				10



SITE PLAN GENERAL NOTES

1. THIS SITE PLAN IS FOR BUILDING SITE REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR FURTHER INFORMATION
2. SEE ELECTRICAL DRAWINGS FOR TRANSFORMER LOCATIONS
3. REFER TO CIVIL DRAWINGS FOR SETBACKS AND PROPERTY LINES
4. REFER TO CIVIL DRAWINGS FOR EXISTING AND PROPOSED FIRE HYDRANT LOCATIONS AND SIZES
5. ALL EXTERIOR WALLS SHALL BE RATED FOR 1-HOUR CONSTRUCTION FROM BOTH SIDES WHERE EXTERIOR BUILDING FINISH AT WALLS IS LOCATED WITH IN THE 5'-0" SEPARATION DISTANCE OF 3' OR LESS TO A PROPERTY LINE
6. SIDEWALK AND/OR WALKWAY AREAS TO REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS, AND TO ALLOW FOR SAFE PASSAGE OF THE GENERAL PUBLIC. ANY CONSTRUCTION FENCING SHALL BE BEHIND THE PROPERTY LINE. ALL CONSTRUCTION RELATED DEBRIS TO BE PLACED ON PRIVATE PROPERTY
7. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND RELATIONSHIP OF THE BUILDING/S TO THE SITE PRIOR TO STARTING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.
8. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY AND COUNTY'S STANDARD SPECIFICATIONS, CALIFORNIA STANDARD SPECIFICATIONS AND THE CURRENT CALIFORNIA PLUMBING CODE.
9. REFER TO CIVIL DRAWINGS FOR PRECISE ELEVATIONS, SITE GRADING & DRAINAGE, SITE UTILITY, AND CITY STANDARD SITE IMPROVEMENT DETAILS.
10. REFER TO LANDSCAPE DRAWINGS FOR SITE PLANTING, PERVIOUS & NON-PERVIOUS SURFACES, SITE DRAINAGE, AND STREET TREES & IRRIGATION SYSTEM & DETAILS.
11. NO WORK SHALL START UNTIL ALL NECESSARY PERMITS ARE OBTAINED FROM ALL AGENCIES.
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT.
13. CIVIL ENGINEER SHALL BE NOTIFIED IN ADVANCE OF CONDITIONS THAT REQUIRE ANY CHANGES FROM THESE PLANS
14. ALL DEBRIS AND UNSUITABLE MATERIAL WITHIN THE AREA OF WORK, WHICH ARE NOT INCORPORATED IN THE WORK, SHALL BE REMOVED TO A LEGAL DUMPSITE.
15. SURVEY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AS DIRECTED BY THE CITY ENGINEER

PEDESTRIAN PROTECTION NOTES

1. DISABILITY ACCESSIBILITY SHALL BE MAINTAINED THROUGH THE AREA OF PEDESTRIAN PROTECTION
1.1 A WALKWAY NOT LESS THAN 4 FEET (CLEAR) WIDTH SHALL BE MAINTAINED ON THE SIDEWALK IN FRONT OF THE BUILDING SITE DURING CONSTRUCTION, ALTERATION, OR DEMOLITION UNLESS THE PUBLIC AGENCY HAVING JURISDICTION AUTHORIZES THE SIDEWALK TO BE FENCED AND CLOSED. ADEQUATE SIGNS AND AND RAILINGS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC. THE WALKWAY SHALL BE CAPABLE OF SUPPORTING A UNIFORM LIVE LOAD OF 150 POUNDS PER SQUARE FOOT. A DURABLE WEARING, SLIP RESISTANT SURFACE SHALL BE PROVIDED
1.2 ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED ½; WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL PER 2 UNITS HORIZONTAL (50% SLOPE). EXCEPT THAT LEVEL CHANGES NOT EXCEEDING ½" MAY BE VERTICAL WHEN CHANGES IN LEVEL GREATER THAN ½" ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR THE CURB RAMPS
2. NO FASTENERS (SPOTS, REDHEADS, ETC.) TO SIDEWALK OR PAVED SURFACE WITHIN THE PUBLIC RIGHT OF WAY
3. PEDESTRIAN PROTECTION SHALL COMPLY WITH THE CBC

MULTISTORY DWELLING UNIT ACCESSIBILITY REQUIREMENTS

1. PER 2013 CRC, DWELLING UNITS IN A BUILDING CONSISTING OF THREE OR MORE DWELLING UNITS OR FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE CHAPTER 11A. MULTIFAMILY DWELLING UNITS, INCLUDE BUT ARE NOT LIMITED TO DWELLING UNITS LISTED IN SECTION 11A.1.1.2.
AT LEAST 10% BUT NOT LESS THAN ONE OF THE MULTISTORY DWELLINGS IN APARTMENTS BUILDINGS WITH 3 OR MORE DWELLING UNITS AND/OR CONDOMINIUMS WITH 4 OR MORE DWELLING UNITS SHALL COMPLY WITH THE FOLLOWING:
1.1 THE PRIMARY ENTRY TO THE DWELLING UNIT SHALL BE LOCATED ON AN ACCESSIBLE ROUTE UNLESS EXEMPTED BY SITE IMPRACTICALITY TESTS IN SECTION 1150A.
1.2 AT LEAST 1 POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL, SERVED BY AN ACCESSIBLE ROUTE, AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV.
2. ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AND ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS OF DIVISION IV. ROOMS AND SPACES LOCATED ON THE PRIMARY ENTRY LEVEL AND SUBJECT TO THIS CHAPTER MAY INCLUDE BUT ARE NOT LIMITED TO KITCHENS, POWDER ROOMS, BATHROOMS, LIVING ROOMS, BEDROOMS, AND HALLWAYS.

PROJECT SUMMARY

ZONING PERMIT APPLICATION NUMBER: SR-13-18
ZONING: CDD

DENSITY (UNITS PER ACRE): 45.00 DUA
LOT AREA: 49,999 SF (± 1.79 ACRES)
TOTAL NUMBER OF PARKING SPACES: 55 SPACES
55 PRIVATE COVERED

OCCUPANCY: R2/U
CONSTRUCTION TYPE: V-B
SPRINKLER: NFPA-13
NO. OF STORIES: 3

NUMBER OF UNITS:
MULTI FAMILY DWELLING UNITS: 29
10% OF UNITS SHALL BE ACCESSIBLE: 29 X 0.1 = 2.9 UNITS = 3 UNITS REQUIRED, 3 PROPOSED

SITE PLAN DESCRIPTION NOTES

1. LANDSCAPE AREA, SEE LANDSCAPE DRAWING
2. DRIVE AISLE, REFER TO CIVIL DRAWING
3. ACCESSIBLE PARKING SEE CIVIL DRAWING
4. PEDESTRIAN CROSSING AND/OR RAMP, SEE CIVIL DRAWINGS FOR FINISH GRADES AND LANDSCAPE DRAWINGS FOR TREATMENTS
5. PRIVATE OPEN AIR PATIO, REFER TO CIVIL DRAWINGS FOR FINISH GRADES AND LANDSCAPE DRAWINGS FOR TREATMENTS
6. UNIT ENTRY STAIRS, CONTRACTOR TO VERIFY THE REQUIRED NUMBERS OF RISERS WITH CIVIL DRAWINGS, AND FINISH TREATMENT WITH LANDSCAPE DRAWINGS
7. MAILBOX CLUSTER, SEE LDSP DRAWINGS

INDICATES FIRE EXTINGUISHER LOCATION SPACE AT 75' MAXIMUM TRAVEL DISTANCE

INDICATES ACCESSIBLE UNITS
ADA

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City Ventures
444 SPEAR ST. SUITE 200
SAN FRANCISCO, CA 94105

DEPOT STATION CONDOMINIUMS

DEPOT AT 2ND & 3RD
MORGAN HILL, CA
APN: 726-14-001

HUNT HALE JONES ARCHITECTS HEREBY EXPRESSLY RESERVES ITS STATUTORY COPYRIGHT, COMMON LAW COPYRIGHT AND OTHER SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF HUNT HALE JONES ARCHITECTS

NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, DISCLOSED OR DISTRIBUTED TO OTHERS, SOLD, PUBLISHED OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO HUNT HALE JONES ARCHITECTS

VISUAL CONTACT WITH THE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS

Revisions:

No.	Date	Revision
1	08.31.2016	PLAN CHECK 1
2	10.07.2016	PLAN CHECK 2
3	01.17.2017	SUPPLEMENTAL INFORMATION
4	05.27.2017	CLIENT REVISION - CA
5	10.19.2017	CONSTRUC. ADMIN.
6	12.15.2017	CONSTRUC. ADMIN.
7	06.08.2018	CONSTRUC. ADMIN.

Sheet Description:

SITE PLAN

Scale	1/16" = 1'-0"
Drawn	BI
Checked	
Date	01.15.2016 PERMIT SET
Project#	317045

SP

©HUNT HALE JONES ARCHITECTS

18-0608_MORGAN HILL 6_DELTA 7

Attachment: Depot Station Site Plan (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

ORDINANCE NO. 2173, NEW SERIES

AN ORDINANCE OF THE CITY OF MORGAN HILL AMENDING THE ZONING TO ESTABLISH A PLANNED DEVELOPMENT OVERLAY ZONE ON A 1.07-ACRE SITE ON THE NORTH WEST CORNER OF THE INTERSECTION OF EAST THIRD STREET AND DEPOT STREET FROM CBD, CENTRAL BUSINESS DISTRICT, TO CBD/PLANNED DEVELOPMENT. (APN 726-14-001)

THE CITY COUNCIL OF THE CITY OF MORGAN HILL DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Establishing a PD zoning district on a 1.07 acre site located on the northwest corner of the intersection of East Third Street and Depot Street.

SECTION 2. FINDING OF CONSISTENCY WITH THE GENERAL PLAN. The City Council hereby finds that the amendment(s) established by this ordinance as herein described is compatible with the goals, objectives, policies and land use designation of the Downtown Specific Plan, Zoning Ordinance, and the General Plan General Plan of the City of Morgan Hill. The Council further finds that the proposed amendment is required in order to serve the public health, convenience and general welfare as provided by Section 18.62.070 of the Morgan Hill Municipal Code.

SECTION 3. With the exception of the variations approved as part of the PD Overlay Zoning, the project shall comply with the site development standards of the underlying CBD Zoning District and Ground Floor Overlay District.

SECTION 4. Approval of a zoning amendment to establish a PD Overlay Zoning District for the Depot Station mixed use project is based on the following findings:

a. The project creates an active Downtown village through intensifying residential, retail, restaurant and commercial uses, within an urban setting improved with unified landscaping and streetscape improvements; and

b. The project makes Third Street more pedestrian and commercially friendly and creates a pedestrian link between East Third Street, East Second Street and Depot Street; and

c. The project strengthens Downtown's identity and scale with new design that relates to the existing downtown character; and

d. The project creates a visual and physical link to downtown with landscaping, lighting, commercial frontage, and signage

e. The project is in substantial compliance with the Design Guidelines.

f. The project is in substantial compliance with the Central Business District and Ground Floor Overlay zoning designations. The exceptions granted by the PD designation are within the 25 percent exception practice.

Attachment: ORD2173 - Depot Station Planned Development Ordinance (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

SECTION 5. An Environmental Impact Report (EIR) has been prepared and certified for the Downtown Specific Plan. An addendum analyzing the project was completed in September 2015, which concluded the project is consistent with the development projections analyzed in the EIR for the project site. No further environmental assessment is required. The project shall be subject to compliance with the mitigation measures of the Downtown Specific Plan EIR on file in the Community Development Department.

SECTION 6. The City Council finds that the proposed Planned Development (PD) Overlay District is consistent the criteria specified in Chapter 18.30 of the Morgan Hill Municipal Code and the PD Overlay District provisions contained in the Downtown Specific Plan. The boundary of the PD designation is shown on the attached Exhibit A.

SECTION 7. The City Council hereby approve of a precise development plan as contained in that certain series of documents date stamped September 22, 2015, on file at the Community Development Department, entitled "Depot Station" prepared by Hunt Hale Jones Architects. These documents shall be revised to include moving buildings five and six east two or more feet to increase the westerly side setback and incorporate the conditions of approval applied to Design Permit application SR 15-18. The documents as amended by site and architectural review show the location and dimensions of all proposed buildings, vehicle and pedestrian circulation ways, recreational amenities, parking areas, landscape areas and any other purposeful uses of the project.

The following exceptions to the base development standards of the Central Business District zoning and GFO, Ground Floor Overlay are approved within the September 22, 2015 plan:

- A minimum area of 50 feet by 55 feet of ground floor commercial space shall be maintained on the north east corner of the intersection of East Third Street and Depot Street (Building One).
- A 40 foot wide section of the ground floor commercial space in westerly commercial building may be completed at a 30 foot depth (Building 2). A three space reduction to the minimum number of residential on-site parking.
- Six of the residential units facing Depot Street shall maintain commercial store fronts on the ground floor.
- The residential portion of the project is three spaces short of meeting the 2.0 space requirement for each residential unit greater than 1350 square feet.

SECTION 8. Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of your development project for the purpose of defraying all or a portion of the cost of public facilities related to your development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, or fees collected (a) under development agreements, (b) pursuant to

Attachment: ORD2173 - Depot Station Planned Development Ordinance (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

agreements with the Morgan Hill Redevelopment Agency or (c) as a part of your application for development allocations under the City's Residential Development Control System. The Mitigation Fee Act Fees applying to your project are listed in the schedule of fees provide. Notice is also hereby given that you have the opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval of the approval or conditional approval of your development project and that the 90-day approval period in which you may protest has begun. This right to protest does not apply to voluntary Residential Development Control System fees.

SECTION 9. Severability. If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

SECTION 10. Effective Date; Publication. This Ordinance shall take effect thirty (30) days after the date of its adoption. The City Clerk is hereby directed to publish this ordinance pursuant to §36933 of the Government Code.

THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE CITY COUNCIL HELD ON THE 7TH DAY OF OCTOBER 2015, AND WAS FINALLY ADOPTED AT A MEETING OF THE CITY COUNCIL HELD ON THE 21ST DAY OF OCTOBER 2015, AND SAID ORDINANCE WAS DULY PASSED AND ADOPTED IN ACCORDANCE WITH LAW BY THE FOLLOWING VOTE:

AYES:	**COUNCIL MEMBERS:**	**Rich Constantine, Marilyn Librers Gordon Siebert, Steve Tate**
NOES:	**COUNCIL MEMBERS:**	**None**
ABSTAIN:	**COUNCIL MEMBERS:**	**Larry Carr**
ABSENT:	**COUNCIL MEMBERS:**	**None**

APPROVED:

STEVE TATE, Mayor

ATTEST:

IRMA TORREZ, City Clerk

DATE: November 2, 2015

Effective November 20, 2015

Attachment: ORD2173 - Depot Station Planned Development Ordinance (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

CERTIFICATION

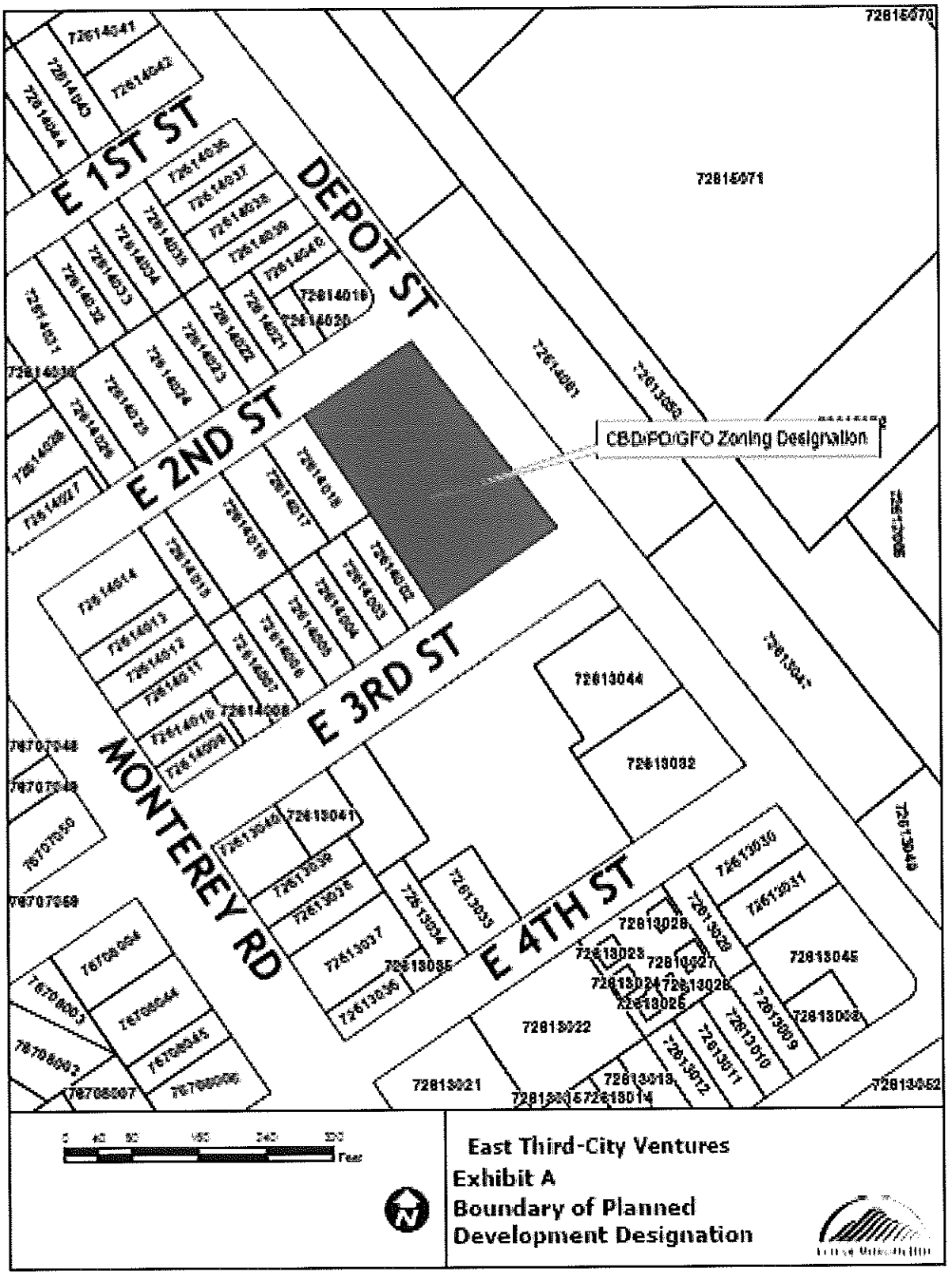
I, IRMA TORREZ, CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 2173, New Series, adopted by the City Council of the City of Morgan Hill, California at its regular meeting held on the 21st day of October 2015.

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

DATE: 11/2/2015

IRMA TORREZ, City Clerk

Attachment: ORD2173 - Depot Station Planned Development Ordinance (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

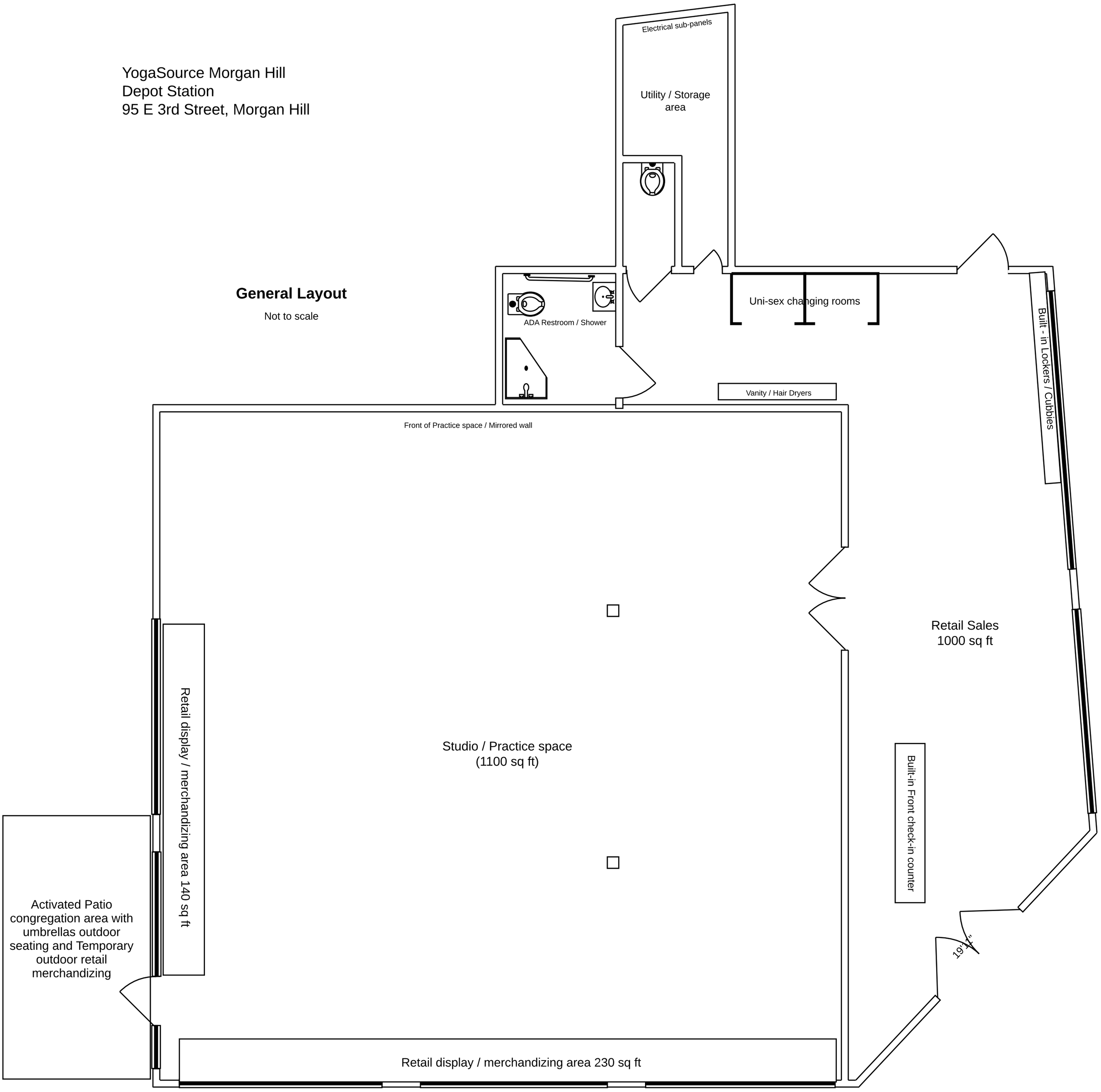


Attachment: ORD2173 - Depot Station Planned Development Ordinance (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

YogaSource Morgan Hill
Depot Station
95 E 3rd Street, Morgan Hill

General Layout

Not to scale



Attachment: YogaSource - General Layout (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

YogaSource Morgan Hill

Attachment: YogaSource Morgan Hill Brief (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

YogaSource is the Bay Area's premier Yoga studio, offering a variety of Yoga styles ranging from Gentle Yoga and meditation through to more vigorous heated and not heated styles such as Power Yoga and Hot Pilates.

Our Los Gatos studio is a destination for our 400+ daily customers, including local residents as well as commuters, who practice in our state-of-the-art studio located near the heart of downtown and it is our desire to open a similar, smaller (2727 sq ft, vs ~10,000 sq ft) location in the downtown Morgan Hill area.

In addition to group and private Yoga and exercise classes we have a significant retail component to our business offering Yoga Apparel and accessories from market leading brands such as Lululemon, Alo Yoga, Spritual Gangster and Manduka mats. We plan to fully merchandize the large window frontage areas along 3rd St, Depot and the area in front of the outdoor seating area (described bleow). Our practice space also serves as a practical trial area for retail and our instructors actively demonstrate apparel and accessories in the studio practice space that are available for retail purchase

Our proposed breakdown of the is as follows:

Retail sales and merchandizing:	1370 sq ft
Yoga Practice space:	1100 sq ft
Restroom / Utility areas:	257 sq ft
Total Space:	2727 sq ft

Additionally, we have exclusive use of the common outdoor area between the commercial spaces along 3rd st which we intent to use as activated patio congregation area enhanced with umbrellas outdoor seating and potential mobile retail merchandizing.

Our brand attributes are:

- Feel Great
- Find Inspiration
- Make Friends

Individually or collectively these speak to our desire to offer Yoga to the community of Morgan Hill and beyond, bringing a diverse base of practitioners young and old into the downtown, seeking simply to **Feel Great** through Yoga, or **Finding Inspiration** with our incredible instructors and ultimately to **Make Friends** and build community.

mission statement:

> *Our mission is to create a home for the practice of hatha yoga that encourages each student's individual growth while fostering a sense of community and friendship. We keep our prices as affordable as possible while drawing on the best teachers available. We strive to offer a curriculum that is physical and diverse and instruction that is safe, non-dogmatic, and personal. We believe in honoring the essence of the practice without crossing our students' spiritual beliefs. In the face of yoga's growing commercialism, we hope to preserve the purity of the discipline.*

Attachment: YogaSource Morgan Hill Brief (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

We are planning a practice space of approximately 1100 sq ft that will host classes of between 5 and 25 people with our hours of operation being 5am – 9pm weekdays and 7am-4pm weekends. Our business model involves monthly memberships, class cards, drop-in class and retail sales. YogaSource employs approximately 50 people in Los Gatos at our 10,000 sq ft location and we would expect to bring employment to 20-30 people in Morgan Hill (mostly part time) split between instructors, front desk and management staff positions.

In conclusion:

We feel strongly that our addition to the community will deliver on the Downtown specific plan vision of "Strengthening Downtown as the gathering place, a connecting force, the social and activity heart of Morgan Hill - a place where residents from all segments of the community can live, work, meet, shop, dine and participate in public celebrations, and share in the richness of Morgan Hill's community life." To provide visual indication of our aesthetic style here are a sample of images of our Los Gatos studio:

Attachment: YogaSource Morgan Hill Brief (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

Attachment: YogaSource Morgan Hill Brief (2100 : UP2018-0014 CITY VENTURES - YOGASOURCE)

CITY OF MORGAN HILL

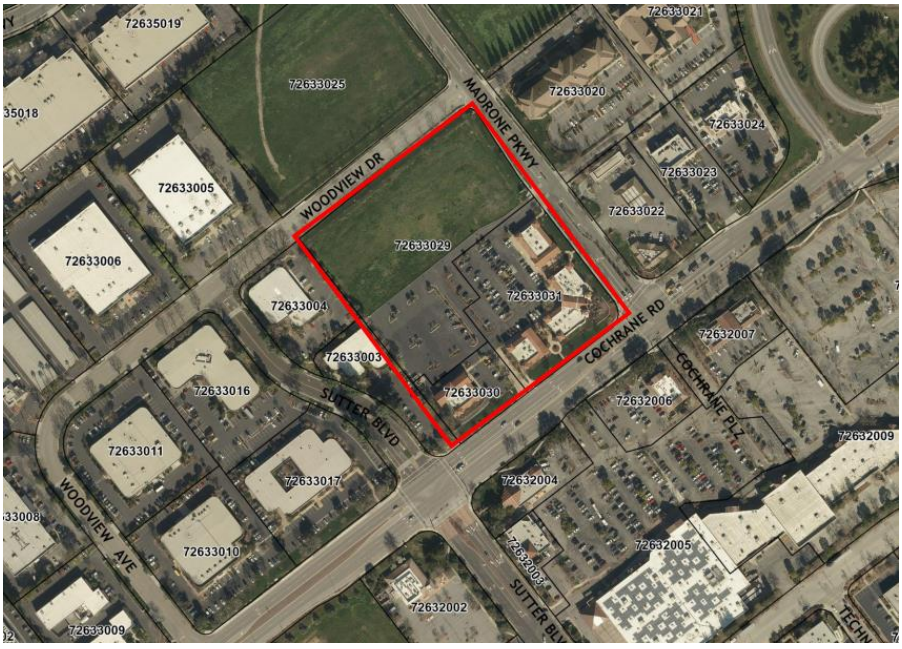
PLANNING COMMISSION STAFF REPORT
MEETING DATE: December 11, 2018

PREPARED BY: Terry Linder, Senior Planner
APPROVED BY: Jennifer Carman, Community Development Director

AAE2018-0005 (ZAA-04-11B): COCHRANE - TBI: AMENDMENT TO THE PRECISE DEVELOPMENT PLAN AND DESIGN GUIDELINES FOR THE MADRONE VILLAGE SHOPPING CENTER. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-33-029,030 AND 031, ARE LOCATED ON THE NORTH WEST CORNER OF MADRONE PARKWAY AND COCHRANE ROAD (WEST COAST PROPERTY MANAGEMENT INC. AND MADRONE VILLAGE SHOPPING CENTER, OWNERS)

RECOMMENDATION(S)

Adopt a Resolution recommending the City Council (1) approve an amendment to a commercial Planned Development Master Plan and (2) adopt an addendum to the Mitigated Negative Declaration for the Madrone Village Shopping Center.



PROJECT SUMMARY

1. Location: North west corner of Madrone Parkway and Cochrane Road (APN 726-33-029,030 and 031)
2. Site Area: 7.72 Acres
3. General Plan: Commercial
4. Zoning: Planned Development (PD)

BACKGROUND

On April 5, 2006, the City Council adopted Ordinance No. 1764, N.S. (Attachment 4), approving a Precise Development Master Plan and Development Guidelines for the Madrone Village Shopping Center. Phase I of the shopping center was completed in 2008 consisting of approximately 28,000 square feet of retail space. In June 2011, the Planned Development (PD) zoning was amended by Ordinance No. 2018 (Attachment 5) to include medical offices, dental offices and commercial recreation (<3,000 sq. ft.) as a permitted use; commercial recreation greater than 3,000 square feet was added as a conditional use.

On May 15, 2018, Zoning Amendment, Subdivision and Site Review applications were filed requesting approval to amend the PD Master Plan and Development Guidelines; divide the existing 4.41-acre Phase II parcel into a 2.03 and a 2.38-acre parcel; and requesting Design Permit approval for two hotels.

Project Description

The applicant TBI, is requesting approval to amend the Madrone Village Shopping Center Precise Development Master Plan (adopted in April 2006), to include two, four-story hotels (55,078 and 63,054 square feet) in lieu of the Phase II, 46,632 square foot, single user retail space. An amendment to the Madrone Village Shopping Center Development Guideline's list of permitted and conditional uses, architectural development standards and parking and loading/circulation requirements is included. A letter of request from the applicant is attached (Attachment 6).

ANALYSIS

The proposed project was analyzed with respect to consistency with the: 1) General Plan; 2) Zoning Ordinance and "Madrone Village Shopping Center Development Guidelines"; 3) Proposed Parcel Development 4) Design Guideline Consistency; 5) 2017 Morgan Hill Economic Blueprint; 6) Findings; and 7) California Environmental Quality Act.

1. General Plan

The site has a Commercial land use designation in the Morgan Hill 2035 General Plan. This designation is intended to allow a wide range of retail businesses, administrative and executive office uses, and professional services, either in stand-alone buildings or as part of shopping centers.

The project site is located within Industrial Sub Area 2 (General Plan Figure CNF-4). This area is considered a Core Employment Area, which includes many of the City's largest employers and will continue to be the strongest location for future employment growth with an emphasis on Research and Development, light manufacturing, office, and supporting uses. Hotels are considered supporting uses.

General Plan Policies that would apply to this project include:

GOAL CNF-8 A visually attractive urban environment.

Policy CNF-8.1 High Quality Design. Require all development to feature high quality design that enhances the visual character of Morgan Hill.

Policy CNF-8.2 Design Features. Encourage design features and amenities in new development and redevelopment, including, but not limited to:

- Highly connected street layouts, supporting multiple paths of travel for all modes.
- Cluster buildings to create useable open space.
- Abundant landscaping.
- Attractive transitions between uses.
- Comfortable pedestrian facilities that promote a high level of pedestrian activity.
- Distinctiveness and variety in architectural design.

Policy CNF-8.3 Changes in Building Scale. Discourage abrupt changes in building scale. A gradual transition between low-rise to mid-rise buildings should be achieved by using the low-rise buildings at the edge of the project site. Consider the relationship of buildings to the street, to one another and to adjacent structures and land uses.

Policy CNF-8.4 Architectural Quality. Optimize architectural quality by encouraging the use of quality materials, particularly as accents and authentic detailing, such as balconies and window trims.

Policy CNF-8.5 Building Façade. On all sides of buildings, require the incorporation of quality architectural design elements for all building façades and stepping back upper floors in order to reduce bulk and mass and to break up monotonous wall lines.

Policy CNF-8.6 Franchise Architecture. Discourage the use of "franchise architecture."

Policy CNF-8.7 Design Sensitivity. Ensure that new development is sensitive to the character of adjacent structures and the immediate neighborhood.

Policy CNF-8.9 Commercial Landscaping. Encourage new commercial development to provide outdoor areas and landscaping and tree canopy to enhance the surroundings.

Policy CNF-8.10 Public Landscaping. Landscape medians and public areas along major streets using drought tolerant plant materials and encourage Caltrans to use drought-tolerant plants along Highway 101.

Policy CNF-8.11 Pedestrian Spaces. Encourage the design of attractive outdoor pedestrian spaces that encourage impromptu public gathering places with features such as plazas, interior walkways and paseos, ornamental gates, trellises, lighting, trees and landscaping, seating and fountains.

Policy CNF-8.12 Visual Impact of Parking. Require parking areas associated with development to be located and designed to minimize visual impact to the greatest extent feasible. This may include locating parking behind buildings street frontage, below grade, or screening through the use of natural landscaping.

Policy CNF-8.19 Incompatible Uses. Use setbacks, natural and man-made barriers such as streams, park land, and drainage ways, and other mitigation to separate incompatible uses whenever possible.

Policy CNF-8.20 Nighttime Lighting. Require nighttime lighting to be designed to minimize light spillage to adjacent properties.

Policy CNF-8.21 Nighttime Lighting Technology. Require nighttime lighting to use current lighting technology to minimize lighting intensity and down shielded to reduce light pollution.

Policy CNF-17.2 Industrial Land Use Conflicts. Ensure proposed new uses adjacent to industrial uses do not introduce land use conflicts that would adversely impact industrial activities.

COMMERCIAL/INDUSTRIAL

GOAL CNF-18 Integrated job-generating centers that offer workers and businesses a range of services to meet their daily needs.

Policy CNF-18.1 Vibrant Job Centers. Encourage land with a Commercial/Industrial designation to develop with job-generating uses with amenities that support workers and businesses, such as restaurants, lodging, fitness centers, and hair salons.

Policy CNF-18.2 Thoughtful Design. Encourage integrated and appropriate commercial uses on lands with a Commercial/Industrial designation that relate to and support surrounding businesses.

Consistency

The proposed hotel uses have been reviewed to ensure compatibility with adjacent uses.

2. **Zoning Ordinance/"Madrone Village Shopping Center" Planned Unit Development Guidelines Amendment**

PD Introduction Statement

The introduction statement within the Madrone Village Development Guidelines (adopted as part of Ordinance 1764) would need to be amended to read as follows (underline for additions, strike-out text for deletions):

> **Introduction to Project:**
>
> A ~~76,897~~27,580 square ~~feet~~ foot retail shopping center consisting of ~~five~~ four single-story buildings and two, four-story hotels with a collective total of 206 rooms and 118,132 square feet.

Permitted and Conditional Uses

The applicant is requesting that Hotel uses be listed as a permitted use within the Madrone Village PD. The request also includes amending "Commercial Recreation Uses" consistent with the Table 18.24-1 "Permitted Land Uses in the Commercial Zoning Districts" provided in the City's new Zoning Code.

To incorporate the applicant's request, the PD Guidelines "Allowed and Conditional Uses" section (adopted as part of Ordinance 1764 and revised by Ordinance 2018) would need to be amended as follows (underline for additions, strike-out text for deletions):

> **Allowed and Conditional Uses:**
>
> Permitted Uses
> - Retail Stores
> - Restaurants
> - Offices and Professional Offices (including medical and dental offices)
> - Financial Services
> - Personal Services
> - Business and Trade Schools
> - Specialty Grocery Stores, not to exceed 15,000 square feet
> - Drug Stores
> - Commercial Recreation Uses ~~3,000 sq. ft.~~ 15,000 square feet or less in area (exclusive of parking)
> - Hotels
>
> Conditional Uses
> - Day Care Centers/Nursery Schools

- Commercial Recreation Uses greater than ~~3,000 sq. ft.~~ 15,001 square feet in area (exclusive of parking)
- Gasoline Service Stations (including ancillary convenience stores)
- Drive-thru uses
- ~~Grocery Stores exceeding 15,000 sf but less than 50,000 sf~~
- Any other use which the Planning Commission finds to be of similar nature to the permitted uses and conditional uses specified above

~~Original PUD — Allowed Uses:~~

~~Same as Above .~~

Within Table 18.24-1 "Permitted Land Uses in the Commercial Zoning Districts", Hotels and Motels are permitted uses in the Highway Commercial zoning district. All other commercial zoning districts require either a Conditional Use Permit or Administrative Use Permit. A Conditional/Administrative Use Permit is required for land uses that are generally appropriate within a district, but may potentially be undesirable on a particular parcel or in large numbers. The discretionary action ensures that a proposed use is consistent with the General Plan and will not create negative impacts to adjacent properties or the general public. Uses adjacent to the Madrone Village PD include, Cochrane Plaza (retail) to the south, vacant light industrial land to the north, light industrial office uses to the east and gas station and hotel uses to the west. Considering the existing uses surrounding the Madrone Village Shopping Center, the inclusion of hotels as a permitted use within the PD would be consistent with the existing development within and surrounding the site and compatible with the potential uses (R & D, warehousing, light manufacturing) allowed to develop on the adjacent vacant light industrial property.

Commercial Development Standards

In addition to the changes to the conditional and permitted uses, the applicant is requesting the following amendments to the Commercial Development Standards for Madrone Village Shopping Center. The amended development standards would read as follows (underline for additions, strike-out text for deletions).

Architecture/Site Planning

1. The general aesthetic character of all building exteriors shall be early Mission California theme or of a compatible architectural style as determined by the Community Development Director ~~for the PUD~~.

3. No building within this PUD Phase I shall exceed 30 feet in height with the exception of specific architectural features (34 feet maximum) except as otherwise authorized by the City Council through the PUD approval process. No building within this PUD Phase II shall exceed ~~40~~ 61-feet in height. ~~with the exception of specific~~ The 61-foot maximum height includes all architectural features, roof top screening and equipment. ~~(50~~

~~feet maximum) except as otherwise authorized by the City Council through the PUD approval process.~~

The proposed amendments to the guidelines are necessary to accommodate the proposed four-story hotels. The Mission California Theme requirement for the building exteriors is not conducive to multi-story buildings and the current 40-foot height limitation will not accommodate four story buildings. To accommodate the hotels' architectural styles, consideration of architectural styles compatible with the Mission California theme will be needed for the Phase II area of the PD.

The 30-foot limitation (38 for architectural features) will remain for the Phase I development area. The Phase II area will be amended to allow for a maximum overall building height of 61 feet. For comparison purposes, the Marriott Courtyard and Residence Inn to the east are three stories and 48 feet in height.

The Madrone Village Shopping Center abuts the Light Industrial zoning district on its north and west sides. The maximum height limit of the Light Industrial zoning district is 50-feet however, Chapter 18.56 Height, Setback and lot Coverage Exceptions allows for an additional 12 to 16 feet of height for roof top equipment enclosures and elevator shafts resulting in 62-66 foot, building heights.

The overall height of the elevator shafts for the proposed hotels is 61 feet and the basic building heights are 50 feet. For horizontal interest to be introduced into the building roof lines, additional height allowance is necessary. The requested increase to the height limitation is consistent with the recent height exceptions granted to the PD established on the south east corner of Butterfield Boulevard and Cochrane Road and the recent changes in hotel height standards in the Zoning Code. Increasing the height limitation within the PD would allow for greater development potential for the hotel, without significant impact to adjacent businesses.

Parking and Loading/Circulation

Amendment to the Parking and Loading/Circulation section of the development guidelines is requested to eliminate the prohibition of dead-end drive aisles.

8. Drive aisles shall allow for complete circulation within the PUD, with sufficient width for emergency vehicles. ~~Dead-end drive aisles shall not be allowed.~~

The elimination of this circulation requirement is necessary to allow for a minor dead-end drive-aisle in the north east corner of the proposed site plan. The proposed dead-end is a result of complying with Architectural/Site Planning Standard number 18, "*Buildings shall be placed at the front setback line for at least 35 percent of the street frontage of the PUD, unless infeasible due to the size or configuration of the property."* In compliance with this standard, one of the two hotel buildings have been located at the front setback on Madrone Parkway. Positioning the building closer to Madrone Parkway allows for a greater architectural presence at the street, helps minimize the view of the parking, creates a service entrance, and expands the landscape and recreation areas

surrounding the hotel. Alteration of this standard allows for other site planning, architectural and landscaping benefits.

3. **Proposed Parcel Development**

The Madrone Village Shopping Center was approved for 76,897 square feet of commercial building, of which approximately 28,000 square feet has been developed. Phase II of the PD was to include one 48,362 square foot retail building pad on a 4.42-acre parcel. The amended master plan divides Phase II into two parcels:

Phase II Development			
Parcel No.	Parcel Size	Proposed Use	No. Rooms
1	1.91 acres	Home 2 Suites	99
2	2.51 acres	Fairfield Inn & Suites	107

Parking

The parking requirement for hotels is one space per room, plus one space for every ten rooms. The Fairfield Inn with 107 rooms, requires 118 spaces and Home 2 Suites with 99 rooms, requires 109 spaces. The retail parking requirement is one space for every 250 square feet. The existing retail center (27,585 square feet) requires 110 parking spaces. The minimum number of required parking spaces is 337 and the number proposed is 383 spaces.

Circulation

The project uses will utilize the existing Cochrane and Madrone Parkway entrances. One of the two planned drive-way access points onto Woodview Avenue will be eliminated. Minimizing the number of access point and off-setting the driveway location on Woodview Avenue will help discourage cut through traffic. A condition of the Parcel Map approval will be the recordation of ingress-egress easements and shared parking over the entire site. The amended master plan meets the City's Parking and Loading standards.

4. **PD Design Guidelines Consistency**

Development of the hotels within the Phase II area would be subject to the Development Guidelines (as amended). The applicant has provided representative architectural and preliminary landscape plans for both hotels as part of the PD master plan amendment request.

The proposed architecture deviates significantly from the standard franchise design. Both hotel designs include variations in the roof lines and vertical building shape. Each has incorporated secondary siding materials and horizontal trim and score marks to break up the building height and massing.

A complete analysis of the project's conformance with city design standards and development guidelines will occur as part of each hotel's Site and Architectural Review application. Each hotel will be responsible for their respective on-site infrastructure and landscaping improvements.

5. Economic Development Blueprint

The City's 2017 Morgan Hill Economic Blueprint establishes the City's current priorities for the implementation of Economic Development goals. The document does not replace the Economic Development Element of the General Plan, but rather supplements the 2035 General Plan by identifying quantifiable actions required to generate jobs, attract investment, grow economic vitality, as well as new tax revenues for the community.

The Economic Blueprint identified four key industries which will drive economic prosperity, create a fiscally sustainable future:

1. Innovation and Advanced Manufacturing
2. Retail
3. Tourism
4. Healthcare

The Madrone Village Shopping Center, with the proposed hotel uses directly supports two of the four key industries identified in the Economic Blueprint: Tourism and Retail.

Retail

The Economic Blueprint promotes growing retail offerings and strengthening commercial nodes. The proposed hotels with 206 rooms would support the surrounding retail development.

The proposed amendment requests are consistent with the identified Economic Blueprint strategies:

Retail Flexibility

Strategy No. 16: Re-Evaluate and propose changes to shopping center-site specific zoning requirements.

Tourism

The Economic Blueprint promotes growing leisure, agriculture, wine country and recreational tourism. Supporting lodging is a strategy for this industry. The site is also located near key employment areas for the City and more business quality hotel development has been requested by the community's top employers to support their business needs.

The development would be consistent with the following Economic Blueprint strategies:

Support Lodging

Strategy No. 25: Ensure General Plan and Zoning Code address Bed & Breakfasts, Air B&B and Hotel Development

Strategy No. 27: Identify Pre-zoned lodging sites

Consistency

The proposed PD Guideline amendments and master plan amendment to include two hotels within an established PD, would provide additional lodging opportunities that would directly support the tourism industry and industrial use. The overall development would create additional employment opportunities and service amenities for residents within the City.

6. Findings

Planned Development Amendment

The site has a Commercial General Plan land use designation and a PD zoning designation that was established in 2006. Morgan Hill Municipal Code Section 18.14.020.C is applicable to the Madrone Village PD zoning Designation.

C. Legacy Zones.

1. A legacy zone is base zoning district, overlay zone, or combining district which was applied to a property prior to July 7, 2018, remains the zoning in effect for the property, but which may not be applied to any additional properties as of July 7, 2018. All rules and regulations of the legacy zone, and any subsequent amendments thereto, continue to apply to the subject property.

2. The Zoning Map shows the following three legacy zones:

   a. Residential Planned Development (RPD) overlay district.

   b. Planned Unit Development (PUD) base zoning district.

   c. Conditional (C) base zoning district.

3. Where a legacy zone is shown on the Zoning Map, the requirements of that legacy zone as originally applied to a property remain in full force and effect.

4. Permitted land uses, development standards, and other provisions that apply within a legacy zone may be amended in accordance with Chapter 18.114 (Zoning Code Amendments).

The PD that was adopted for the site is considered a Legacy Zone.

The Planning Commission may recommend to the City Council the approval or conditional approval of the proposed Zoning Code Amendment, based upon the findings specified in Section 18.114.060 (Findings for Approval). In accordance with Section 18.114.060 (Findings for Approval), the City Council may approve a Zoning Code Amendment only if all of the following findings are made:

1. **The proposed amendment is consistent with the General Plan and any applicable specific plan as provided by Government Code Section 65860.**

2. **The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.**

As described in the analysis above, the proposed amendments have been found to be consistent with the General Plan, and it will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed change to the existing PD enables the addition of two hotels to the existing shopping center. The addition of the hotel use and their location within the PD would be compatible with the character of adjacent structures and the immediate neighborhood. The proposed hotel use does not conflict with the existing neighborhood but instead provides a use that will serve and support the adjacent commercial and industrial areas as well as the larger Morgan Hill community.

Conclusion

The zoning amendment request has been found to be consistent with the General Plan, zoning and the Economic Blue Print. Staff recommends that the Planning Commission recommend approval to the City Council of the amendment to the PD Master Plan to include two hotel sites within the Madrone Village Shopping Center commercial development.

California Environmental Quality Act (CEQA):

On September 15, 2004, the Morgan Hill City Council adopted the Mitigated Negative Declaration (MND) for the Madrone Village Shopping Center.

The MND found that the project would result in impacts that were either less than significant or less than significant with mitigation. A Mitigation Monitoring and Reporting Program was adopted. The previously adopted Mitigation Measures are applicable to the project site.

An Addendum to the MND was prepared in February 2006 (Attachment 7). The purpose of the Addendum was to document the environmental impacts associated with proposed changes to the project and the environmental impacts of the changes when compared with the original scope of the project and the original impacts. The Addendum concluded that all of the original project's impacts and proposed Mitigation Measures and avoidance measures would be the same. The revised project would not result in any new impacts that were not already addressed in the previously prepared Initial Study.

For this PD Amendment, an Addendum to a previously adopted MND may be prepared if some changes or additions are necessary but no substantial changes would result in new significant environmental impacts or increase the severity of previously identified significant impacts. An Addendum may be warranted if none of the conditions described in Section 15162 of the CEQA guidelines would occur.

The City of Morgan Hill contracted with David J. Powers & Associates (DJP&A) to prepare additional environmental review for the project amendment, which includes an Addendum to the Cochrane-TBI Project Expanded IS/MND (2004). The Addendum will address the likelihood that the project, as revised, would not result in any new significant impacts that were not addressed in the Initial Study or would cause any impacts to be substantially greater than were identified in the Initial Study.

An Addendum need not be circulated for public review but can be included in or attached to the Final adopted MND. The decision-making body shall consider the Addendum with the Final adopted MND prior to making a decision on the project. The decision-making body for the PD Amendment is the City Council.

At this time, the final Addendum prepared for the project has not been submitted the City for consideration; however, because this would be an information item for the Planning Commission, it would not prevent the Planning Commission from reviewing the project and providing a recommendation to the City Council. Because the Planning Commission is making a recommendation on the project, it must review and consider the Addendum to the Mitigated Negative Declaration in draft or final form. The project would not be presented to the City Council without the Addendum.

COMMUNITY ENGAGEMENT

The Morgan Hill Community was informed about the project through public notification including site signage, newspaper notice, and direct mail to property owners within 300 feet. Letters in support of the application have been received and are attached (Attachments 8 through 10).

LINKS/ATTACHMENTS:

1. TBI PC Reso
2. Madrone Village Master Plan - Exhibit A
3. Exhibit B-Amended Planned Unit Development Guidelines
4. ORD1764ns

5. Ord2018
6. TBI Letter of request
7. 2006-2004 Addendum and MND
8. Colliers Letter of Support - Madrone Village 12-2018
9. C & W Letter of Support
10. Dwyer Letter of Support

RESOLUTION NO. 18-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF AN AMENDMENT TO A PLANNED DEVELOPMENT MASTER PLAN AND ADOPTION OF AN ADDENDUM TO A MITGATED NEGATIVE DECLARATION FOR "MADRONE VILLAGE SHOPPING CENTER" LOCATED ON THE NORTHWEST CORNER OF MADRONE PARKWAY AND COCHRANE ROAD (APN's 726-33-029, 030 AND 031)

WHEREAS, the City Council at their regular meeting of April 5, 2006, adopted Ordinance No. 1764 N.S. which approved a PD Master Plan and development standards for the Madrone Village Shopping Center Planned Development;

WHEREAS, on July 27, 2011, the City Council adopted Ordinance No. 2018 amending Ordinance No. 1764, N.S. to expand the list of permitted uses for the Madrone Village Shopping Center;

WHEREAS, TBI, the owners of the property, identified by Assessor Parcel Number(s) 726-33-029, 030 and 031, on the northwest corner of Madrone Parkway and Cochrane Road, is seeking an Amendment to allow two, four story hotels;

WHEREAS, said proposal requires the adoption of an amendment to the PD Master Plan prior to development on the site;

WHEREAS, said proposal requires the adoption of an amendment to the Madrone Village Shopping Center Development Guidelines prior to development of the hotels;

WHEREAS, findings must be made pursuant to Section 18.114.060 to support a request for an amendment to a PD Master Plan, and any Plan shall be found consistent with such findings;

WHEREAS, the Planning Commission considered the Addendum to the Mitigated Negative Declaration;

WHEREAS, such request was considered by the Planning Commission at their regular meeting of December 11, 2018 at which time the Planning Commission recommended approval of Zoning Amendment application AAE2018-0005, amending application ZA 04-11: Cochrane-TBI; 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 zoning amendment is consistent with the General Plan. The development plan established by this amended PD Master Plan and amended

Attachment: TBI PC Reso [Revision 2] (2101 : Cochrane TBI)

Development Guidelines will define an orderly and logical development plan and establish uses that are supportive of the surrounding development and future development permitted in the Madrone Business Park.

SECTION 2. The proposed project will not be detrimental to the public welfare, will be in the best interests of the city and will be in keeping with the general intent and spirit of the zoning regulations of the City of Morgan Hill, with the City of Morgan Hill General Plan and with any applicable plans adopted by the city.

SECTION 3. The Planning Commission hereby recommends approval of a PD Master Plan, on file at the Development Services Department date stamped November 26, 2018, entitled "Madrone Village" prepared by AE Arbia Architects, ARC Tec Inc, Architects, Kier & Wright Engineers, Sandis Engineering, and KLA Inc, Landscape Architects. The Master Site plan and Landscape Plans are attached as Exhibit A.

SECTION 4. The Planning Commission hereby recommends approval of the amended development guidelines "The Madrone Village Shopping Center" as attached as Exhibit B.

SECTION 5. The Planning Commission hereby recommends adoption of an Addendum to the Mitigated Negative Declaration for the Madrone Village Shopping Center.

PASSED AND ADOPTED THIS 11th DAY OF DECEMBER 2018, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST: **APPROVED:**

JENNA LUNA, Deputy City Clerk **LIAM DOWNEY, Chair**

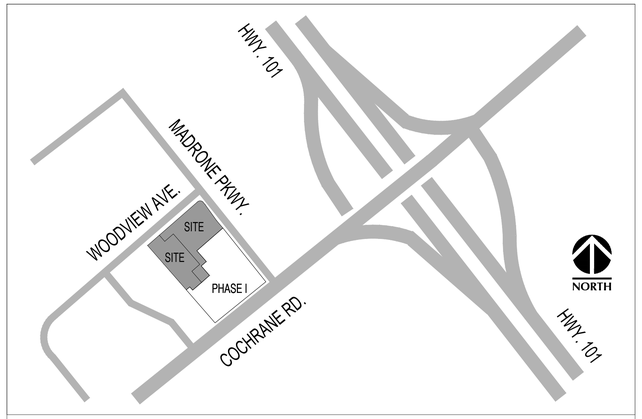
Attachment: TBI PC Reso [Revision 2] (2101 : Cochrane TBI)

Madrone Village

Madrone Parkway and Cochrane Road
Morgan Hill, California

DRAWING INDEX

			PLANNING SUBMITTAL 12/13/05	PLANNING COMMENTS 02/20/6	PHASE II REVISIONS 11/16/18
COVER SHEET	(REVISED)		●	●	●
CIVIL					
C-1.0	(REVISED)	CONCEPTUAL GRADING PLAN	●	●	●
C-1.1	(NEW)	CONCEPTUAL UTILITY PLAN			●
T-1.0	(NEW)	TENTATIVE PARCEL MAP			●
LANDSCAPE					
L-1.1	(REVISED)	COLORED LANDSCAPE PLAN	●	●	●
L-1.2	(NEW)	PRELIMINARY LANDSCAPE PLAN			●
ARCHITECTURAL					
A1.0	(REVISED)	SITE PLAN	●	●	●
A1.1		SITE DETAILS	●	●	●
A1.2	(NEW)	PHASE II - HOME 2 SUITES ENLARGED SITE PLAN			●
A1.3	(NEW)	PHASE II - FAIRFIELD INN & SUITES ENLARGED SITE PLAN			●
A2.0		BANK A FLOOR PLAN AND ROOF PLAN	●	●	●
A2.1		RETAIL B FLOOR PLAN AND ROOF PLAN	●	●	●
A2.2		RETAIL C FLOOR PLAN	●	●	●
A2.3		RETAIL C ROOF PLAN	●	●	●
A2.4		RETAIL D FLOOR PLAN AND ROOF PLAN	●	●	●
A2.5	(REVISED)	PHASE II - HOME 2 SUITES FLOOR PLAN	●	●	●
A2.6	(REVISED)	PHASE II - HOME SUITES TYPICAL UPPER LEVEL PLAN	●	●	●
A2.7	(NEW)	PHASE II - HOME 2 SUITES ROOF PLAN			●
A2.8	(NEW)	PHASE II - FAIRFIELD INN & SUITES FLOOR PLAN			●
A2.9	(NEW)	PHASE II - FAIRFIELD INN & SUITES TYPICAL UPPER LEVEL PLAN			●
A2.10	(NEW)	PHASE II - FAIRFIELD INN & SUITES ROOF PLAN			●
A3.0		BANK A EXTERIOR ELEVATIONS	●	●	●
A3.1		RETAIL B EXTERIOR ELEVATIONS	●	●	●
A3.2		RETAIL C EXTERIOR ELEVATIONS	●	●	●
A3.3		RETAIL C EXTERIOR ELEVATIONS	●	●	●
A3.4		RETAIL D EXTERIOR ELEVATIONS	●	●	●
A3.5	(REVISED)	PHASE II - HOME 2 SUITES EXTERIOR ELEVATIONS			●
A3.6	(REVISED)	PHASE II - HOME 2 SUITES EXTERIOR ELEVATIONS			●
A3.7	(NEW)	PHASE II - HOME 2 SUITES EXTERIOR ELEVATIONS			●
A3.8	(NEW)	PHASE II - FAIRFIELD INN & SUITES EXTERIOR ELEVATIONS			●
A3.9	(NEW)	PHASE II - FAIRFIELD INN & SUITES EXTERIOR ELEVATIONS			●
A3.10	(NEW)	PHASE II - FAIRFIELD INN & SUITES EXTERIOR ELEVATIONS			●
A4.0		TYPICAL WALL SECTIONS		●	●
A4.1		TYPICAL WALL SECTIONS		●	●
A4.2		TYPICAL WALL SECTIONS		●	●
A4.3		TYPICAL WALL SECTIONS		●	●



VICINITY MAP

PHASE I
Retail Shopping Center

AS APPROVED BY ORDINANCE No. 1764, FEBRUARY 21, 2006

PHASE II
Hotels

AS APPROVED BY ORDINANCE No. _____, _____
No. DATE

PHASE I

PROJECT TEAM

OWNER
TOENISKOETTER & BREEDING INC.
1960 THE ALAMEDA, SUITE 20
SAN JOSE, CA 95126

CIVIL ENGINEER
KIER & WRIGHT
3350 SCOTT BLVD. BLDG 22
SANTA CLARA, CA 95054
PHONE: 408.727.6665
FAX: 408.727.5641
CONTACT: BARRY SCHMITT
bschmitt@kierwright.com

LANDSCAPE
WINTERBOTHAM PARTNERSHIP
212 HIGH STREET
PALO ALTO, CA 94301
PHONE: 650.325.3137
FAX: 650.325.1810
CONTACT: LINN WINTERBOTHAM
winterbotham@jps.net

ARCHITECT
ARC TEC INC.
2960 E. NORTHERN, BLDG C
PHOENIX, AZ 85028
PHONE: 602.953.2355
FAX: 602.953.2988
CONTACT: CRAIG ALMELEH
craiga@arctecinc.com

PHASE II

PROJECT TEAM

OWNER
MMP PROPERTIES
1150 NORTH MOUNTAIN AVE. STE 102
UPLAND, CA 91786
PHONE: 909.477.1447
CONTACT: JIGISH SHAH

CIVIL ENGINEER
SANDIS ENGINEERING
1700 WINCHESTER BLVD. STE 200
CAMPBELL, CA 95008
PHONE: 408.636.0900
CONTACT: STEVE YAZALINA
syaz@sandis.net

LANDSCAPE
KLA, INC.
151 NORTH NORLIN ST.
SONORA, CA 95730
PHONE: 209.532.2856
CONTACT: TOM HOLLOWAY
tom@kla-ca.com

ARCHITECT
AE URBIA ARCHITECTS
909 W. SOUTH JORDAN PKWY
SOUTH JORDAN, UT 84095
PHONE: 801.746.0456
CONTACT: RYAN MACKOWIAK
ryan@aeurbia.com

aeurbia architects and engineers
J.M. Williams and Associates
909 west south jordan parkway
south jordan, utah 84095
phone: 801.746.0456 fax: 801.575.6456
webpage: aeurbia.com

20 November 2018

MADRONE VILLAGE
MADRONE PARKWAY & COCHRANE ROAD
MORGAN HILL, CA

COVER SHEET

AE2018_047
REVISIONS:
DRAWN BY: RPM
SCALE: AS NOTED
DATE:
SHEET NO.

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Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)

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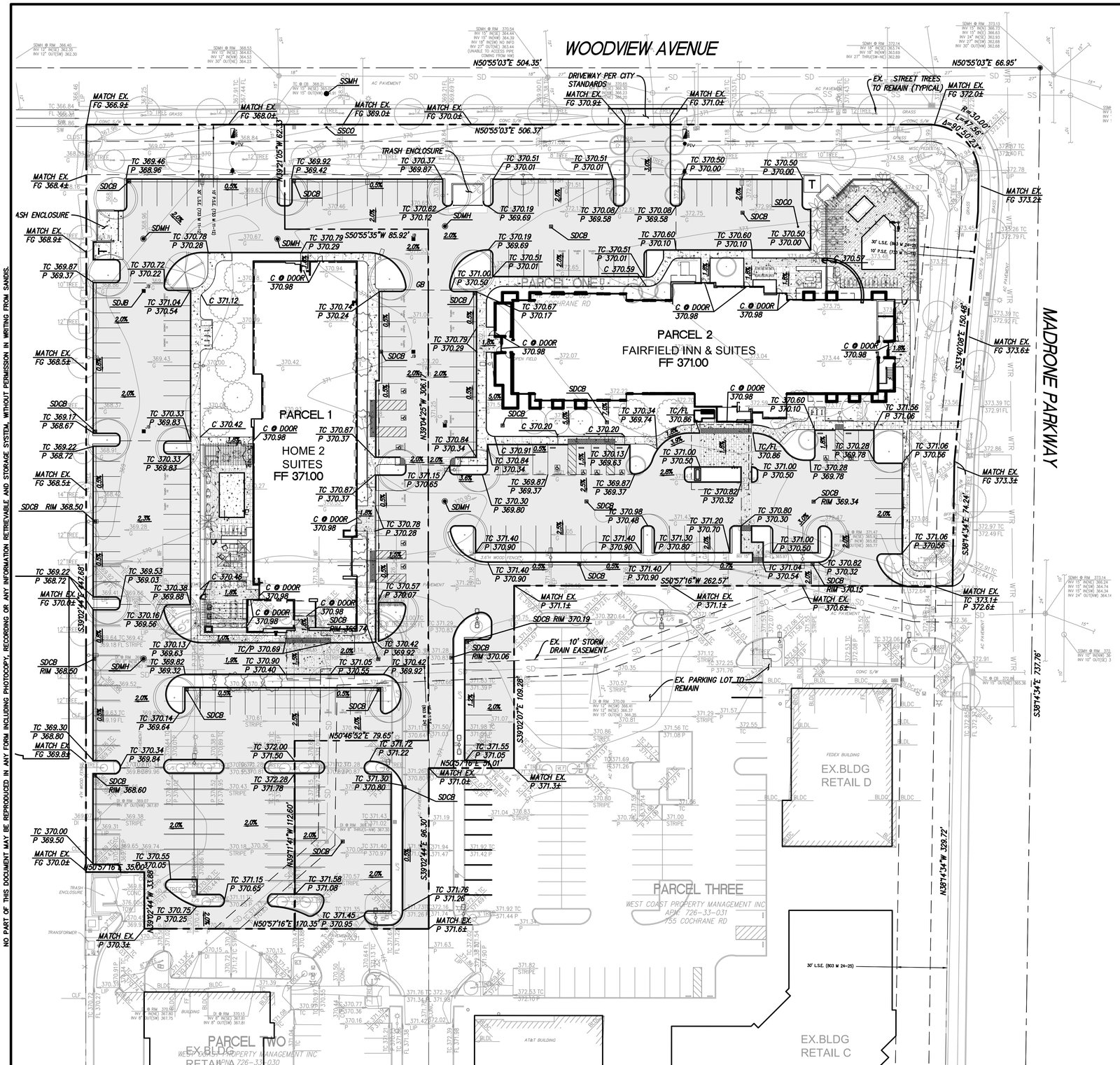
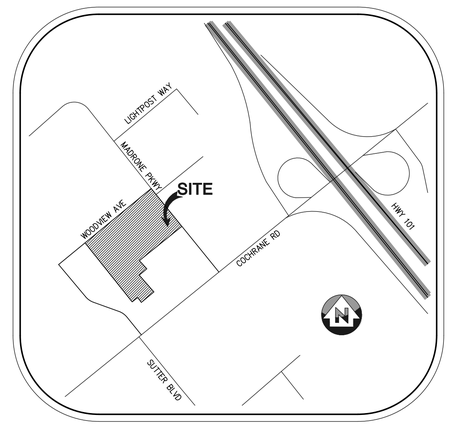


LEGEND

- ASPHALT CONCRETE PAVING
- CONCRETE PAVING
- LANDSCAPE AREA SEE LANDSCAPE PLANS FOR DETAILS
- PEDESTRIAN PAVERS SEE LANDSCAPE PLANS FOR DETAILS
- LIMIT OF WORK LINE
- GRADE BREAK
- EASEMENT LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- CATCH BASIN
- JB JUNCTION BOX
- SD MANHOLE



VICINITY MAP

N.T.S.

EARTHWORK QUANTITIES

CUT	4200 CY
FILL	4000 CY
BALANCE	200 CY EXPORT

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.

GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.
3. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY **XXX**, DATED **XXX**, PROJECT NUMBER **XXX**
4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
5. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
8. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
11. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
12. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
13. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
1700 S. Winchester Blvd, Suite 200, Campbell, CA 95008 I P. 408.636.0900 I F. 408.636.0999 I www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	11/15/18
SCALE:	1"=30'
DRAWN BY:	TN
APPROVED BY:	SY
DRAWING NO.:	218260

No.	REVISION/ISSUE	DATE	BY

HOME 2 SUITES AND FAIRFIELD INN & SUITES MORGAN HILL CALIFORNIA

CONCEPTUAL GRADING PLAN

SHEET **C-1.0** OF SHEETS

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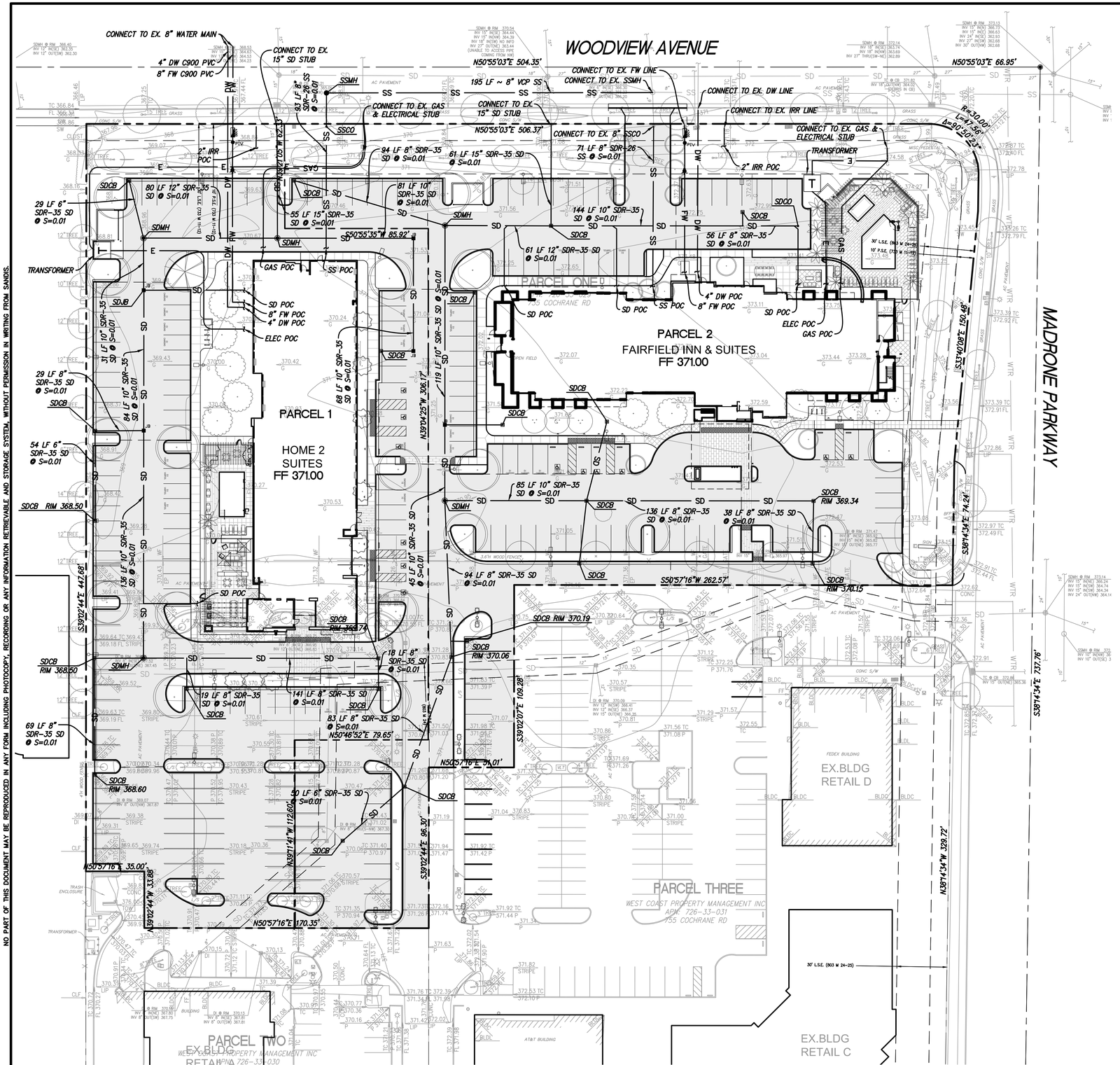
Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)

File: S:\218260\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\ONSITE\C-1.0 GRADE.dwg Date:Nov 20, 2018 - 12:11pm, aleano



SANDIS
SILICON VALLEY
SCALE: 1"=30'

LEGEND

- EASEMENT LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- CATCH BASIN
- JUNCTION BOX
- SD MANHOLE

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Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TB)

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	11/15/18
SCALE:	1"=30'
DRAWN BY:	TN
APPROVED BY:	SY
DRAWING NO.:	218260

No.	REVISION/ISSUE	DATE	BY

HOME 2 SUITES AND FAIRFIELD INN & SUITES
MORGAN HILL CALIFORNIA

CONCEPTUAL UTILITY PLAN

SHEET C-1.1 OF SHEETS

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Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)

TENTATIVE PARCEL MAP

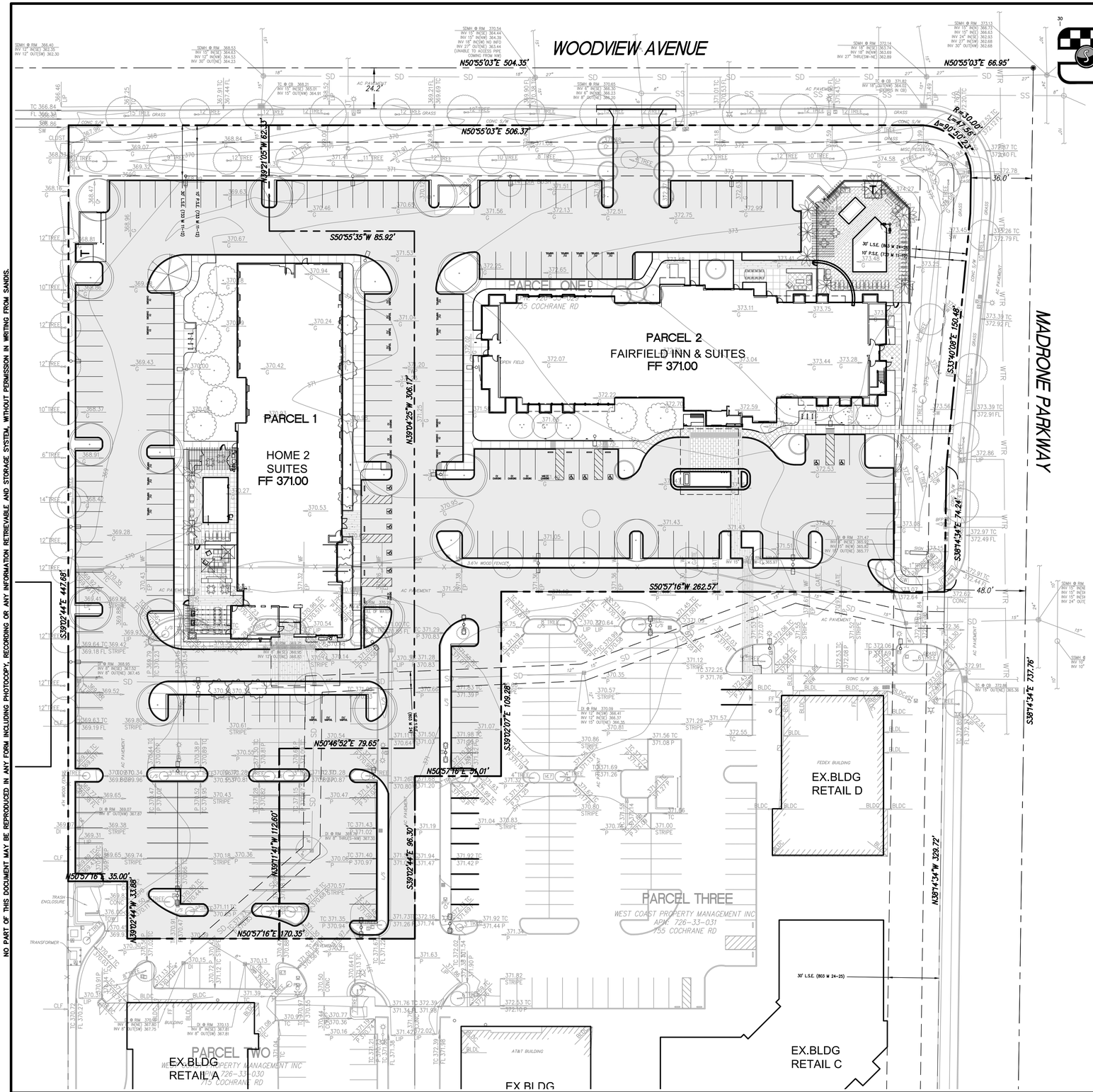
TWO LOT SUBDIVISION OF A PORTION OF
THE MADRONE VILLAGE SHOPPING CENTER

THE LAND REFERRED TO AS MADRONE VILLAGE SHOPPING CENTER IS SITUATED IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

CITY OF MORGAN HILL, COUNTY OF SANTA CLARA CALIFORNIA

AUGUST 2018

SANDIS SILICON VALLEY — SCALE: 1"=30'



LEGEND

- CENTERLINE
- CURB LINE
- EASEMENT LINE
- EXISTING FENCE LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- OTHER PROPERTY LINE

ABBREVIATIONS

L.S.E	LANDSCAPE EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
P.S.D.E.	PUBLIC STORM DRAIN EASEMENT

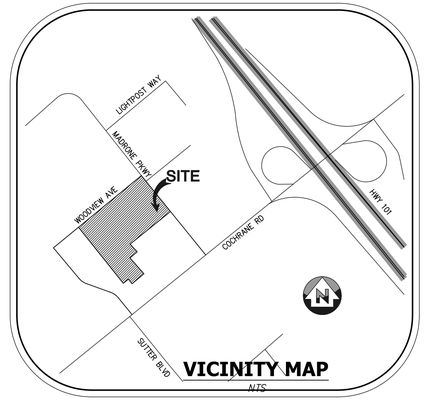
GENERAL NOTES

1. OWNER: JIGISH SHAH
   MMP PROPERTIES
   1150 N. MOUNTAIN AVE
   UPLAND, CA 91786
   TEL: (909) 477-1447

2. MAP PREPARED BY:
   CHAD BROWNING, RCE 68315
   SANDIS CIVIL ENGINEERS, PLANNERS & SURVEYORS
   1700 WINCHESTER BLVD, SUITE 200
   CAMPBELL, CA 95008
   TEL: (408) 636-0900

3. EXISTING ZONING: PLANNED DEVELOPMENT
4. EXISTING APN: 726-33-029
5. EXISTING USE: EMPTY LOT AND PARTIAL PARKING LOT
6. PROPOSED USE: COMMERCIAL
7. EXISTING BUILDINGS: NONE
8. GENERAL PLAN: COMMERCIAL

9. PROPOSED CROSS ACCESS EASEMENT AND SHARED PARKING EASEMENT SHALL BE RECORDED IN THE CONDITIONS COVENANTS AND RESTRICTIONS AND SHALL BE RECORDED CONCURRENTLY WITH THE PARCEL MAP.



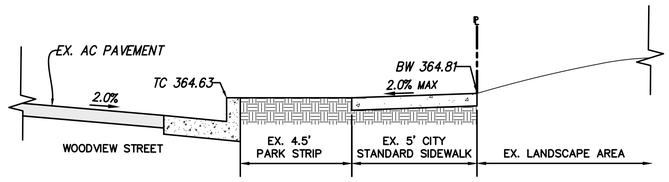
VICINITY MAP
N.T.S.

AREA SUMMARY

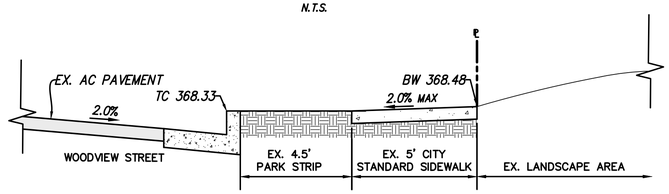
PARCEL 1: 83,047 SF
PARCEL 2: 109,130 SF

EARTHWORK QUANTITIES

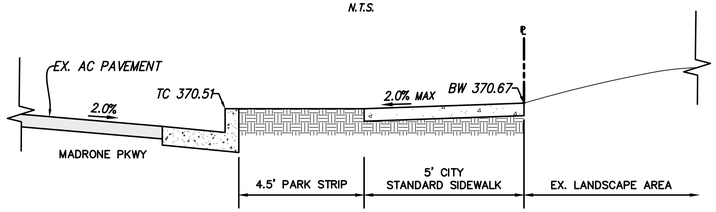
CUT	4200 CY
FILL	4000 CY
BALANCE	200 CY EXPORT



SECTION A WOODVIEW AVE. (HOME 2)
N.T.S.



SECTION B WOODVIEW AVE. (FAIRFIELD)
N.T.S.



SECTION C MADRONE PKWY
N.T.S.

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	10/18/18
SCALE:	1"=30'
DRAWN BY:	TN
APPROVED BY:	SY
DRAWING NO.:	218260

No.	REVISION/ISSUE	DATE	BY

HOME 2 SUITES AND
FAIRFIELD INN & SUITES
MORGAN HILL CALIFORNIA

TENTATIVE PARCEL MAP
735 COCHRANE ROAD

SHEET
T-1.0
OF 1 SHEETS

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File: S:\218260\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\ONSITE\T-1.0 TMAP.dwg Date: Oct 18, 2018 – 3:18pm, tnguyen

WOODVIEW AVE.

MADRONE PARKWAY

Existing street trees to remain and be protected in place

Existing street trees to remain and be protected in place

Enhanced landscape and larger pool enclosure wall with colonnade to create focal point from the intersection

Enhanced paving in pool area

Vine covered Trash Enclosure

Evergreen shrubs to screen parking lot

Parking lot shade trees

Evergreen shrubs to screen parking lot

Shade trellis with furniture inside pool enclosure

Linear paving band to accentuate main path of travel

Pool

Lounge area and outdoor dining

Bike racks with parking for 8 bikes

Evergreen shrubs to screen parking lot

FAIRFIELD INN & SUITES

Existing lawn area to remain and be protected in place

Narrow upright shrubs to accentuate architecture at corners of buildng

Evergreen trees along building facade

Bike racks with parking for 6 bikes

Enhanced pedestrian connection between hotels

Shade trellis with furniture inside pool enclosure

Pool

Colored concrete paving with enhanced score pattern at porte cochere

Flowering accent plants at building entry

Flowering accent shrubs at project entry

Parking lot shade trees

Patio adjacent to pool with outdoor furniture and two sided fireplace

HOME 2 SUITES

Existing street trees to remain and be protected in place

Flowering accent shrubs at project entry

Linear plank pavers at entrance to lobby and porte cochere

Linear plank pavers at secondary entrance to lobby

Olive trees along primary entrance drive to tie into existing landscape on site

Existing trees to remain and be protected in place

Parking lot shade trees

Outdoor dining area with BBQ counter and string lights over tables

Enhanced walkway to tie project to existing site

Existing Retail Bldg.

Existing landscape area to remain and be protected in place

Existing street trees to remain and be protected in place

Landscape Concept

The landscape design concept for the Home 2 Suites and Fairfield Inn and Suites site is to provide an enjoyable and aesthetic space for the users that fits within the existing landscape framework of the site and the surrounding area. Plant material has been selected that performs well in the special conditions of the Morgan Hill (Sunset Zone #14).

The new facility will occupy an area previously used as an open dirt lot. Low Water Use hardy trees, shrubs and groundcover are proposed for the majority of the site with minimal Medium Water Use shrubs and groundcovers in the landscape at the building entries. The landscape (and associated irrigation) will be designed to be compliant with City of Morgan Hill's Water Efficient Landscape Ordinance.

Considerations have been provided in selection of plant material that respects the needs of users of the site. Clear and secure view corridors have been provided to ensure safety of the customers entering the building as well as vehicular traffic moving around the site.

Acacia stenophylla

Arbutus x 'Marina'

Brachychiton populneus

Geijera parviflora

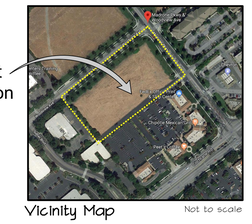
Olea europaea 'Swan Hill'

Schinus molle

Ulmus parvifolia

NORTH
Scale: 1" = 20'-0"
0' 10' 20' 40'

Project Location



Vicinity Map Not to scale

KLA
LANDSCAPE ARCHITECTURE PLANNING

www.kla-ca.com

151 N. Norlin St., Sonora, CA 95370
(209)532-2856 (209)532-9510 fax

LICENSED LANDSCAPE ARCHITECT
CHARLES M. COLLEDGE 4900
Signature
Renewal Date
Date
STATE OF CALIFORNIA

Revisions

Date	Modification	By

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Home 2 Suites and Fairfield Inn and Suites
Morgan Hill, CA

MMP Properties
1150 N. Mountain Ave., Suite 102
Upland, CA 91786

The original size of this drawing is 30" x 42". If the plan is a different size than 30x42 do not scale off of the drawing.

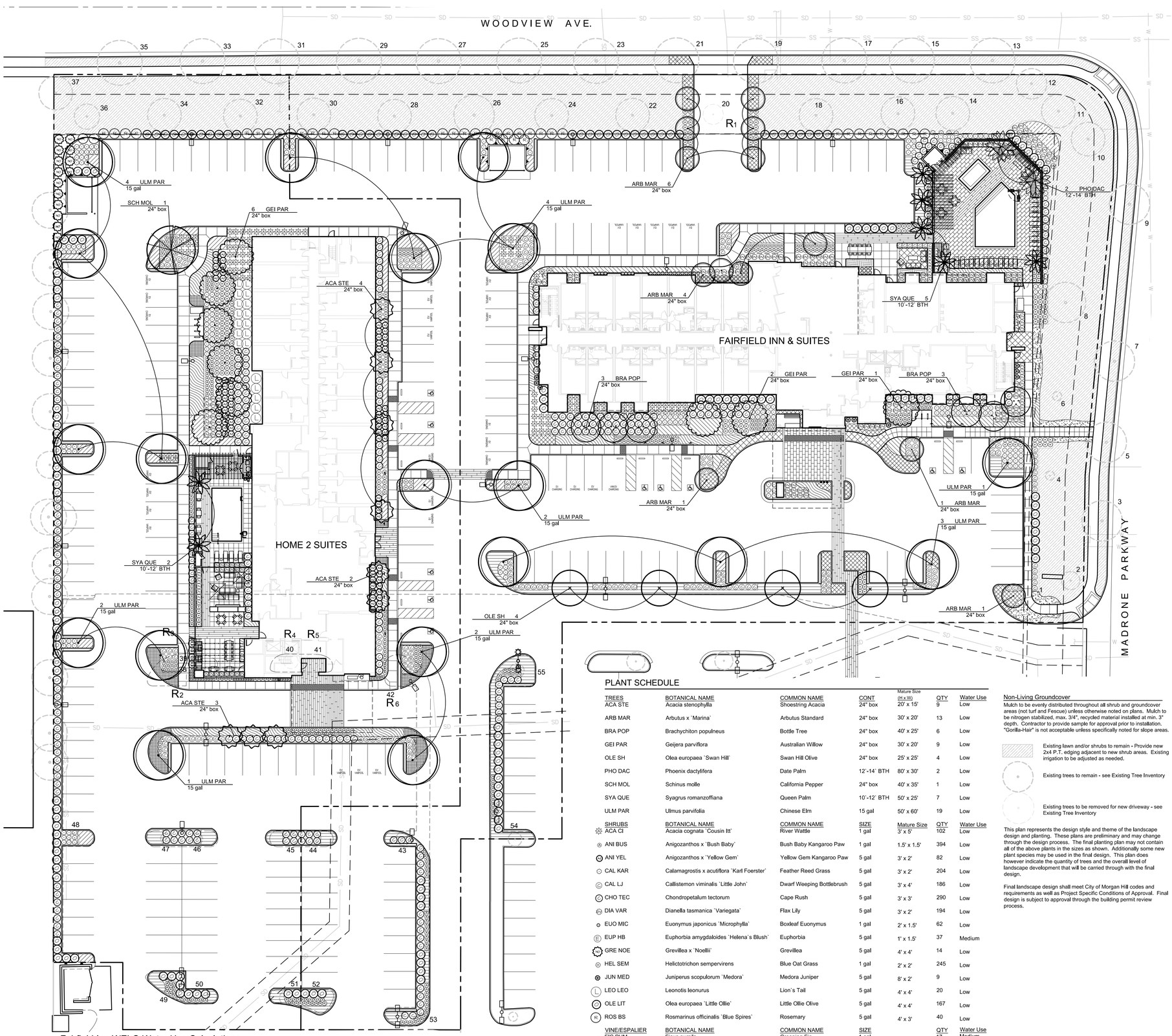
Preliminary Landscape Plan

Scale: 1" = 20'-0"
Date: November 20, 2018
Drawn\Checked: NAB / TNH
Project No.: 18-2067

Sheet Number:
L1.1

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TSI)

Z:\CADFILE\CADFILES\PROJECTS_18\18-2067\HOME 2 SUITES AND FAIRFIELD INN AND SUITES - MORGAN HILL\DRAWING FILES\PLANS\PRELIMINARY\PRE2067R4.DWG (11-20-18 3:47:43PM) Plotted by: Matt



Existing Tree Inventory

Key	Description	Condition	Disposition
1	1" Prunus spp.	Good	Remain
2	6" Prunus spp.	Good	Remain
3	14" Liriodendron spp.	Good	Remain
4	1" Liriodendron spp.	Good	Remain
5	14" Liriodendron spp.	Good	Remain
6	2" Liriodendron spp.	Good	Remain
7	11" Liriodendron spp	Good	Remain
8	12" Liriodendron spp	Good	Remain
9	10" Liriodendron spp	Good	Remain
10	10" Prunus spp.	Good	Remain
11	8" Prunus spp.	Good	Remain
12	6" Prunus spp.	Good	Remain
13	12" Ulmus spp.	Good	Remain
14	10" Ulmus spp.	Good	Remain
15	12" Ulmus spp.	Good	Remain
16	12" Ulmus spp.	Good	Remain
17	12" Ulmus spp.	Good	Remain
18	12" Ulmus spp.	Good	Remain
19	12" Ulmus spp.	Good	Remain
20	4" Ulmus spp.	Good	To Be Removed
21	13" Ulmus spp.	Good	Remain
22	8" Ulmus spp.	Good	Remain
23	11" Ulmus spp.	Good	Remain
24	10" Ulmus spp.	Good	Remain
25	12" Ulmus spp.	Good	Remain
26	12" Ulmus spp.	Good	Remain
27	12" Ulmus spp.	Good	Remain
28	11" Ulmus spp.	Good	Remain
29	12" Ulmus spp.	Good	Remain
30	11" Ulmus spp.	Good	Remain
31	12" Ulmus spp.	Good	Remain
32	12" Ulmus spp.	Good	Remain
33	12" Ulmus spp.	Good	Remain
34	9" Ulmus spp.	Good	Remain
35	15" Ulmus spp.	Good	Remain
36	10" Ulmus spp.	Good	Remain
37	15" Multi-trunk Pittosporum spp.	Good	Remain
38	2" Olea spp.	Good	To be Removed
39	10" Olea spp.	Good	To be Removed
40	8" Olea spp.	Good	To be Removed
41	6" Olea spp.	Good	To be Removed
42	8" Olea spp.	Good	To be Removed
43	3" Lagerstroemia spp.	Good	Remain
44	3" Lagerstroemia spp	Good	Remain
45	3" Lagerstroemia spp	Good	Remain
46	3" Lagerstroemia spp.	Good	Remain
48	2" Betula spp	Good	Remain
49	3" Lagerstroemia spp	Good	Remain
50	2" Lagerstroemia spp.	Good	Remain
51	3" Lagerstroemia spp.	Good	Remain
52	3" Lagerstroemia spp.	Good	Remain
53	4" Lagerstroemia spp.	Good	Remain
54	4" Lagerstroemia spp.	Good	Remain
55	5" Olea spp.	Good	Remain

Site Trees

Existing Off-Site Tree to remain, not listed in tree inventory

29 Existing On-Site Tree to remain, listed in tree inventory

R1 Existing On-Site Tree to be removed, listed in inventory

Irrigation

The perimeter of the site is currently serviced by an existing irrigation system. Portions of the existing system will be removed and/or replaced with new irrigation equipment where new site development occurs within the existing landscape. The entire site will be irrigated using a fully automatic system. The irrigation system will largely be low-volume design. The system will include in-line valves, quick couplers, and gate valves. Backflow devices shall be painted dark green.

The irrigation controller for the new irrigation system will be a 'Smart' ETo-based controller from Rainbird, Hunter, Irritrol, or equal. A weather sensing device will be installed to interrupt watering times during rain of freeze. A complete irrigation design with these parameters will be provided with the improvement plans and will be compliant with the Water Efficient Landscape Ordinance.

Home 2 Suites Landscape Areas

Existing landscape area:	4,046 sf	37.6%
Shrubs:	11,703 sf	62.4%
Total Site Landscape Area:	15,749 sf	100%
Size of Project Site:	88,067 sf	
Percentage of Site in Landscape:	17.9%	

Fairfield Inn Landscape Areas

Existing landscape area:	19,081 sf	64%
Shrubs:	14,698 sf	36%
Total Site Landscape Area:	33,779 sf	100%
Size of Project Site:	108,714 sf	
Percentage of Site in Landscape:	31.1%	

Home 2 Suites WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

ETo for Morgan Hill 49.5

Hydrozone	Type of Plants	Water Use	Plant Factor	Hydrozone Area	%	Type of Irrigation	Irrigation Efficiency	ETAF	
1	Shrubs	Low	0.3	10,953	93.6%	Drip Emitter	,81	124,499.1	
2	Trees	Medium	0.4	750	6.4%	Drip Emitter	,81	11,366.7	
TOTAL				11,703 sf				135,865.8	Gallons
Maximum Applied Water Allowance (MAWA)				161,624.3 gallon/year					
Estimated Total Water Usage (ETWU)				135,865.8 gallon/year					
Average Irrigation Efficiency				,81					

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

Fairfield Inn WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

ETo for Morgan Hill 49.5

Hydrozone	Type of Plants	Water Use	Plant Factor	Hydrozone Area	%	Type of Irrigation	Irrigation Efficiency	ETAF	
1	Shrubs	Low	0.3	13,698	93.2%	Drip Emitter	,81	155,700.6	
2	Trees	Medium	0.4	1,000	6.8%	Drip Emitter	,81	15,155.6	
TOTAL				14,698 sf				170,856.2	Gallons
Maximum Applied Water Allowance (MAWA)				170,856.2 gallon/year					
Estimated Total Water Usage (ETWU)				202,986.7 gallon/year					
Average Irrigation Efficiency				,81					

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

Tree Root Barriers

All trees denoted with the root barrier symbol and/or within five (5) feet of hardscape are to have DeepRoot Model #UB 18-2 root barriers installed along the inside edge of the adjacent sidewalk or curb. Length of linear root barrier shall be 16 linear feet (8 panels) and shall be centered on tree.

Root Solutions RS-18 may be used as an alternate. 1(800)554-0914

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	Mature Size (H x W)	QTY	Water Use
ACA STE	Acacia stenophylla	Shoestring Acacia	24" box	20' x 15'	9	Low
ARB MAR	Arbutus x `Marina`	Arbutus Standard	24" box	30' x 20'	13	Low
BRA POP	Brachychiton populneus	Bottle Tree	24" box	40' x 25'	6	Low
GEI PAR	Geijera parviflora	Australian Willow	24" box	30' x 20'	9	Low
OLE SH	Olea europaea `Swan Hill`	Swan Hill Olive	24" box	25' x 25'	4	Low
PHO DAC	Phoenix dactylifera	Date Palm	12'-14' BTH	80' x 30'	2	Low
SCH MOL	Schinus molle	California Pepper	24" box	40' x 35'	1	Low
SYA QUE	Syagrus romanzoffiana	Queen Palm	10'-12' BTH	50' x 25'	7	Low
ULM PAR	Ulmus parvifolia	Chinese Elm	15 gal	50' x 60'	19	Low

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	Mature Size	QTY	Water Use
ACA CI	Acacia cognata `Cousin Itt`	River Wattle	1 gal	3' x 5'	102	Low
ANI BUS	Anigozanthos x `Bush Baby`	Bush Baby Kangaroo Paw	1 gal	1.5' x 1.5'	394	Low
ANI YEL	Anigozanthos x `Yellow Gem`	Yellow Gem Kangaroo Paw	5 gal	3' x 2'	82	Low
CAL KAR	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	5 gal	3' x 2'	204	Low
CAL LJ	Callistemon viminalis `Little John`	Dwarf Weeping Bottlebrush	5 gal	3' x 4'	186	Low
CHO TEC	Chondropetalum tectorum	Cape Rush	5 gal	3' x 3'	290	Low
DIA VAR	Dianella tasmanica `Variegata`	Flax Lily	5 gal	3' x 2'	194	Low
EUO MIC	Euonymus japonicus `Microphylla`	Boxleaf Euonymus	1 gal	2' x 1.5'	62	Low
EUP HB	Euphorbia amygdaloides `Helena`s Blush`	Euphorbia	5 gal	1' x 1.5'	37	Medium
GRE NOE	Grevillea x `Noelli`	Grevillea	5 gal	4' x 4'	14	Low
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	1 gal	2' x 2'	245	Low
JUN MED	Juniperus scopulorum `Medora`	Medora Juniper	5 gal	8' x 2'	9	Low
LEO LEO	Leonotis leonurus	Lion`s Tail	5 gal	4' x 4'	20	Low
OLE LIT	Olea europaea `Little Ollie`	Little Ollie Olive	5 gal	4' x 4'	167	Low
ROS BS	Rosmarinus officinalis `Blue Spires`	Rosemary	5 gal	4' x 3'	40	Low

VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use
FIC PUM	Ficus pumilla	Creeping Fig	1 gal	17	Medium

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
BUL HAL	Bulbine frutescens `Hallmark`	Stalked Bulbine	1 gal	28" o.c.	236	Low
CAR DIV	Carex divulsa	Berkeley Sedge	1 gal	20" o.c.	617	Low
JUN CON	Juniperus conferta	Shore Juniper	1 gal	36" o.c.	182	Low
LIR MUS	Liriope muscari	Lily Turf	1 gal	24" o.c.	40	Low
LOM BRE	Lomandra longifolia `Breeze`	Dwarf Mat Rush	1 gal	36" o.c.	83	Low
ROS FLO	Rosa x `Flower Carpet Red`	Rose	2 gal	36" o.c.	17	Medium
SEN MAN	Senecio mandraliscae	Blue Finger	1 gal	20" o.c.	263	Low
TEU PRO	Teucrium chamaedrys `Prostratum`	Prostrate Germander	1 gal	30" o.c.	335	Low

SOD/SEED	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
TUR BOL	Turf Sod Bolero Plus	Fescue blend	Sod		482 sf	High

Non-Living Groundcover

Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

Existing lawn and/or shrubs to remain - Provide new 2x4 P.T. edging adjacent to new shrub areas. Existing irrigation to be adjusted as needed.

Existing trees to remain - see Existing Tree Inventory

Existing trees to be removed for new driveway - see Existing Tree Inventory

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Morgan Hill codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

NORTH
Scale: 1" = 20'-0"
0' 10' 20' 40'

KLA
LANDSCAPE ARCHITECTURE PLANNING
www.kla-ca.com
151 N. Norlin St., Sonora, CA 95370
(209)532-2856 (209)532-9510 fax

LICENSED LANDSCAPE ARCHITECT
CHARLES M. HOLLOWAY #3522
Signature
Renewal Date
Date
STATE OF CALIFORNIA

Revisions

Date	Modification	By

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Home 2 Suites and Fairfield Inn and Suites
Morgan Hill, CA

MMP Properties
1150 N. Mountain Ave., Suite 102
Upland, CA 91786

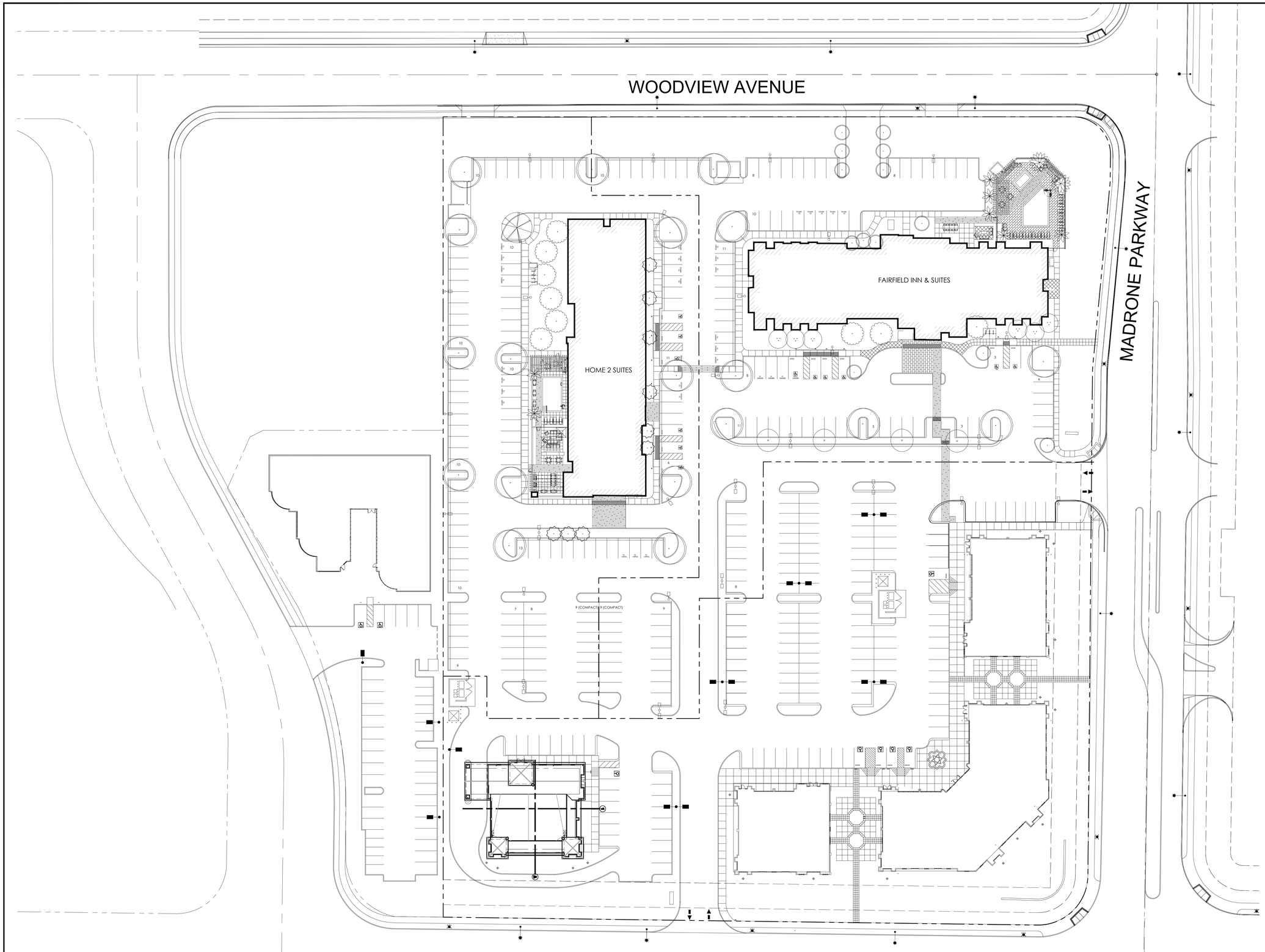
The original size of this drawing is 30" x 42". If the plan is a different size than 30x42, do not scale off of the drawing.

Preliminary Landscape Plan

Scale: 1" = 20'-0"
Date: November 20, 2018
Drawn:\Checked: NAB / TNH
Project No.: 18-2067

Sheet Number:
L1.2

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



1 **MASTER SITE PLAN**
SCALE: 1" = 30'-0"

NORTH

APPLICATION INFORMATION

APPLICANT: MMP PROPERTIES
1150 N MOUNTAIN AVE., SUITE 102
UPLAND, CA 91786
(909) 946-0818

LAND OWNER: MMP PROPERTIES
1150 N MOUNTAIN AVE., SUITE 102
UPLAND, CA 91786
(909) 946-0818

EXHIBIT PREPARER: RYAN MACKOWIAK, ARCHITECT
AE URBIA ARCHITECTS
909 W. SOUTH JORDAN PKWY.
SOUTH JORDAN, UT 84095
(801) 746-0456

PROJECT INFORMATION

MADRONE VILLAGE MASTER PLAN (REVISED)
MORGAN HILL, CA
MADRONE PARKWAY & COCHRANE RD.

SITE

PROJECT BOUNDARY	7.72 ACRES	336,219 SF
APN:	APN: 723-33-028, 726-33-029	
ZONING	PLANNED DEVELOPMENT	
GENERAL PLAN	COMMERCIAL	

PROJECT SITE IS NOT LOCATED IN A FIRE HAZARD AND SEVERITY ZONE ACCORDING TO MAPS ADOPTED BY CAL FIRE 07 NOV 2007

SITE COVERAGE

BUILDING AREA	57,591 SQ. FT.	17.1%
LANDSCAPE AREA	121,990 SQ. FT.	36.3%
ASPHALT AREA	156,638 SQ.FT.	46.6%

BUILDING AREA PHASE I

BANK A	5,880 SF
RETAIL B	5,011 SF
RETAIL C	11,499 SF
RETAIL D	5,875 SF
TOTAL:	28,265 SF

BUILDING AREA PHASE II

HOTEL PHASE II (HOME 2 SUITES)	13,633 SF
HOTEL PHASE II (FAIRFIELD INN & SUITES)	15,693 SF
TOTAL:	29,326 SF

TOTAL PHASE I & II: 57,591 SF

REQUIRED PARKING

RETAIL 1 PER 250 SF. 28,265 / 250 = 114 SPACES

HOTEL 1 PER GUESTROOM = 206 SPACES

PARKING PROVIDED

COMPACT	=	67 SPACES
STANDARD	=	298 SPACES
ACCESSIBLE	=	18 SPACES
TOTAL PROVIDED	=	383 SPACES

LOT COVERAGE 57,591 SF. / 336,219 SF. = 17.1% FAR

TOTAL BUILDING AREA

HOME 2 SUITES

MAIN LEVEL	APPROX. 13,633 sf
UPPER LEVELS	APPROX. 13,815 sf
TOTAL BUILDING	APPROX. 55,078 sf

FAIRFIELD INN & SUITES

MAIN LEVEL	APPROX. 15,693 sf
2nd, 3rd LEVELS	APPROX. 15,980 sf
4th LEVEL	APPROX. 15,401 sf
TOTAL BUILDING	APPROX. 63,054 sf

TOTAL BUILDING AREA 146,397 SF. / 336,219 SF. = 43.5% FAR

aeurbia architects and engineers
J.M. Williams and Associates
909 west south jordan parkway
south jordan, utah 84095
phone: 801.746.0456 fax: 801.375.6456
webpage: aeurbia.com

20 November 2018

MADRONE VILLAGE
MADRONE PARKWAY & COCHRANE ROAD
MORGAN HILL, CA

MASTER SITE PLAN

CONCEPTUAL DRAWINGS ONLY - NOT FOR CONSTRUCTION

AE2018_047

REVISIONS:

DRAWN BY: RPM
SCALE: AS NOTED
DATE:
SHEET NO.

A1.0

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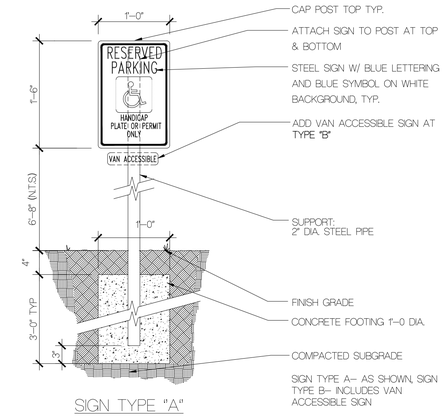
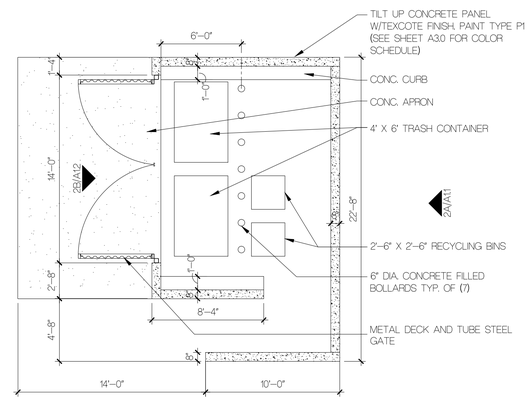
Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



SIGN TYPE "A"

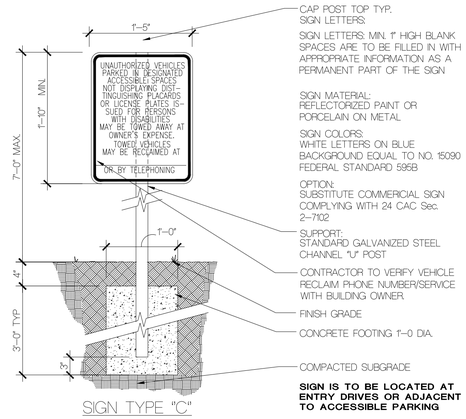
4 ACCESSIBLE PARKING SIGN

SCALE: 3/4"= 1'-0" 1400-04



1 PLAN AT TRASH ENCLOSURE

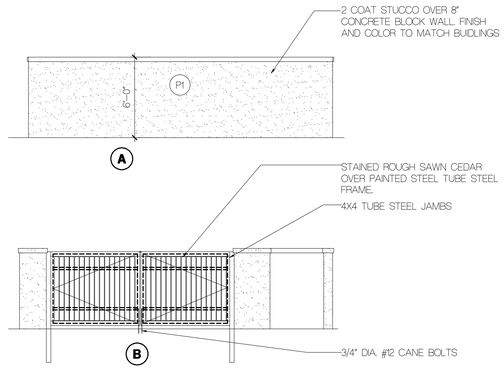
SCALE: 3/16" = 1'-0"



SIGN TYPE "C"

5 ACCESSIBLE PARKING VIOLATION NOTICE

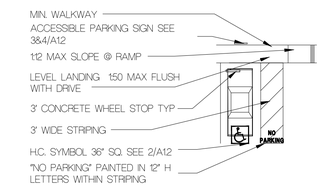
SCALE: 1" = 1'-0" 99723



2 ELEVATION AT TRASH ENSLOSURE

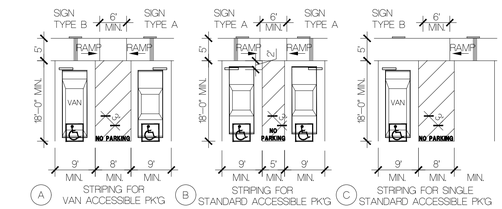
SCALE: 3/16" = 1'-0"

TYPICAL NOTES:



PARKING COMPLIANCE NOTES:

1. ACCESSIBLE SPACE MUST PERMIT USE OF EITHER OF CAR DOORS.
2. WHEEL STOP REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
3. WHEEL CHAIR USERS MUST NOT BE FORCED TO GO BEYOND PARKED CARS OTHER THAN THEIR OWN.
4. MAX. CROSS SLOPE OF 1:50 ALL WALKS
5. 12" MIN. BORDER GROVES TOP OF RAMPS TYP 1/4" X 1/4" @ 3/4" O.C.



3 ACCESSIBLE PARKING

SCALE: 1/16" = 1'-0"

A Retail Shopping Center for
Madrone Village

Madrone Parkway and Cochrane Road
Morgan Hill, California

ARCHITECTURAL TECHNOLOGIES
2960 East Northern Avenue, Bldg. C
Phoenix, Arizona 85028
602-953-2355 FAX 602-953-2988

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PLANNING SUBMITTAL	12/13/05
PLANNING COMMENTS	02/20/06

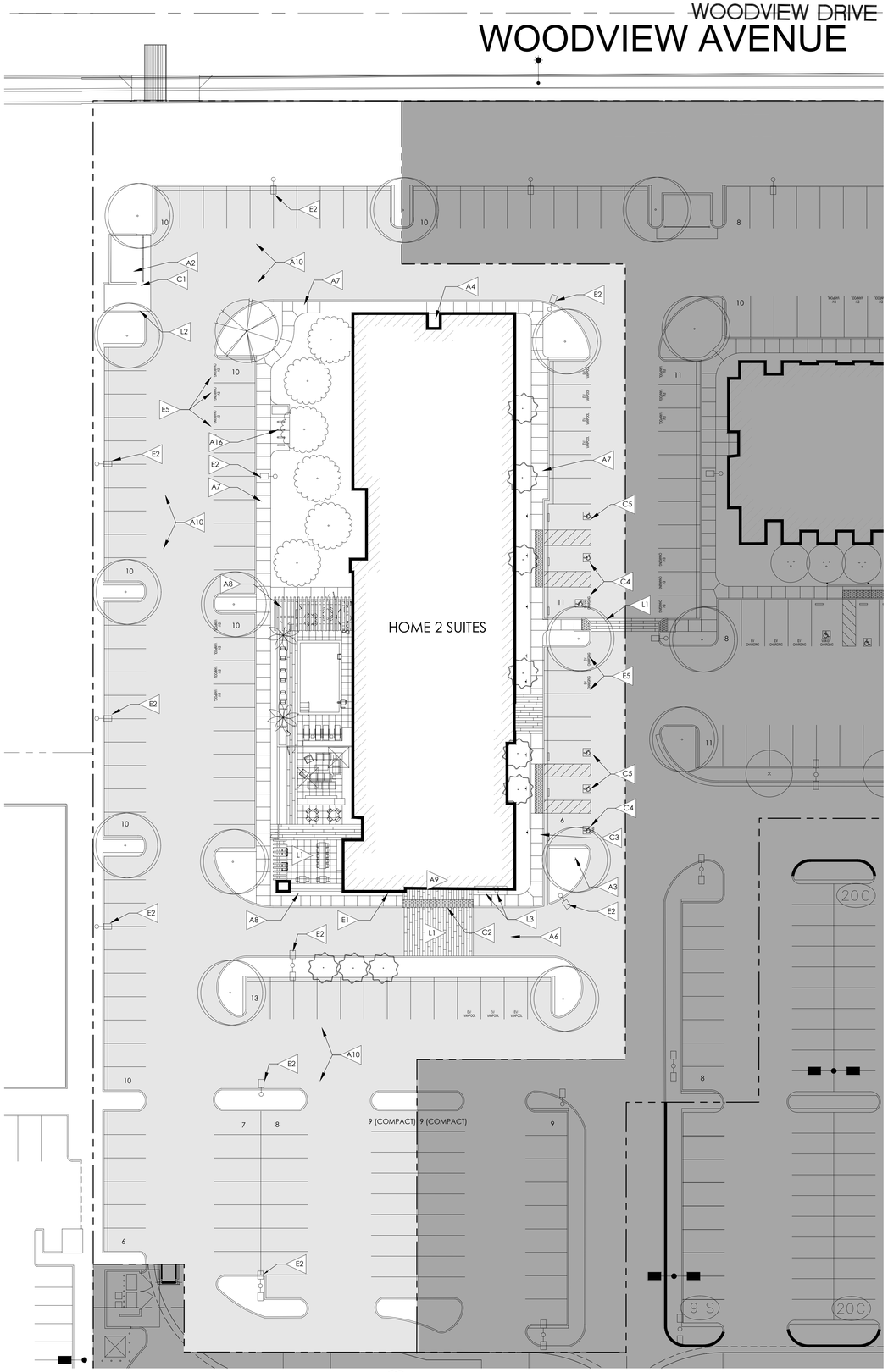
LICENSED ARCHITECT
CRAIG JAMES ALMGREN
EXP. 10-31-07
C-21289
STATE OF CALIFORNIA

SITE DETAILS

A1.1

041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



1 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

NORTH

REFERENCE NOTES

A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET.

B. SEE SITE LANDSACAPING & PLANTING PLAN, SHEET 101, FOR ADDITIONAL INFORMATION ON PLANTING AND TREE LOCATIONS AND HARDSCAPING INCLUDING OPTIONAL SIDE WALK PATTERN.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

CIVIL:

C1 CONCRETE APRON 8'-0" DEEP x WIDTH OF DUMPSTER ENCLOSURE.

C2 SLOPE ENTRANCE DRIVEWAY AT PORTE COCHERE TO BRING PAVEMENT FLUSH WITH CURB AT TRANSITION. PROVIDE TRUNCATED DOME TACTILE WARNING AT FLUSH CURB CONDITION.

C3 SLOPED SIDEWALK FOR ACCESSIBLE PARKING. PROVIDE MAXIMUM SLOPE OF 1:12 AND ENSURE CURB IS 6" HIGH OR LESS - PROVIDE 3' TRUNCATED DOMES AS SHOWN - SEE 1/A120 & 2/A120

C4 VAN ACCESSIBLE PARKING STALL - PROVIDED SIGNAGE PER SITE DETAILS SHEET

C5 ACCESSIBLE PARKING STALL - PROVIDED SIGNAGE PER SITE DETAILS SHEET

LANDSCAPE ARCHITECTURE:

L1 DECORATIVE NON-SLIP PAVING. REFER TO EXTERIOR FINISH SPECS

L2 SCREEN DUMPSTER ENCLOSURE WITH LARGE EVERGREEN SHRUBS OR TREES.

L3 BENCH - REFER TO SHEET XX/AXX FOR DETAILS

L4 NOT USED

L5 LANDSCAPE PLANTERS - SEE LANDSCAPE DWGS

ARCHITECTURE:

A1 ELECTRICAL TRANSFORMER SCREENED WITH SHRUBS - SEE LANDSCAPE DRAWINGS

A2 DUMPSTER ENCLOSURE PER CITY STANDARDS AND 9/A120. DO NOT BLOCK OVERHEAD FUNCTIONING OF TRUCK.

A3 FLAGPOLE WITH IN-GROUND UP-LIGHT

A4 SIDE ENTRY CANOPY ABOVE. SEE RCP FOR EXTERIOR LIGHTING.

A5 MONUMENT SIGN

A6 EDGE OF PORTE COCHERE CANOPY ABOVE. SEE GROUND FLOOR RCP FOR EXTERIOR LIGHTING.

A7 PAVED WALKWAY SLOPE AWAY FROM BLDG. (MAX 2% CROSS SLOPE) - SILICA BASED AGGREGATE

A8 OUTDOOR LOUNGE AREA - REFER TO FF&E SPECS FOR LOOSE FURNISHINGS

A9 DEPRESSED SIDEWALK AND FLOOR SLAB AT VESTIBULE FOR WALK-OFF MAT.

A10 ASPHALT DRIVE AISLE - SEE CIVIL. FIRE ACCESS ROAD SHALL BE AN ALL-WEATHER DRIVING SURFACE CAPABLE OF 60,000 lbs GROSS VEHICULAR WEIGHT

A11 GAS METER, SEE PLUMB.

A12 STRIPE CROSSWALK WITH WHITE STRIPING - TREAT CROSSWALK IN ACCORDANCE CITY

A13 PAINT "NO PARKING" SIGNAGE IN 12" TALL LETTERS - TYP AT ALL ACCESS AISLES - TEXT TO ALIGN WITH END OF STRIPE

A14 "UNAUTHORIZED VEHICLE PARKING" SIGNAGE - SEE A120

A15 PAINT "CLEAN AIR / VANPOOL /EV" SIGNAGE IN 12" TALL LETTERS - TYP AT CLEAN AIR STALLS - TEXT TO ALIGN WITH END OF STRIPE

A16 BICYCLE PARKING - PROVIDE 2 RACKS TO EQUAL 10 BICYCLE PARKING STALLS

STRUCTURAL:

S1 REINFORCE BUILDING ELEMENTS AND STRUCTURE TO PROTECT AGAINST VEHICLE IMPACT. SEE ALSO PORTE COCHERE DETAILS.

ENGINEERING:

E1 FLOOD LIGHTS. ADJUST & AIM LIGHTS TO GRAZE TEXTURED WALL SURFACE.

E2 SITE LIGHTING POLES. INDICATE TO BE CENTERED ON PARKING STRIPES TO PROTECT FROM CAR OVER-HANG DAMAGE.

E3 LIGHT BOLLARDS @ 10'-0" ON CENTER. LOCATE IN GROUND 8" FROM EDGE OF SIDEWALK (CENTER TO EDGE). PROVIDE CONCRETE FOUNDATION W/ J-BOX PER MANUF. REQUIREMENTS.

E4 ALTERNATE HVAC EQUIPMENT LOCATION. PROVIDE SPLIT FACE CMU SCREENWALL ON BUILDING SIDE OF ENCLOSURE & ALUMINUM PICKET RAILING ON REMAINING SIDES. COORDINATE FOOTPRINT W/ EDGES OF PLANTING BEDS.

E5 PROVIDE UNDERGROUND ELECTRICAL CONDUIT (NOT WIRED) FOR THE ABILITY TO ADD ELECTRIC CAR (PPV) CHARGING STATIONS FOR A MINIMUM OF 3% OF THE TOTAL PARKING COUNT. MAINTAIN ACCESSIBLE WIDTH REQUIREMENT OF ADJACENT SIDEWALK. PROVIDE PIPE BOLLARD TO PROTECT CHARGING STATION. PROVIDE SIGN STATING "ELECTRIC VEHICLE PARKING AND CHARGING STATION." COORDINATE ALL REQUIREMENTS WITH CHARGING STATION MANUFACTURER. INSTALL (1) 4" CONDUIT TO THE NEAREST ELECTRICAL ROOM AND (1) 2" CONDUIT TO THE NEAREST IDF CLOSET FROM THE LOCATION WHERE THE ELECTRIC CAR CHARGES ARE PROPOSED TO BE INSTALLED NOW OR IN THE FUTURE.

APPLICATION INFORMATION

APPLICANT:	MMP PROPERTIES 1150 N MOUNTAIN AVE., SUITE 102 UPLAND, CA 91786 (909) 946-0818
LAND OWNER:	MMP PROPERTIES 1150 N MOUNTAIN AVE., SUITE 102 UPLAND, CA 91786 (909) 946-0818
EXHIBIT PREPARER:	RYAN MACKOWIAK, ARCHITECT AE URBIA ARCHITECTS 909 W. SOUTH JORDAN PKWY. SOUTH JORDAN, UT 84095 (801) 746-0456

PROJECT DESCRIPTION:

PROJECT INCLUDES THE CONSTRUCTION OF A NEW 4-STORY HOTEL, WOOD FRAMED (TYPE V-A, R2 OCCUPANCY) STRUCTURE WITH CONCRETE SLAB-ON-GRADE. SITE WORK TO INCLUDE ALL EARTH WORK, CONCRETE CURB & GUTTER, BUILDING FOOTING AND FOUNDATION, MASONRY TRASH ENCLOSURE, ASPHALT PAVING, STRIPING, EXTERIOR LIGHTING, CONCRETE FLATWORK AND LANDSCAPING. BUILDING TO BE A 4-STORY HOTEL WITH INSULATED ALUMINUM WINDOWS AND ALUMINUM STOREFRONT AND 2-HR RATED STAIR & ELEVATOR ENCLOSURES, EIFS AND FIBER CEMENT SIDING EXTERIOR FINISHES. ROOFING TO BE TPO MEMBRANE & METAL AT PORTE COCHERE. INTERIOR WORK TO INCLUDE MILLWORK, GYPSUM BOARD WALL & CEILING ASSEMBLIES, ACOUSTICAL TILE CEILINGS, CERAMIC, RESILIENT AND CARPET FLOORING, PAINTING, MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS WITH AUTOMATIC FIRE SPRINKLING SYSTEMS THROUGHOUT. NO BUILDINGS OR STRUCTURES CURRENTLY EXIST ON THE PROPERTY.

REVISION	DATE	COMMENTS
INITIAL APPLICATION	24 AUG 2018	
SECONDARY APPLICATION	17 OCT 2018	

PROJECT INFORMATION

HOME 2 SUITES, MORGAN HILL, CA
735 COCHRANE RD.

SITE

PROJECT BOUNDARY	83066.5238 (1.91 ACRES)
APN:	726-33-029
ZONING	PLANNED DEVELOPMENT
GENERAL PLAN	COMMERCIAL

PROJECT SITE IS NOT LOCATED IN A FIRE HAZARD AND SEVERITY ZONE ACCORDING TO MAPS ADOPTED BY CAL FIRE 07 NOV 2007

SITE COVERAGE

HOTEL	13,633 sf	16.41%
OUTDOOR POOL/PATIO	3,217 sf	3.87%
LANDSCAPE/SIDEWALK	20,902 SF	25.16%
ASPHALT	45,315 sf	54.55%

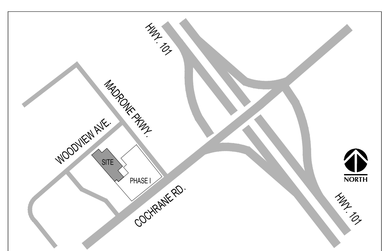
HOTEL

4 STORIES	99 GUESTROOMS	
MAIN LEVEL	15 GUESTROOMS	APPROX. 13,633 sf
UPPER LEVELS	28 GUESTROOMS EA.	APPROX. 13,815 sf
TOTAL BUILDING		APPROX. 55,078 sf
FLOOR AREA RATIO		66.31%
(MAIN & UPPER FLOORS / SITE BOUNDARY)		

TYPE V-A CONSTRUCTION

PARKING REQUIRED

TOTAL	99 (HOTEL - 1/GUESTROOM)
ADA	5 (11B-208.2 – 1 MUST BE VAN ACC.)
EV CHARGING	7 (CGBSC 5.106.5.3.3)
CLEAN AIR	11 (CGBSC 5.106.5.2)
BIKE PARKING REQUIRED	10 STALLS
TOTAL PROVIDED	120
ADA	5 (1 VAN ACC.)
EV CHARGING	7 (1 VAN)
CLEAN AIR	11
COMPACT	9
BIKE PARKING PROVIDED	10 STALLS



VICINITY MAP

aeurbia architects and engineers
J.M. Williams and Associates
909 west south jordan parkway
south jordan, utah 84095
phone: 801.746.0456 fax: 801.575.6456
webpage: aeurbia.com

20 November 2018

HOME 2 SUITES
735 COCHRANE RD
MORGAN HILL, CA

SITE PLAN

AE2018_047

REVISIONS:

DRAWN BY: RPM
SCALE: AS NOTED
DATE:
SHEET NO.

A1.2

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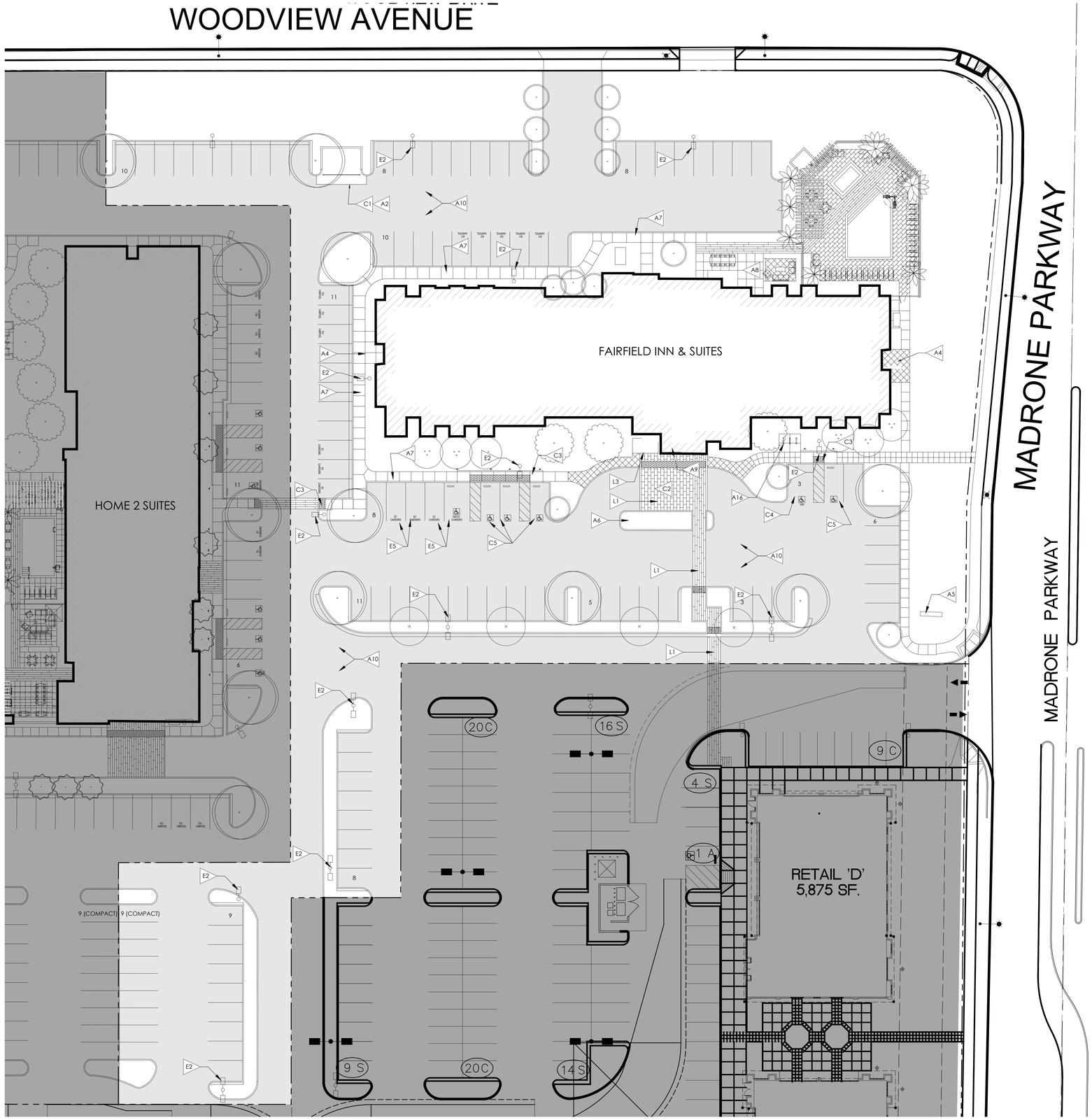
Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

NORTH

REFERENCE NOTES

A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET.

B. SEE SITE LANDSACAPING & PLANTING PLAN, SHEET 101, FOR ADDITIONAL INFORMATION ON PLANTING AND TREE LOCATIONS AND HARDSCAPING INCLUDING OPTIONAL SIDE WALK PATTERN.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

CIVIL:

- C1 CONCRETE APRON 8'-0" DEEP x WIDTH OF DUMPSTER ENCLOSURE.
- C2 SLOPE ENTRANCE DRIVEWAY AT PORTE COCHERE TO BRING PAVEMENT FLUSH WITH CURB AT TRANSITION. PROVIDE TRUNCATED DOME TACTILE WARNING AT FLUSH CURB CONDITION.
- C3 SLOPED SIDEWALK FOR ACCESSIBLE PARKING. PROVIDE MAXIMUM SLOPE OF 1:12 AND ENSURE CURB IS 6" HIGH OR LESS - PROVIDE 3' TRUNCATED DOMES AS SHOWN - SEE 1/A120 & 2/A120
- C4 VAN ACCESSIBLE PARKING STALL - PROVIDED SIGNAGE PER SITE DETAILS SHEET
- C5 ACCESSIBLE PARKING STALL - PROVIDED SIGNAGE PER SITE DETAILS SHEET

LANDSCAPE ARCHITECTURE:

- L1 DECORATIVE NON-SLIP PAVING. REFER TO LANDSCAPE DRAWINGS
- L2 SCREEN DUMPSTER ENCLOSURE WITH LARGE EVERGREEN SHRUBS OR TREES.
- L3 BENCH - REFER TO SHEET XX/AXX FOR DETAILS
- L4 NOT USED
- L5 LANDSCAPE PLANTERS - SEE LANDSCAPE DWGS

ARCHITECTURE:

- A1 ELECTRICAL TRANSFORMER SCREENED WITH SHRUBS - SEE LANDSCAPE DRAWINGS
- A2 DUMPSTER ENCLOSURE PER CITY STANDARDS AND 9/A120. DO NOT BLOCK OVERHEAD FUNCTIONING OF TRUCK.
- A3 FLAGPOLE WITH IN-GROUND UP-LIGHT
- A4 SIDE ENTRY CANOPY ABOVE. SEE RCP FOR EXTERIOR LIGHTING.
- A5 MONUMENT SIGN
- A6 EDGE OF PORTE COCHERE CANOPY ABOVE. SEE GROUND FLOOR RCP FOR EXTERIOR LIGHTING.
- A7 PAVED WALKWAY SLOPE AWAY FROM BLDG. (MAX 2% CROSS SLOPE) - SLUCA BASED AGGREGATE
- A8 OUTDOOR LOUNGE AREA - REFER TO FF&E SPECS FOR LOOSE FURNISHINGS
- A9 DEPRESSED SIDEWALK AND FLOOR SLAB AT VESTIBULE FOR WALK-OFF MAT.
- A10 ASPHALT DRIVE AISLE - SEE CIVIL. FIRE ACCESS ROAD SHALL BE AN ALL-WEATHER DRIVING SURFACE CAPABLE OF 60,000 lbs GROSS VEHICULAR WEIGHT
- A11 GAS METER, SEE PLUMB.
- A12 STRIPE CROSSWALK WITH WHITE STRIPING - TREAT CROSSWALK IN ACCORDANCE CITY
- A13 PAINT "NO PARKING" SIGNAGE IN 12" TALL LETTERS - TYP AT ALL ACCESS AISLES - TEXT TO ALIGN WITH END OF STRIPE
- A14 "UNAUTHORIZED VEHICLE PARKING" SIGNAGE - SEE A120
- A15 PAINT "CLEAN AIR / VANPOOL /EV" SIGNAGE IN 12" TALL LETTERS - TYP AT CLEAN AIR STALLS - TEXT TO ALIGN WITH END OF STRIPE
- A16 BICYCLE PARKING - PROVIDE 2 RACKS TO EQUAL 10 BICYCLE PARKING STALLS

STRUCTURAL:

- S1 REINFORCE BUILDING ELEMENTS AND STRUCTURE TO PROTECT AGAINST VEHICLE IMPACT. SEE ALSO PORTE COCHERE DETAILS.

ENGINEERING:

- E1 FLOOD LIGHTS. ADJUST & AIM LIGHTS TO GRAZE TEXTURED WALL SURFACE.
- E2 SITE LIGHTING POLES. INDICATE TO BE CENTERED ON PARKING STRIPES TO PROTECT FROM CAR OVER-HANG DAMAGE.
- E3 LIGHT BOLLARDS @ 10'-0" ON CENTER. LOCATE IN GROUND 8" FROM EDGE OF SIDEWALK (CENTER TO EDGE). PROVIDE CONCRETE FOUNDATION W/ J-BOX PER MANUF. REQUIREMENTS.
- E4 ALTERNATE HVAC EQUIPMENT LOCATION. PROVIDE SPLIT FACE CMU SCREENWALL ON BUILDING SIDE OF ENCLOSURE & ALUMINUM PICKET RAILING ON REMAINING SIDES. COORDINATE FOOTPRINT W/ EDGES OF PLANTING BEDS.
- E5 PROVIDE UNDERGROUND ELECTRICAL CONDUIT (NOT WIRED) FOR THE ABILITY TO ADD ELECTRIC CAR (PPV) CHARGING STATIONS FOR A MINIMUM OF 3% OF THE TOTAL PARKING COUNT. MAINTAIN ACCESSIBLE WIDTH REQUIREMENT OF ADJACENT SIDEWALK. PROVIDE PIPE BOLLARD TO PROTECT CHARGING STATION. PROVIDE SIGN STATING "ELECTRIC VEHICLE PARKING AND CHARGING STATION." COORDINATE ALL REQUIREMENTS WITH CHARGING STATION MANUFACTURER. INSTALL (1) 4" CONDUIT TO THE NEAREST ELECTRICAL ROOM AND (1) 2" CONDUIT TO THE NEAREST IDF CLOSET FROM THE LOCATION WHERE THE ELECTRIC CAR CHARGES ARE PROPOSED TO BE INSTALLED NOW OR IN THE FUTURE.

APPLICATION INFORMATION

APPLICANT:	MMP PROPERTIES 1150 N MOUNTAIN AVE., SUITE 102 UPLAND, CA 91786 (909) 946-0818
LAND OWNER:	MMP PROPERTIES 1150 N MOUNTAIN AVE., SUITE 102 UPLAND, CA 91786 (909) 946-0818
EXHIBIT PREPARER:	RYAN MACKOWIAK, ARCHITECT AE URBIA ARCHITECTS 909 W. SOUTH JORDAN PKWY. SOUTH JORDAN, UT 84095 (801) 746-0456

PROJECT DESCRIPTION:

PROJECT INCLUDES THE CONSTRUCTION OF A NEW 4-STORY HOTEL. WOOD FRAMED (TYPE V-A, R2 OCCUPANCY) STRUCTURE WITH CONCRETE SLAB-ON-GRADE. SITE WORK TO INCLUDE ALL EARTH WORK, CONCRETE CURB & GUTTER, BUILDING FOOTING AND FOUNDATION, MASONRY TRASH ENCLOSURE, ASPHALT PAVING, STRIPING, EXTERIOR LIGHTING, CONCRETE FLATWORK AND LANDSCAPING. BUILDING TO BE A 4-STORY HOTEL WITH INSULATED ALUMINUM WINDOWS AND ALUMINUM STOREFRONT AND 2-HR RATED STAIR & ELEVATOR ENCLOSURES. EIFS AND FIBER CEMENT SIDING EXTERIOR FINISHES. ROOFING TO BE TPO MEMBRANE & METAL AT PORTE COCHERE. INTERIOR WORK TO INCLUDE MILLWORK, GYPSUM BOARD WALL & CEILING ASSEMBLIES, ACOUSTICAL TILE CEILINGS, CERAMIC, RESILIENT AND CARPET FLOORING, PAINTING, MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS WITH AUTOMATIC FIRE SPRINKLING SYSTEMS THROUGHOUT. NO BUILDINGS OR STRUCTURES CURRENTLY EXIST ON THE PROPERTY.

REVISION	DATE	COMMENTS
INITIAL APPLICATION	24 AUG 2018	

PROJECT INFORMATION

FAIRFIELD INN & SUITES, MORGAN HILL, CA
735 COCHRANE RD.

SITE

PROJECT BOUNDARY	108,714 SF (2.50 ACRES)
APN:	726-33-029
ZONING	PLANNED DEVELOPMENT
GENERAL PLAN	COMMERCIAL

PROJECT SITE IS NOT LOCATED IN A FIRE HAZARD AND SEVERITY ZONE ACCORDING TO MAPS ADOPTED BY CAL FIRE 07 NOV 2007

SITE COVERAGE

HOTEL	15,693 sf	14.44%
OUTDOOR POOL/PATIO	4,828 sf	4.44%
LANDSCAPE/SIDEWALK	38,931 SF	35.81%
ASPHALT	49,262 sf	45.31%

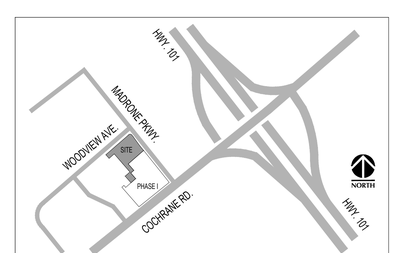
HOTEL

4 STORIES	107 GUESTROOMS	
MAIN LEVEL	14 GUESTROOMS	APPROX. 15,693 sf
2nd, 3rd LEVELS	31 GUESTROOMS EA.	APPROX. 15,980 sf
4th LEVEL	31 GUESTROOMS	APPROX. 15,401 sf
TOTAL BUILDING		APPROX. 63,054 sf
FLOOR AREA RATIO (MAIN & UPPER FLOORS / SITE BOUNDARY)		58.00%

TYPE V-A CONSTRUCTION

PARKING REQUIRED

TOTAL	107 (HOTEL - 1/GUESTROOM)
ADA	5 (11B-208.2 -- 1 MUST BE VAN ACC.)
EV CHARGING	7 (CGBSC 5.106.5.3.3)
CLEAN AIR	11 (CGBSC 5.106.5.2)
BIKE PARKING REQUIRED	10 STALLS
TOTAL PROVIDED	109
ADA	5 (1 VAN ACC.)
EV CHARGING	7 (1 VAN)
CLEAN AIR	11
COMPACT	9
BIKE PARKING PROVIDED	10 STALLS



VICINITY MAP

aeurbia architects and engineers
J.M. Williams and Associates
909 west south jordan parkway
south jordan, utah 84095
phone: 801.746.0456 fax: 801.575.6456
webpage: aeurbia.com

20 November 2018

FAIRFIELD INN & SUITES
MADRONE PKWY & COCHRANE RD
MORGAN HILL, CA

CONCEPTUAL DRAWINGS ONLY - NOT FOR CONSTRUCTION

SITE PLAN

AE2018_048

REVISIONS:

DRAWN BY: RPM
SCALE: AS NOTED
DATE:
SHEET NO.

A1.3

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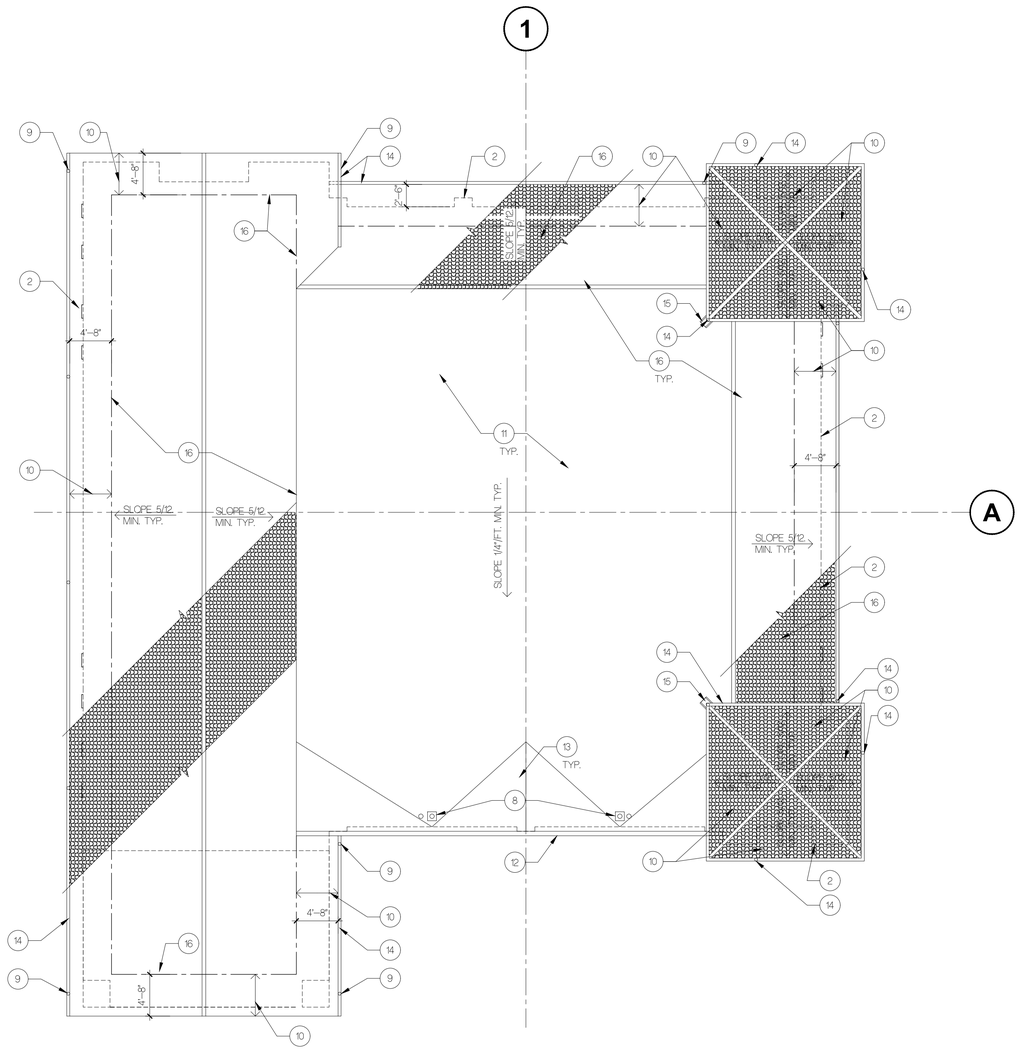
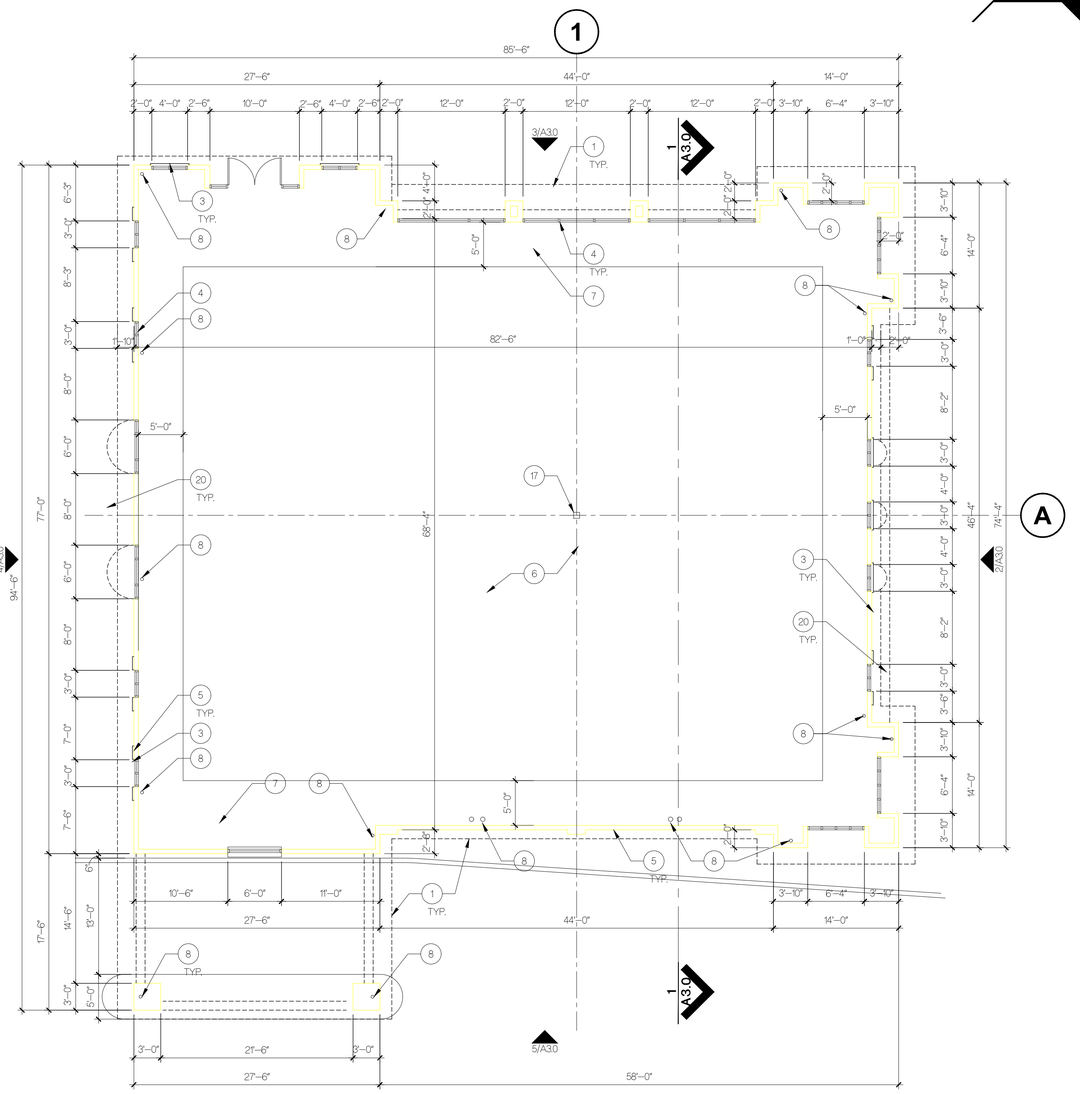
Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



BANK A ROOF PLAN

SCALE: 1/8" = 1'-0"



BANK A FLOOR PLAN

SCALE: 1/8" = 1'-0"

KEYNOTES

NOTES: NOT ALL THE NOTES APPLY TO THIS SHEET.

1. LINE OF OVERHANG ABOVE.
2. LINE OF WALL BELOW.
3. LINE OF SILL BELOW.
4. ALUMINUM WINDOW WITH 1/4" GLAZING.
5. STUCCO ON WOOD FRAMING.
6. NO CONCRETE SLAB THIS AREA.
7. CONCRETE SLAB
8. RAIN WATER LEADER
9. PAINTED METAL DOWNSPOUT.
10. 2 PIECE MISSION TILE
11. SPRAY ON URETHANE FOAM ROOFING SYSTEM.
12. LINE OF PARAPET.
13. PLYWOOD CRICKET.
14. PAINTED METAL GUTTER/DOWNSPOUT.
15. PRE CAST CONCRETE SPLASH BLOCK ON ROOF.
16. S – SHAPE MISSION TILE
17. STRUCTURAL COLUMN.
18. TRENCH DRAIN.
19. CONCRETE STAIRS (7 RISERS, 6 TREADS)
20. FABRIC CANOPY

A Retail Shopping Center for **Madrone Village**

Madrone Parkway and Cochrane Road

Morgan Hill, California

ARCHITECTURAL TECHNOLOGIES
2960 East Northern Avenue, Bldg. C
Phoenix, Arizona 85028
602-953-2355 FAX 602-953-2988

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PLANNING SUBMITTAL	12/13/05
PLANNING COMMENTS	02/20/06

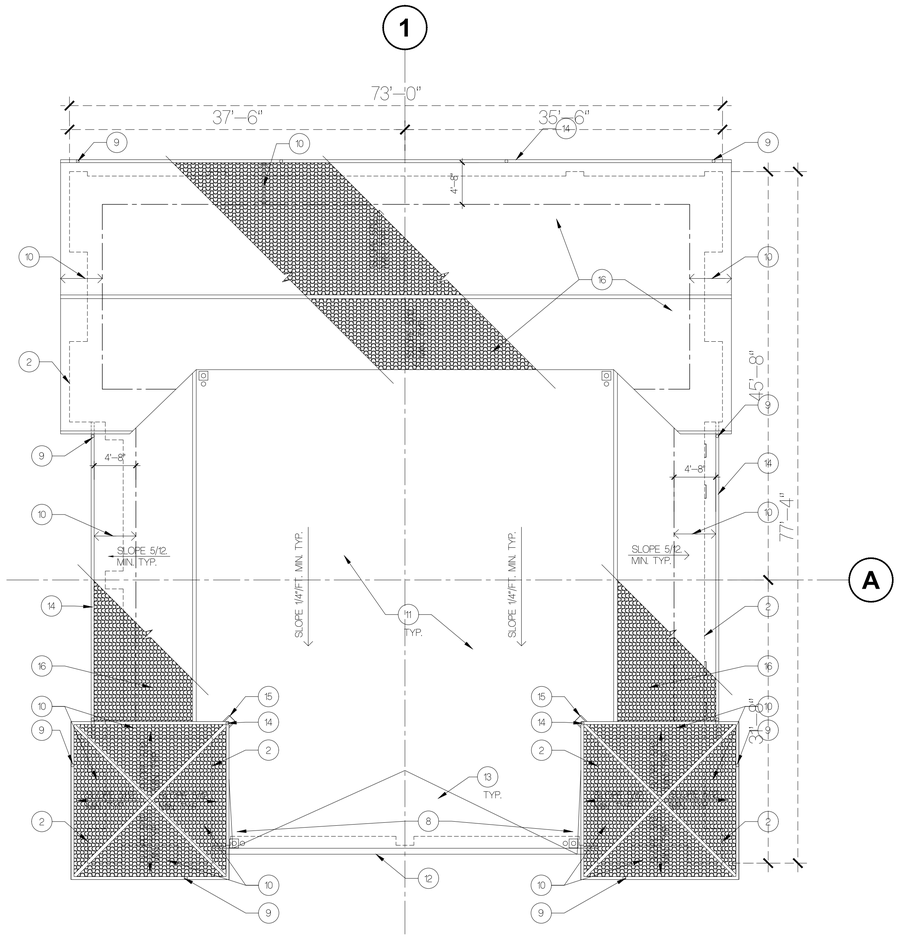
LICENSED ARCHITECT
CRAIG JAMES ALMGLEN
EXP. 10-31-07
C-21289
STATE OF CALIFORNIA

BANK A FLOOR PLAN AND ROOF PLAN

A2.0

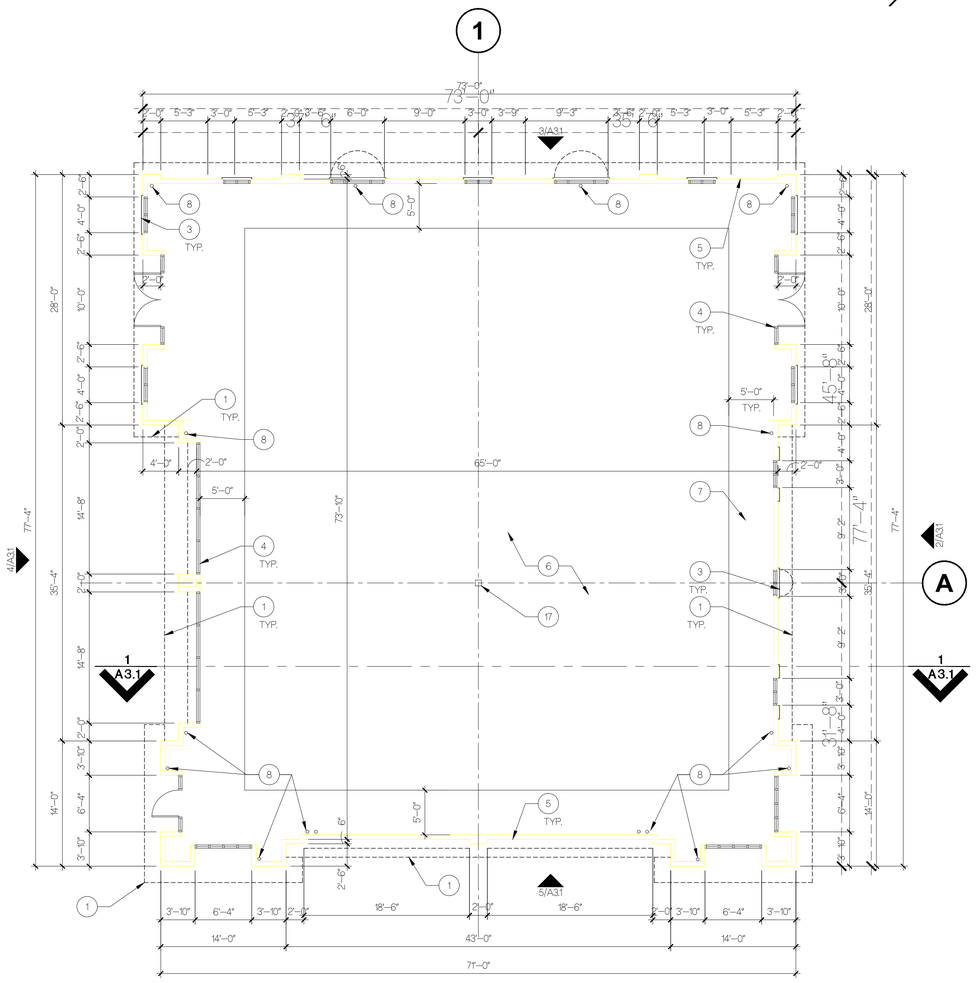
041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



RETAIL B ROOF PLAN

SCALE: 1/8" = 1'-0"



RETAIL B FLOOR PLAN

SCALE: 1/8" = 1'-0"

KEYNOTES

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1. LINE OF OVERHANG ABOVE.
2. LINE OF WALL BELOW.
3. LINE OF SILL BELOW.
4. ALUMINUM WINDOW WITH 1/4" GLAZING.
5. STUCCO ON WOOD FRAMING.
6. NO CONCRETE SLAB THIS AREA.
7. CONCRETE SLAB
8. RAIN WATER LEADER
9. PAINTED METAL DOWNSPOUT.
10. 2 PIECE MISSION TILE
11. SPRAY ON URETHANE FOAM ROOFING SYSTEM.
12. LINE OF PARAPET.
13. PLYWOOD CRICKET.
14. PAINTED METAL GUTTER/DOWNSPOUT.
15. PRE CAST CONCRETE SPLASH BLOCK ON ROOF.
16. S – SHAPE MISSION TILE
17. STRUCTURAL COLUMN.
18. TRENCH DRAIN.
19. CONCRETE STAIRS (7 RISERS, 6 TREADS)
20. FABRIC CANOPY

A Retail Shopping Center for
Madrone Village

Madrone Parkway and Cochrane Road
Morgan Hill, California

ARCHITECTURAL TECHNOLOGIES
2960 East Northern Avenue, Bldg. C
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PLANNING COMMENTS	02/20/06

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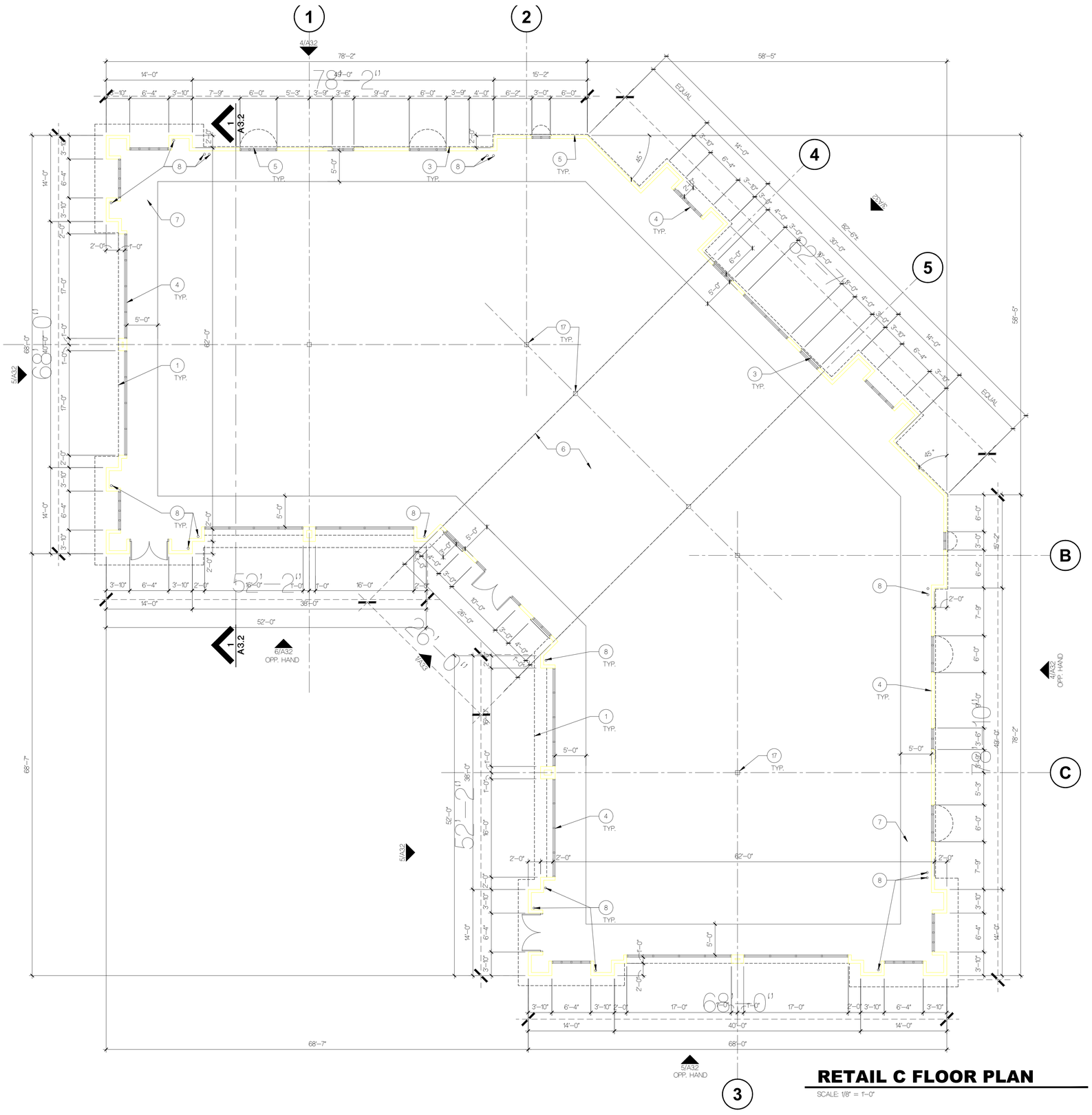
CRAIG JAMES ALMLIEF
EXP. 10-31-07
C-21289
STATE OF CALIFORNIA

RETAIL B
FLOOR PLAN
AND ROOF PLAN

A2.1

041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



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RETAIL C FLOOR PLAN

SCALE: 1/8" = 1'-0"

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Madrone Parkway and Cochrane Road
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ARCHITECTURAL TECHNOLOGIES
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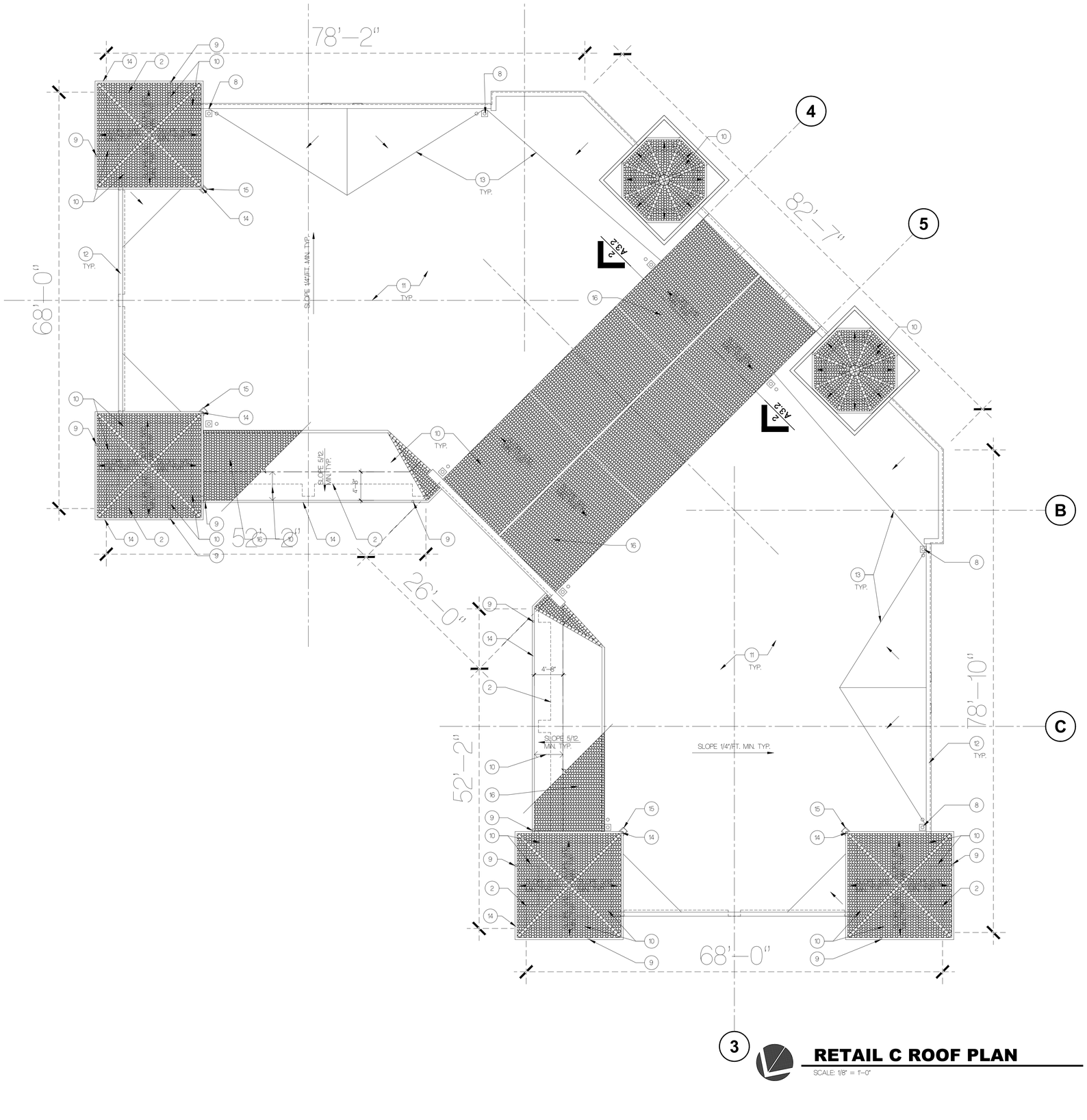
STATE OF CALIFORNIA

RETAIL C
FLOOR PLAN

A2.2

041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



3 **RETAIL C ROOF PLAN**

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. –
2. –
3. –
4. –

KEYNOTES

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3. LINE OF SILL BELOW.
4. ALUMINUM WINDOW WITH 1/4" GLAZING.
5. STUCCO ON WOOD FRAMING.
6. NO CONCRETE SLAB THIS AREA.
7. CONCRETE SLAB
8. ROOF DRAIN
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PLANNING COMMENTS	02/20/06

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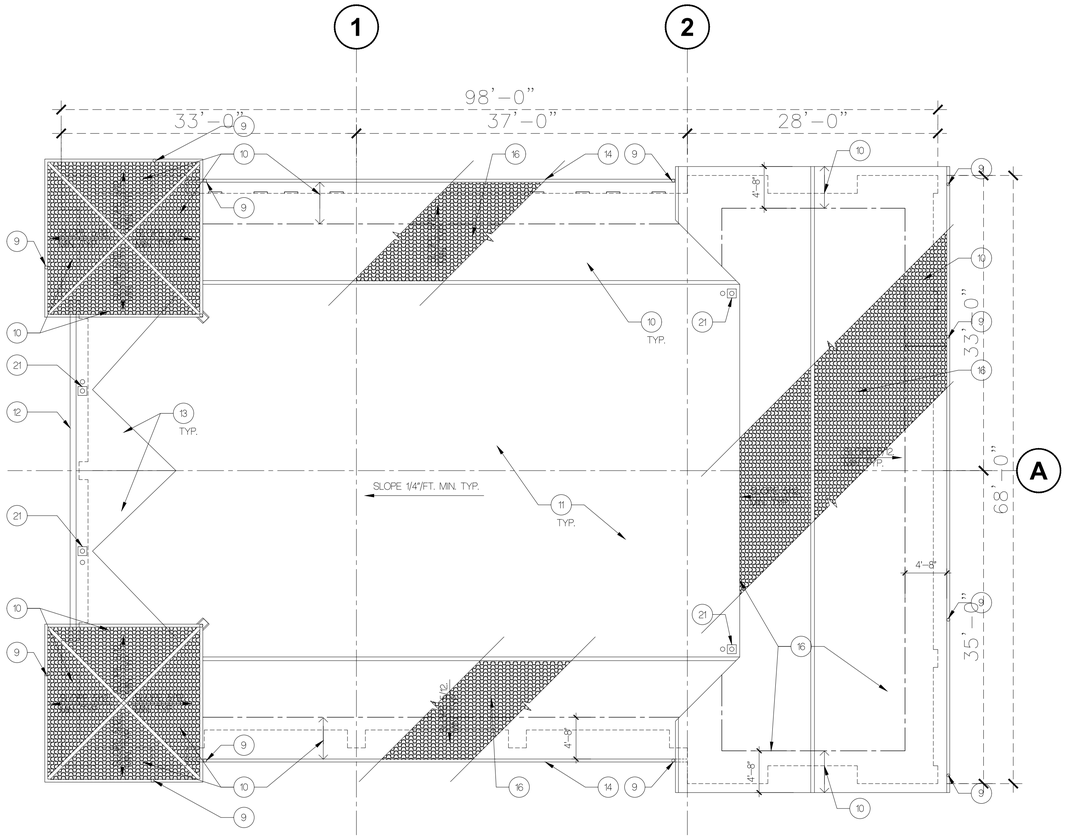
EXP. 10-31-07
C-21289
STATE OF CALIFORNIA

RETAIL C
ROOF PLAN

A2.3

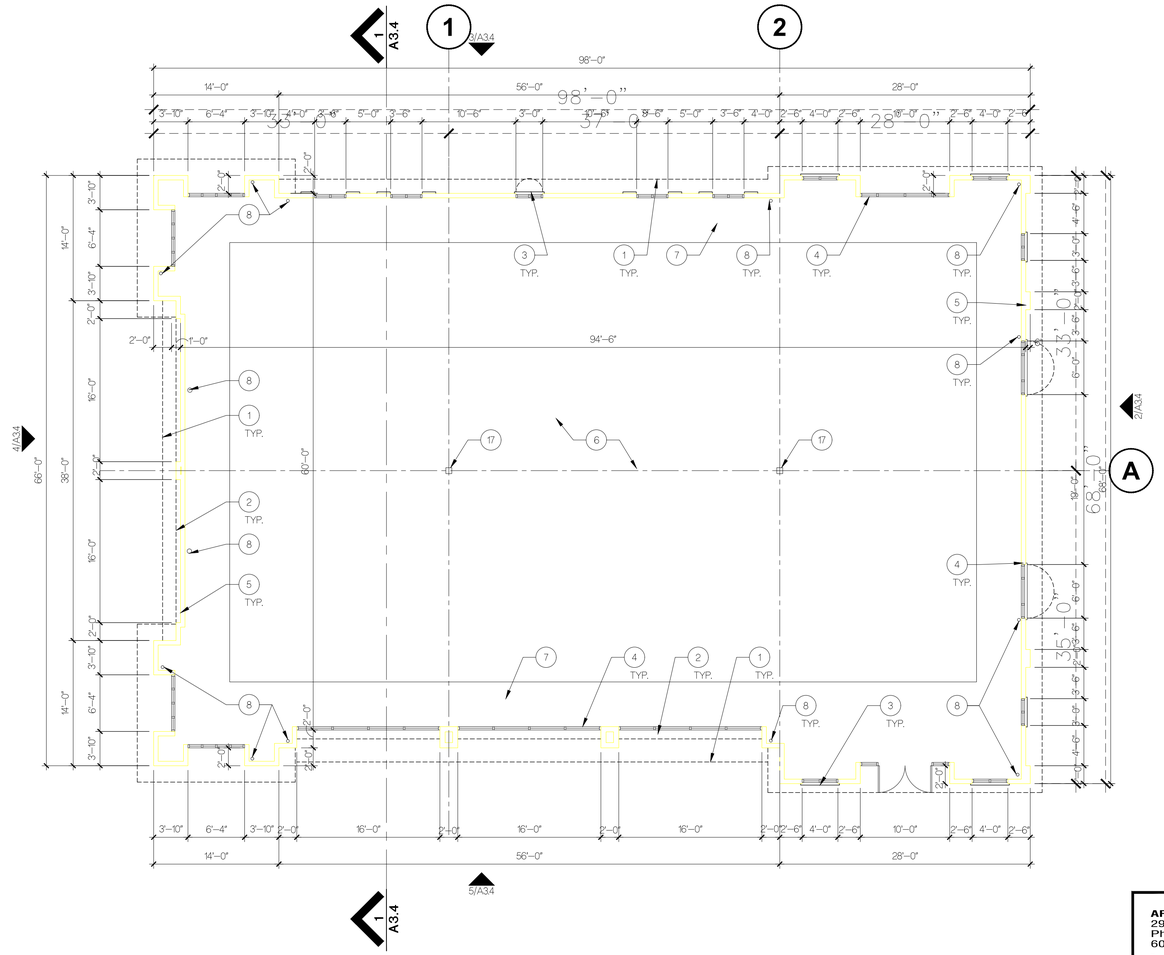
041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



RETAIL D ROOF PLAN

SCALE: 1/8" = 1'-0"



RETAIL D FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. –
2. –
3. –
4. –

KEYNOTES

NOTES: NOT ALL THE NOTES APPLY TO THIS SHEET.

1. LINE OF OVERHANG ABOVE.
2. LINE OF WALL BELOW.
3. LINE OF SILL BELOW.
4. ALUMINUM WINDOW WITH 1/4" GLAZING.
5. STUCCO ON WOOD FRAMING.
6. NO CONCRETE SLAB THIS AREA.
7. CONCRETE SLAB
8. RAIN WATER LEADER
9. PAINTED METAL DOWNSPOUT.
10. 2 PIECE MISSION TILE
11. SPRAY ON URETHANE FOAM ROOFING SYSTEM.
12. LINE OF PARAPET.
13. PLYWOOD CRICKET.
14. PAINTED METAL GUTTER/DOWNSPOUT.
15. PRE CAST CONCRETE SPLASH BLOCK ON ROOF.
16. S – SHAPE MISSION TILE
17. STRUCTURAL COLUMN.
18. TRENCH DRAIN.
19. CONCRETE STAIRS (7 RISERS, 6 TREADS)
20. FABRIC CANOPY
21. ROOF DRAIN

A Retail Shopping Center for **Madrone Village**

Madrone Parkway and Cochrane Road
Morgan Hill, California

ARCHITECTURAL TECHNOLOGIES
2960 East Northern Avenue, Bldg. C
Phoenix, Arizona 85028
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PLANNING COMMENTS	02/20/06

LICENSED ARCHITECT
CRAIG JAMES ALMASH
EXP. 10-31-07
C-21289
STATE OF CALIFORNIA

RETAIL D
FLOOR PLAN
AND ROOF PLAN

A2.4

041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TB)

Packet Pg. 65

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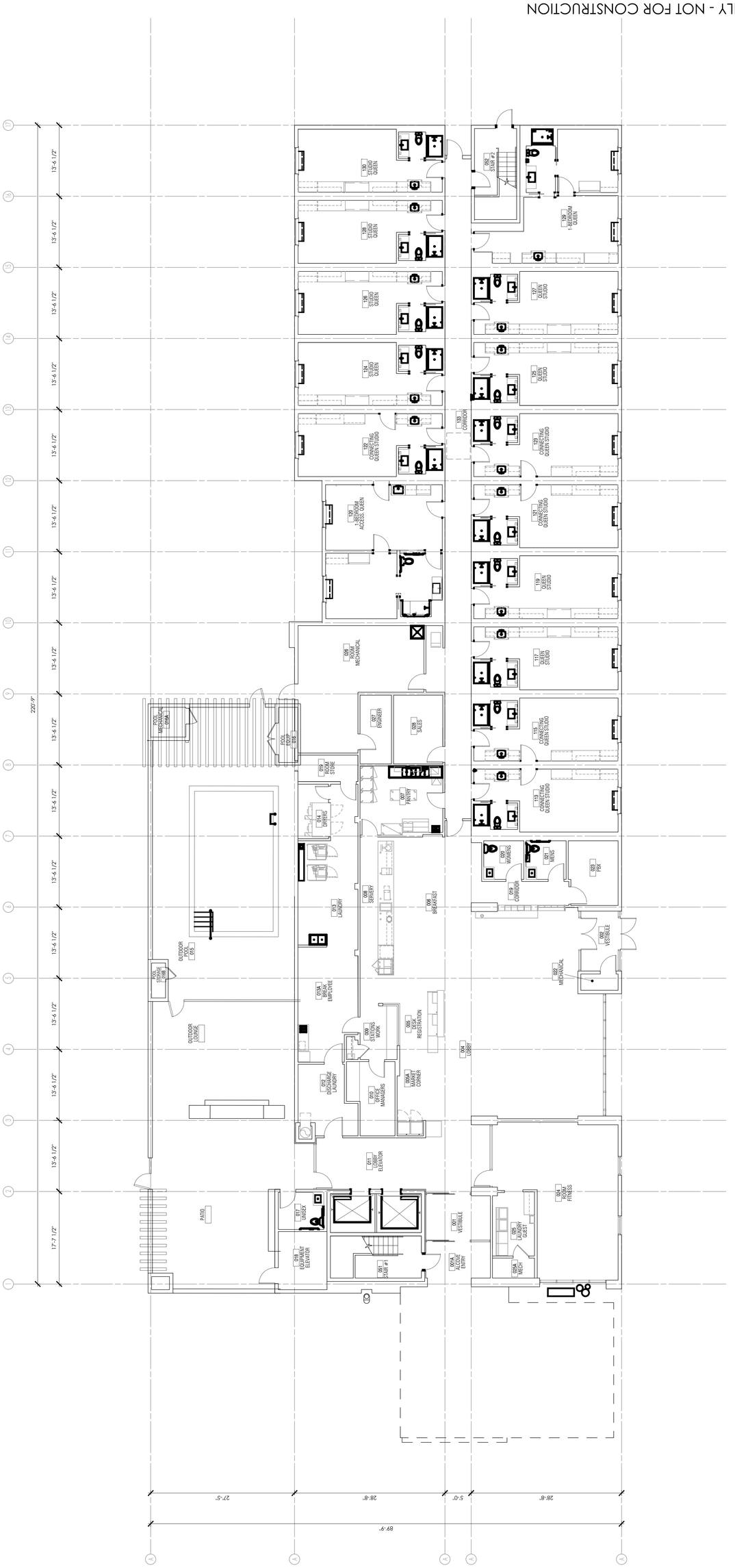

1 **MAIN LEVEL FLOOR PLAN**
SCALE: 1/8" = 1'-0"

NORTH

aeurbia architects and engineers **J.M. Williams and Associates** 909 west south jordan parkway south jordan, utah 84095 phone: 801.746.0456 - fax: 801.575.6456 webpage: aeurbia.com	12 November 2018	HOME 2 SUITES 735 COCHRANE RD MORGAN HILL, CA	MAIN LEVEL FLOOR PLAN

AE2018_047

REVISIONS:
-

DRAWN BY: RPM
SCALE: AS NOTED
DATE:
SHEET NO.

A2.5

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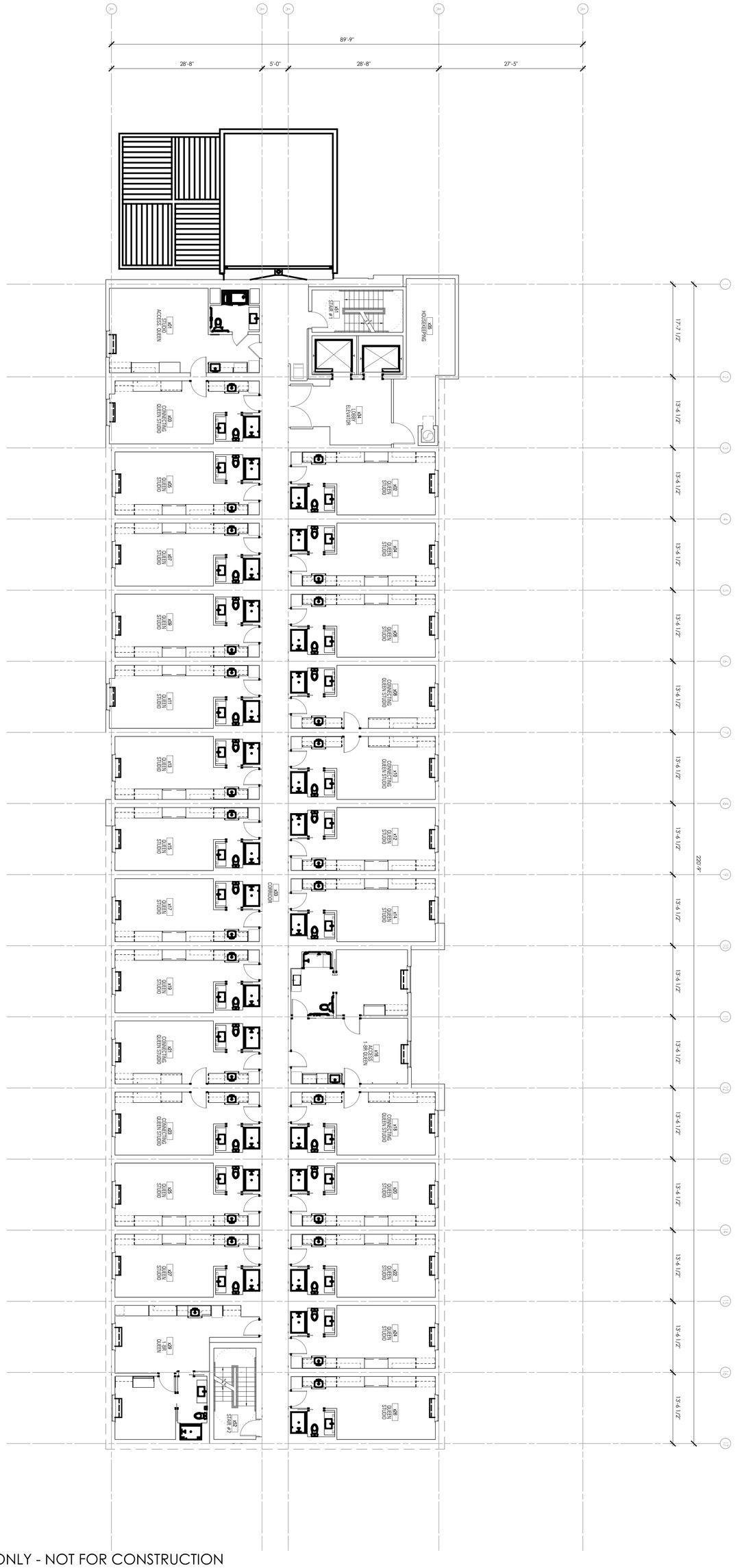

1 SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

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TYPICAL UPPER LEVEL FLOOR PLAN

HOME 2 SUITES

735 COCHRANE RD
MORGAN HILL, CA

13 November 2018

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south jordan, utah 84095
phone: 801.746.0456 - fax: 801.575.6456
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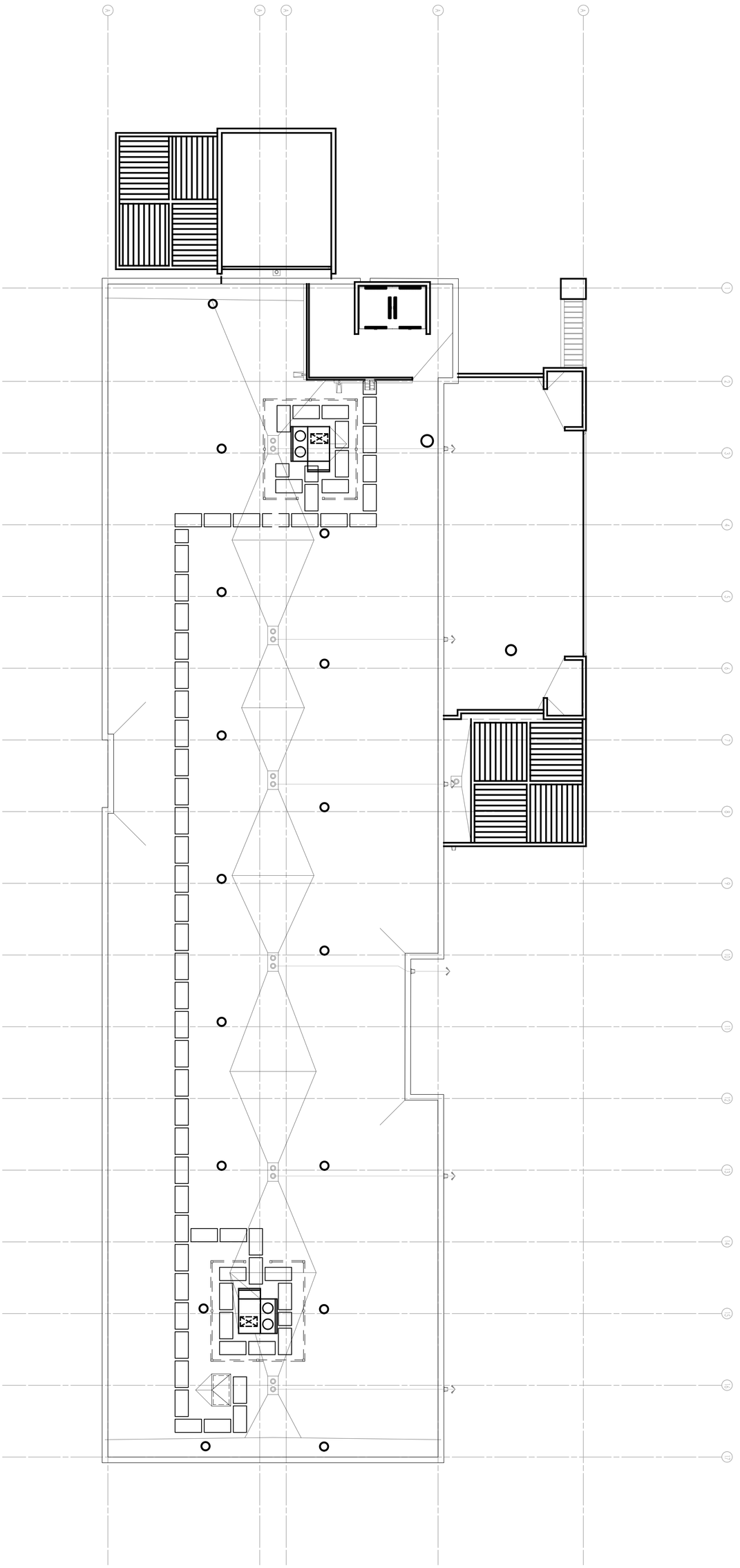

1 ROOF PLAN
SCALE: 1/16" = 1'-0"

CONCEPTUAL DRAWINGS ONLY - NOT FOR CONSTRUCTION

A2.7	ROOF PLAN		HOME 2 SUITES 735 COCHRANE RD MORGAN HILL, CA	13 November 2018	aeurbia architects and engineers J.M. Williams and Associates 909 west south jordan parkway south jordan, utah 84095 phone: 801.746.0456 - fax: 801.575.6456 webpage: aeurbia.com

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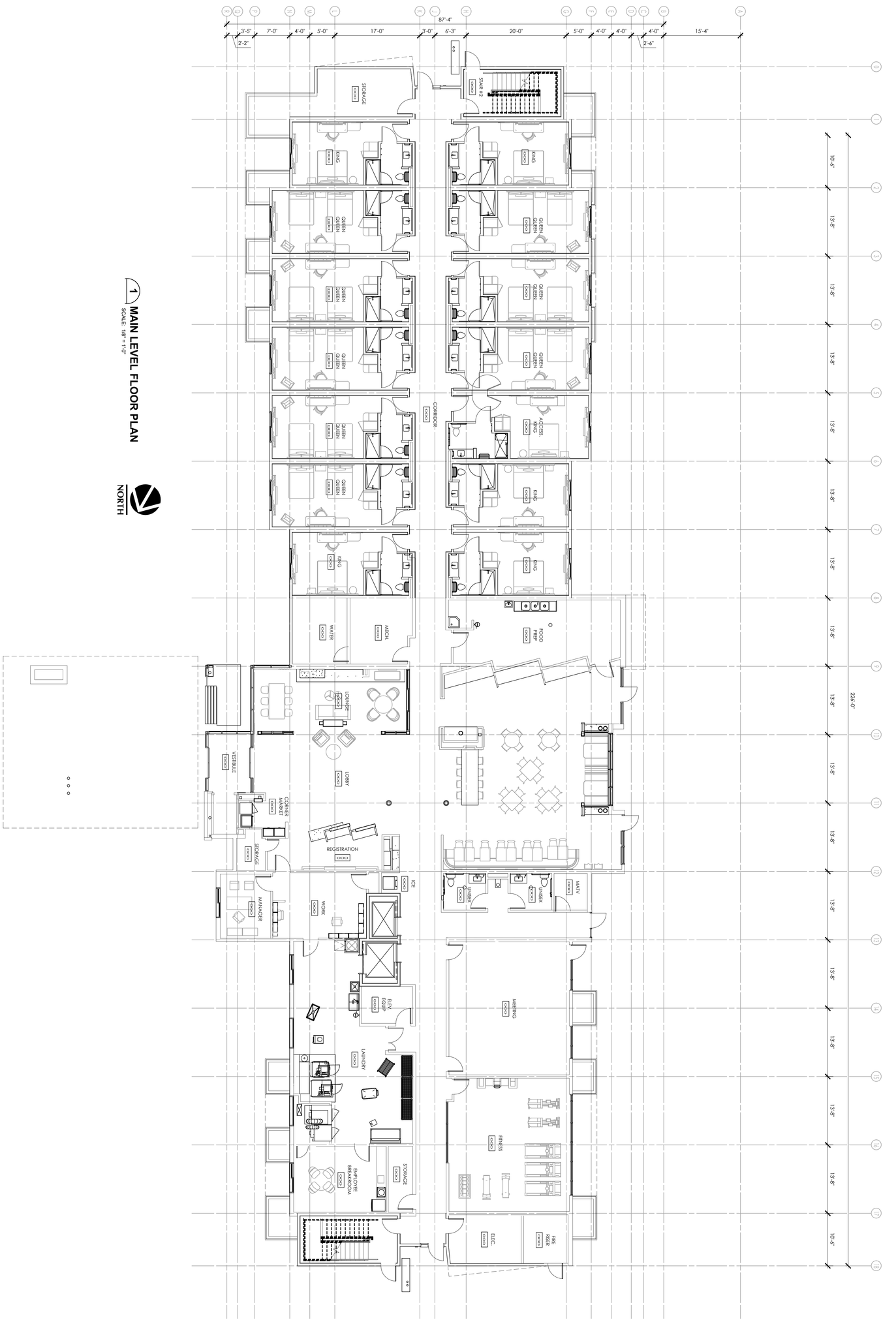

1 **MAIN LEVEL FLOOR PLAN**
SCALE: 1/8" = 1'-0"

NORTH

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MAIN LEVEL FLOOR PLAN

FAIRFIELD INN & SUITES

MADRONE PKWY & COCHRANE RD
MORGAN HILL, CA

13 November 2018

aeurbia architects and engineers
J.M. Williams and Associates
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south jordan, utah 84095
phone: 801.746.0456 - fax: 801.575.6456
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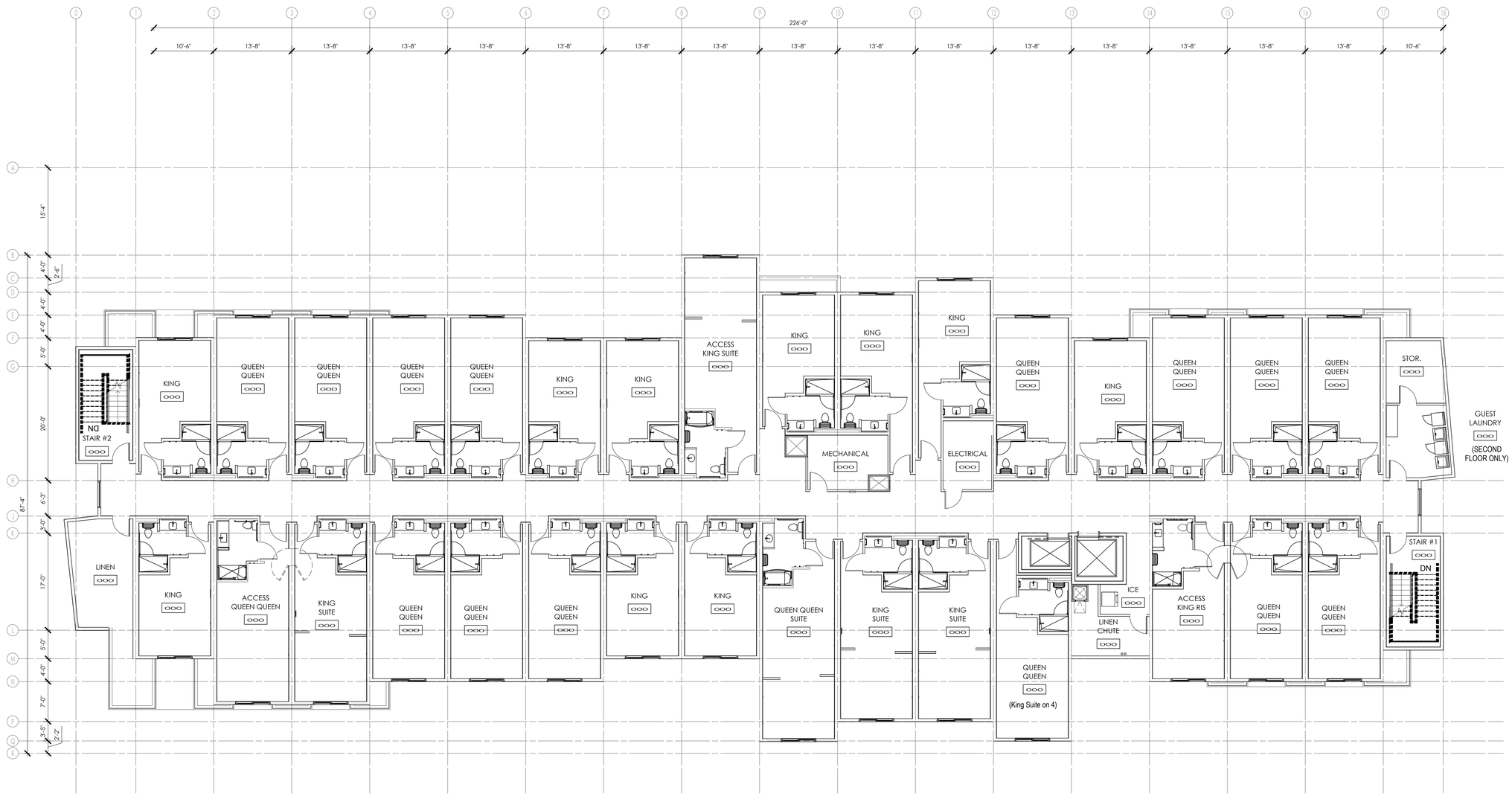

1 **SECOND LEVEL FLOOR PLAN**
SCALE: 1/8" = 1'-0"

NORTH

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13 November 2018

FAIRFIELD INN & SUITES
MADRONE PKWY & COCHRANE RD
MORGAN HILL, CA

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TYPICAL UPPER LEVEL FLOOR PLAN

AE2018_048

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Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TM)

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ROOF PLAN

AE2018_048

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MORGAN HILL, CA

13 November 2018

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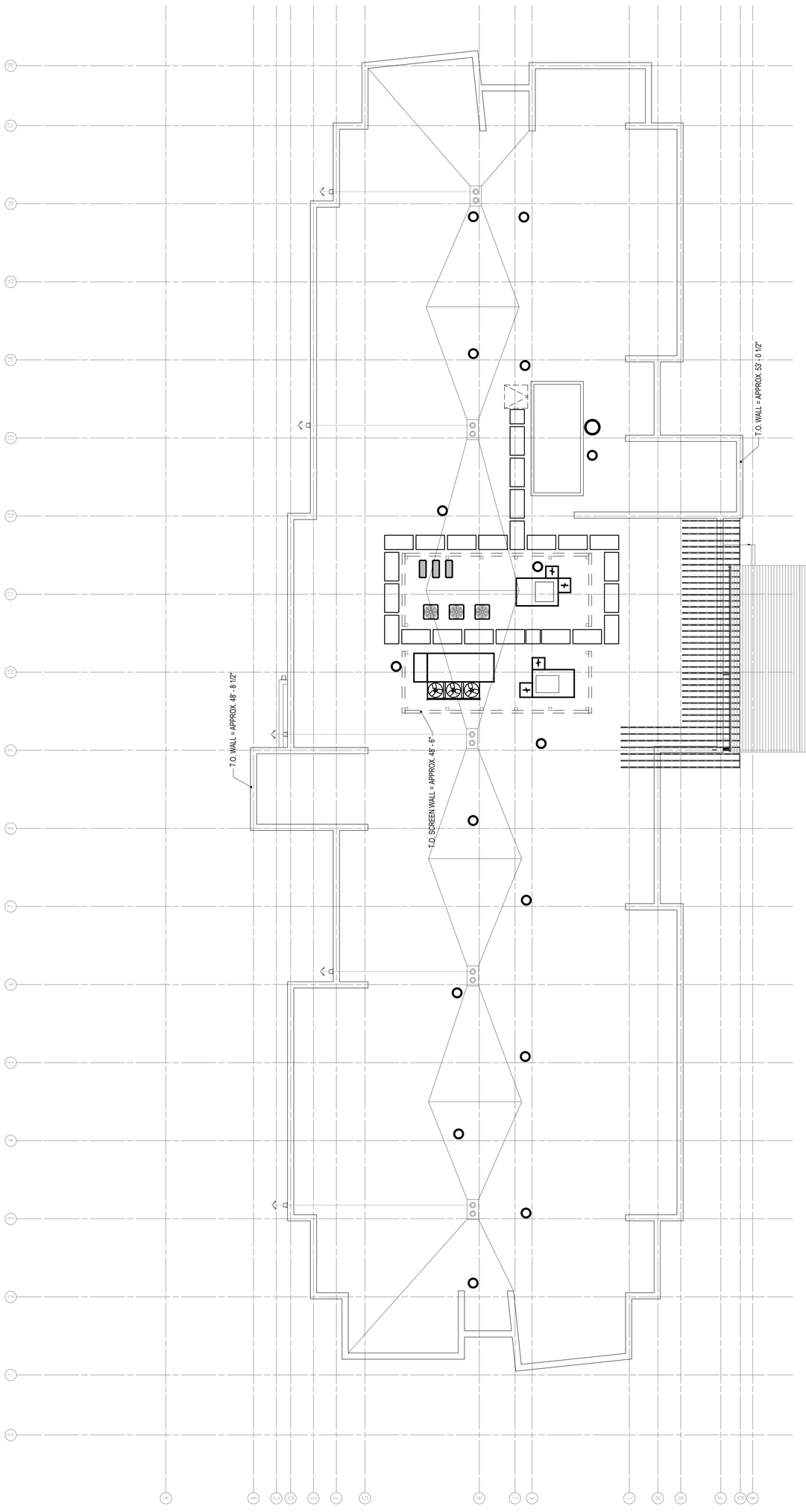
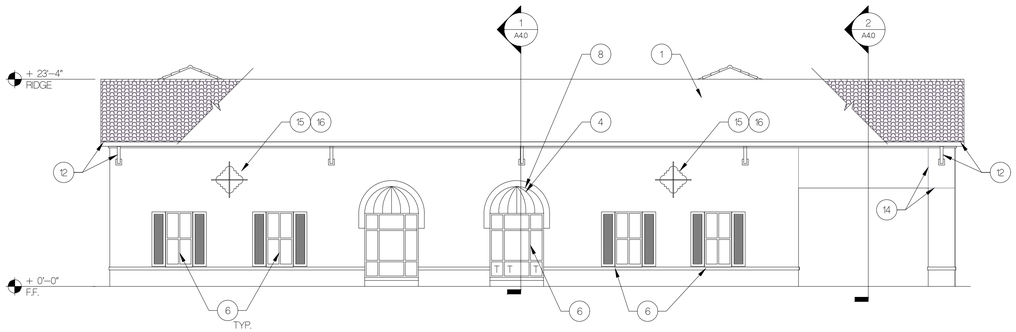
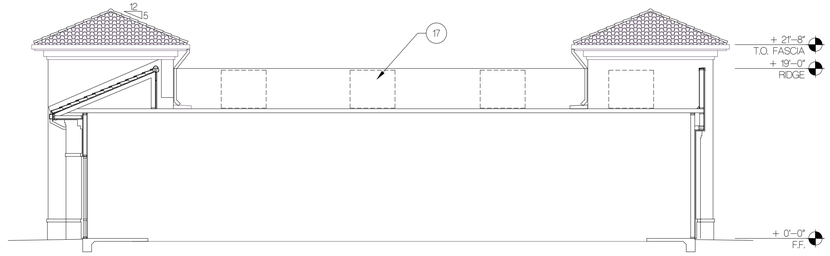


1 ROOF PLAN
SCALE: 1/16" = 1'-0"



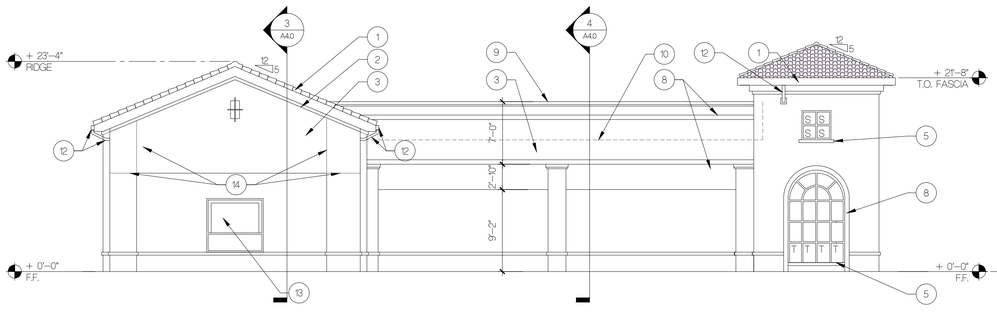
4 BANK A WEST ELEVATION

SCALE: 1/8" = 1'-0"



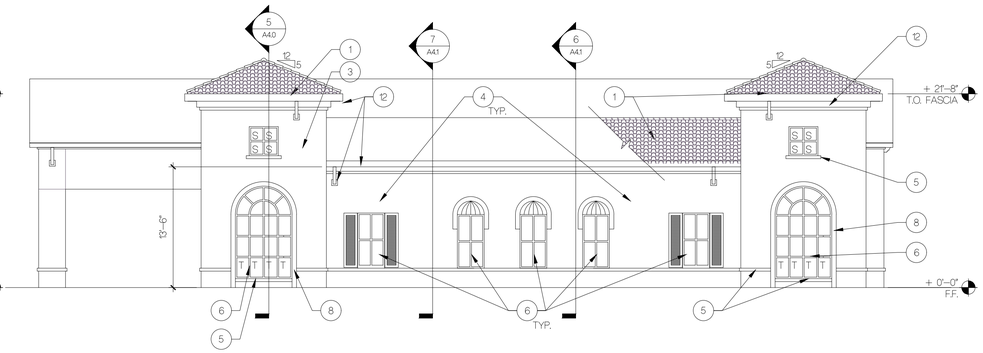
1 BANK A BUILDING SECTION

SCALE: 1/8" = 1'-0"



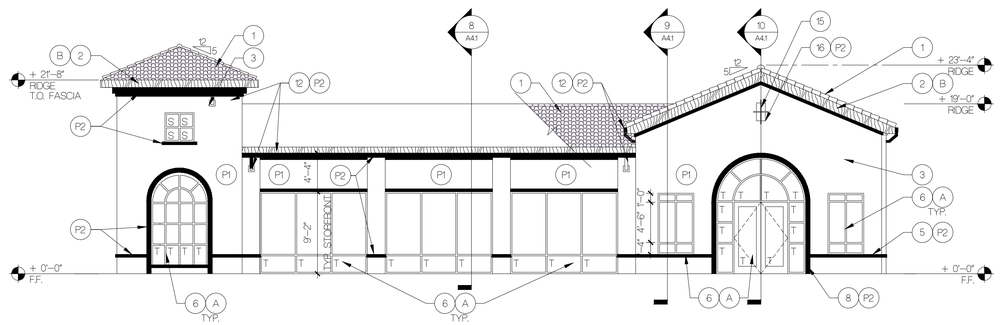
5 BANK A SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 BANK A EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 BANK A NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. –
2. –
3. –
4. –

KEYNOTES

NOTES: NOT ALL THE NOTES APPLY TO THIS SHEET.

1. SPANISH CLAY TILE ROOF REFER TO ROOF PLAN FOR SPECIFICATIONS AND LIMITS.
2. WOOD TRIM FASCIA/EAVE–STAINED. (B)
3. STUCCO ON WOOD FRAMING. (P1)
4. FABRIC AWNING.
5. 4" HIGH 2" DEEP STUCCO SILL LINE. (P2)
6. ALUMINUM WINDOW WITH 1/4" BRONZE TINTED GLAZING. (A)
7. WOOD SHUTTERS PAINTED. (P2)
8. STUCCO RAISED ACCENT BAND 6" WIDE 1 ½" DEEP. (P2)
9. METAL COPING. (P2)
10. LINE OF ROOF BEYOND.
11. GLAZED TILE ACCENT 4 TILE AT 8 X 8 GLAZ.
12. PAINTED METAL GUTTER WITH DOWNSPOUT. (P2)
13. DRIVE UP TELLER WINDOW.
14. STUCCO CONTROL JOINT.
15. BRONZE ANODIZE ALUMINUM TUBE ACCENT FEATURE ANCHORED TO WALL.
16. 1 ½" RECESSED FEATURE IN STUCCO WALL. (P2)
17. FUTURE MECHANICAL PACKAGE UNIT

COLOR SCHEDULE

- (P1) PAINT (FIELD). SHERWIN WILLIAMS COLONIAL REVIVAL TRIM SW 2828
- (P2) PAINT (ACCENT). SHERWIN WILLIAMS INDIAN WHITE SW 0035
- (A) WINDOW FRAMES LIGHT BRONZE ANODIZED ALUMINUM FRAMING WITH BRONZE TINTED GLAZING.
- (B) WOOD TRIM–ROUGHSAWN CEDAR STAINED TO MATCH WILSONART LAMINATE 704A–60 FIGURED MAHOGANT.

SYMBOL KEY

- 'T' TEMPERED GLAZING.
- 'S' SPANDREL GLAZING.

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Morgan Hill, California

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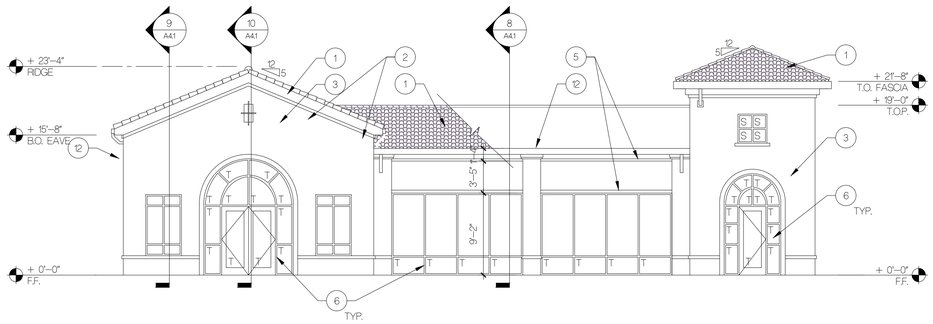
BANK A
EXTERIOR ELEVATIONS

A3.0

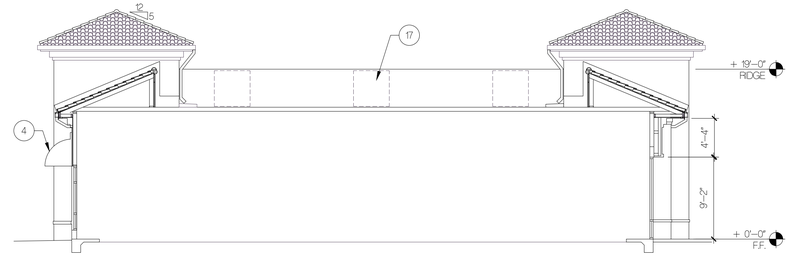
041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



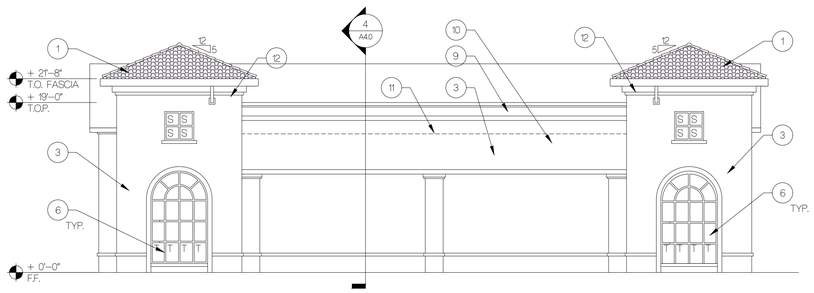
4 RETAIL B WEST ELEVATION

SCALE: 1/8" = 1'-0"



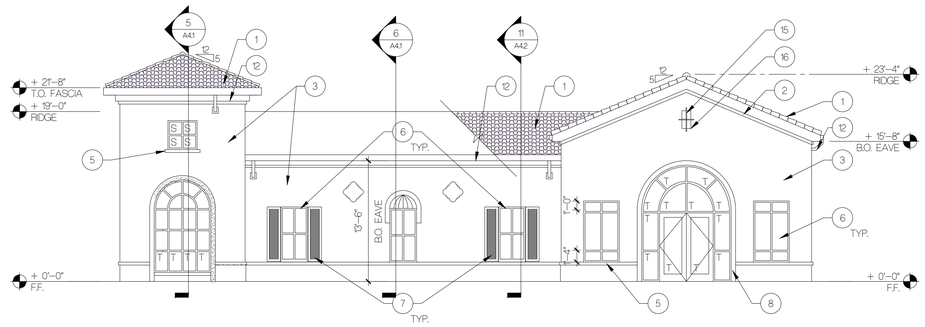
1 RETAIL B BUILDING SECTION

SCALE: 1/8" = 1'-0"



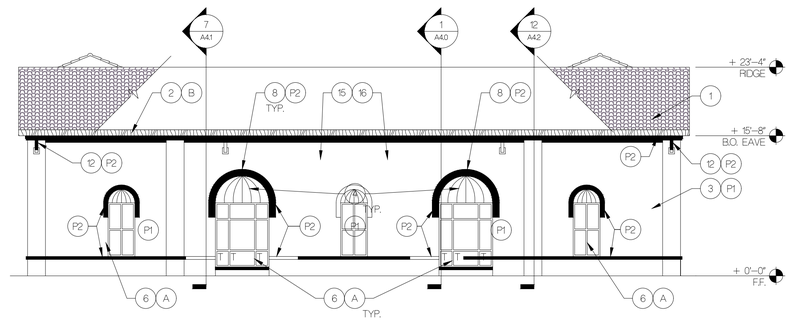
5 RETAIL B SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 RETAIL B EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 RETAIL B NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. –
2. –
3. –
4. –

KEYNOTES

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2. WOOD TRIM. FASCIA/EAVE–STAINED. (B)
3. STUCCO ON WOOD FRAMING. (P1)
4. FABRIC AWNING.
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13. DRIVE UP TELLER WINDOW.
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RETAIL B
EXTERIOR ELEVATIONS

A3.1

041346.01

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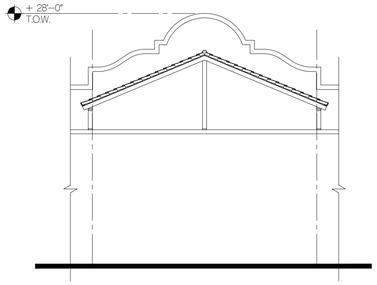
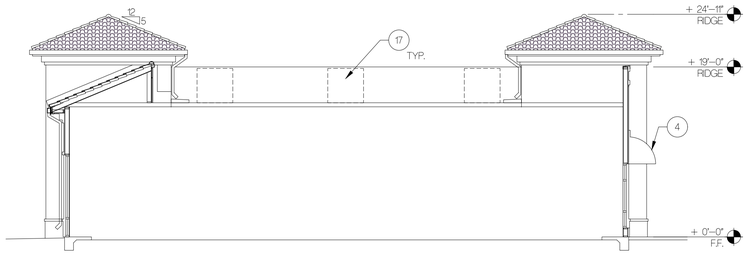


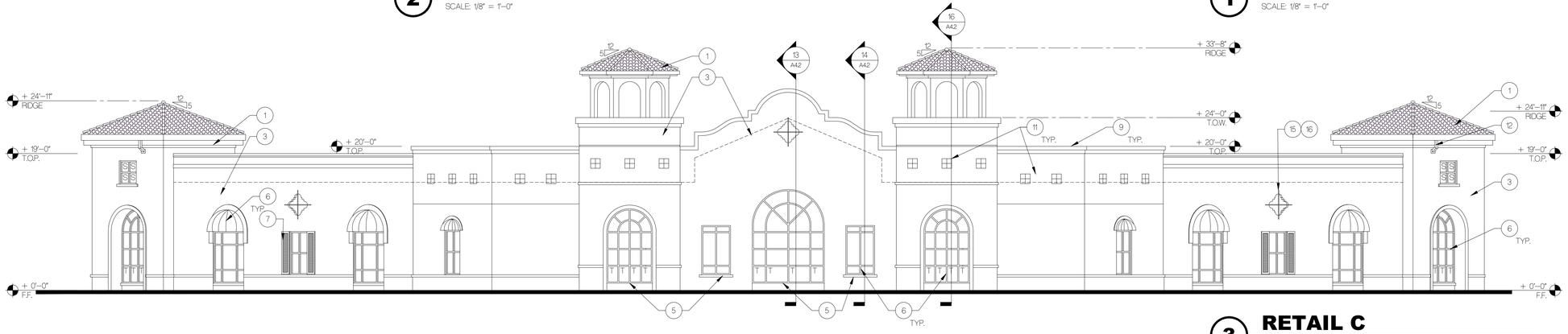
2 BUILDING SECTION

SCALE: 1/8" = 1'-0"



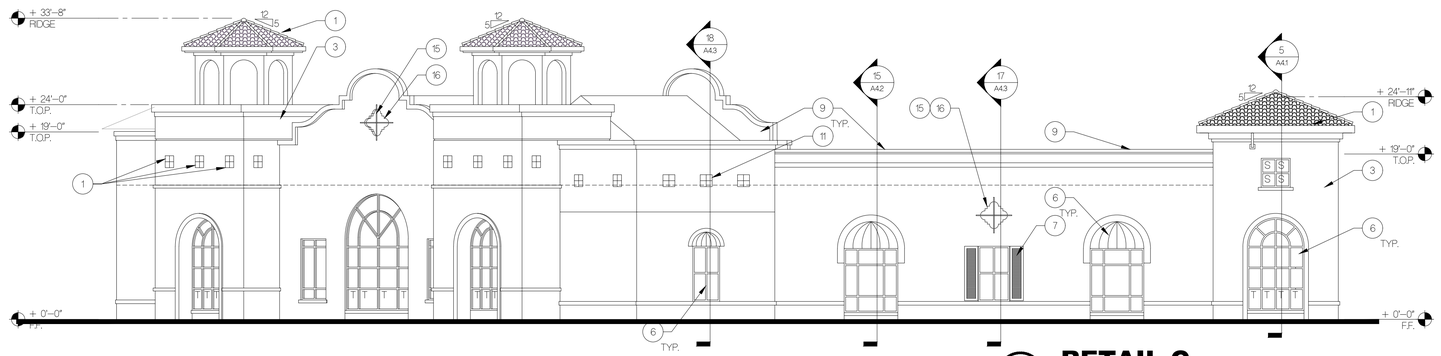
1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



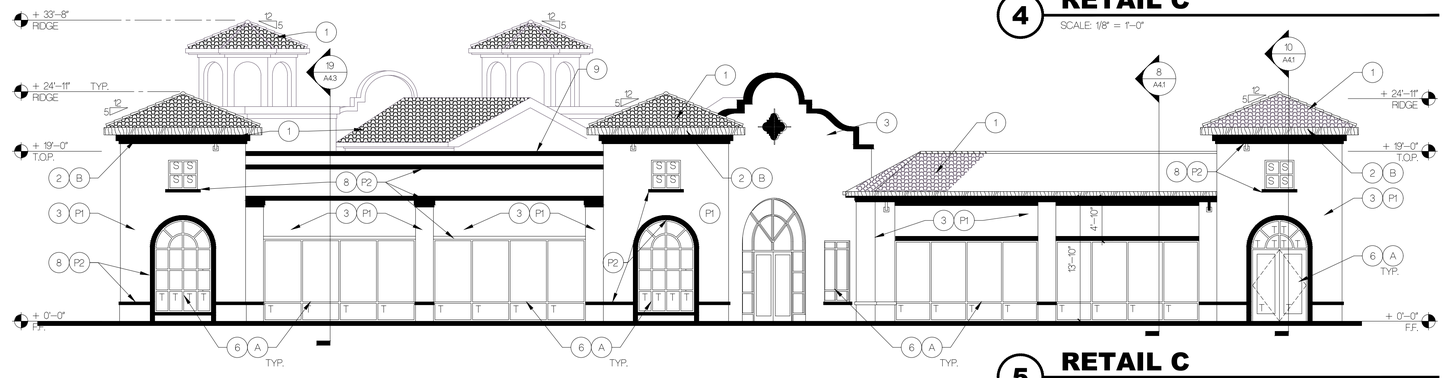
3 RETAIL C

SCALE: 1/8" = 1'-0"



4 RETAIL C

SCALE: 1/8" = 1'-0"



5 RETAIL C

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. –
2. –
3. –
4. –

KEYNOTES

NOTES: NOT ALL THE NOTES APPLY TO THIS SHEET.

1. SPANISH CLAY TILE ROOF REFER TO ROOF PLAN FOR SPECIFICATIONS AND LIMITS.
2. WOOD TRIM FASCIA/EAVE–STAINED. (B)
3. STUCCO ON WOOD FRAMING. (P1)
4. FABRIC AWNING.
5. 4" HIGH 2" DEEP STUCCO SILL LINE. (P2)
6. ALUMINUM WINDOW WITH 1/4" BRONZE TINTED GLAZING. (A)
7. WOOD SHUTTERS PAINTED. (P2)
8. STUCCO RAISED ACCENT BAND 6" WIDE 1 ½" DEEP. (P2)
9. METAL COPING. (P2)
10. LINE OF ROOF BEYOND.
11. GLAZED TILE ACCENT 4 TILE AT 8 X 8 GLAZ.
12. PAINTED METAL GUTTER WITH DOWNSPOUT. (P2)
13. DRIVE UP TELLER WINDOW.
14. STUCCO CONTROL JOINT.
15. BRONZE ANODIZE ALUMINUM TUBE ACCENT FEATURE ANCHORED TO WALL.
16. 1 ½" RECESSED FEATURE IN STUCCO WALL. (P2)
17. FUTURE MECHANICAL PACKAGE UNIT

COLOR SCHEDULE

- (P1) PAINT (FIELD), SHERWIN WILLIAMS COLONIAL REVIVAL TRIM SW 2828
- (P2) PAINT (ACCENT), SHERWIN WILLIAMS INDIAN WHITE SW 0035
- (A) WINDOW FRAMES LIGHT BRONZE ANODIZED ALUMINUM FRAMING WITH BRONZE TINTED GLAZING.
- (B) WOOD TRIM–ROUGHSAWN CEDAR STAINED TO MATCH WILSONART LAMINATE 704A–60 FIGURED MAHOGANY.

SYMBOL KEY

- 'T' TEMPERED GLAZING.
- 'S' SPANDREL GLAZING.

A Retail Shopping Center for
Madrone Village

Madrone Parkway and Cochrane Road
Morgan Hill, California

ARCHITECTURAL TECHNOLOGIES
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Phoenix, Arizona 85028
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LICENSED ARCHITECT
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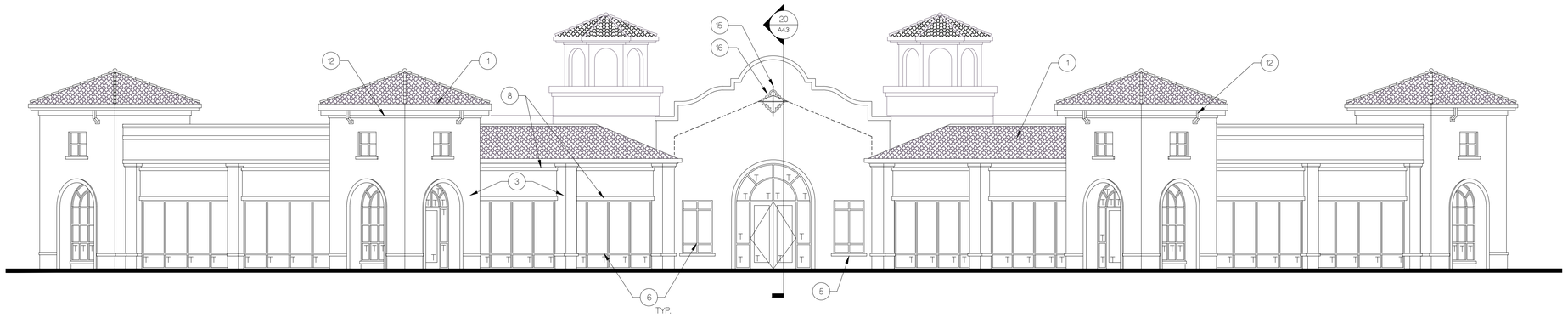
C-21289
STATE OF CALIFORNIA

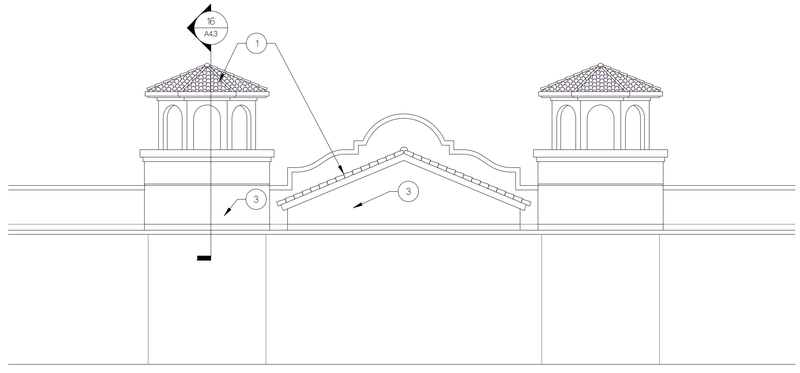
RETAIL C
EXTERIOR ELEVATIONS

A3.2

041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)





GENERAL NOTES

1. –
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COLOR SCHEDULE

(P1) PAINT (FIELD). SHERWIN WILLIAMS COLONIAL REVIVAL TRIM SW 2828

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SYMBOL KEY

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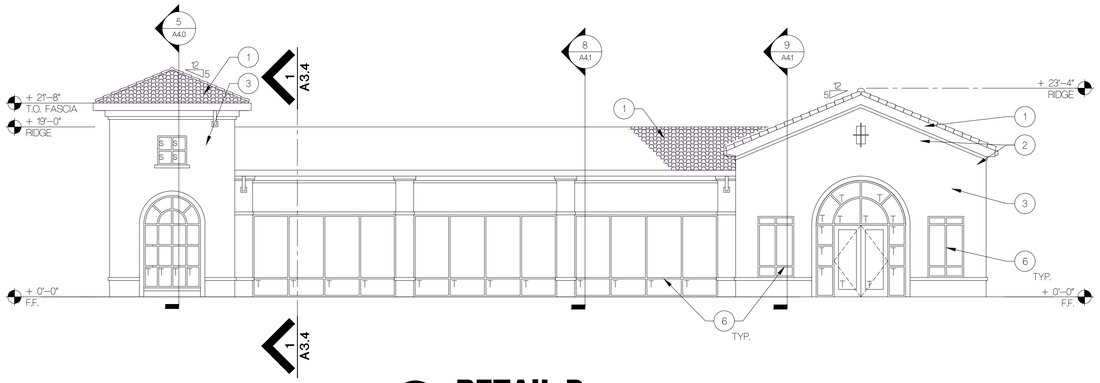
RETAIL C
EXTERIOR ELEVATIONS

A3.3

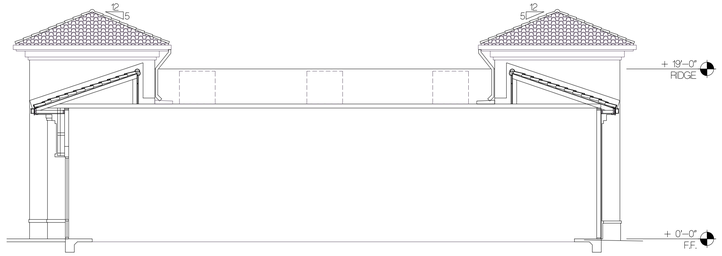
041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



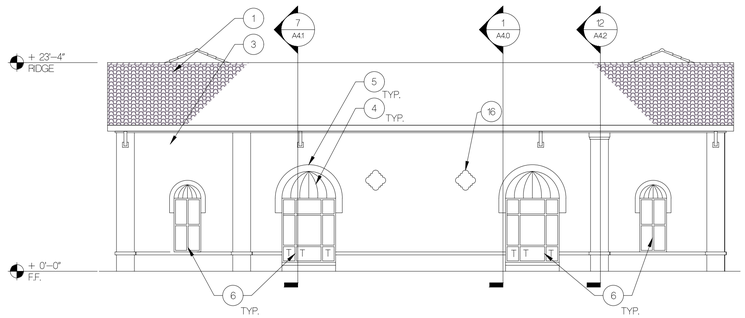
4 RETAIL D

SCALE: 1/8" = 1'-0"



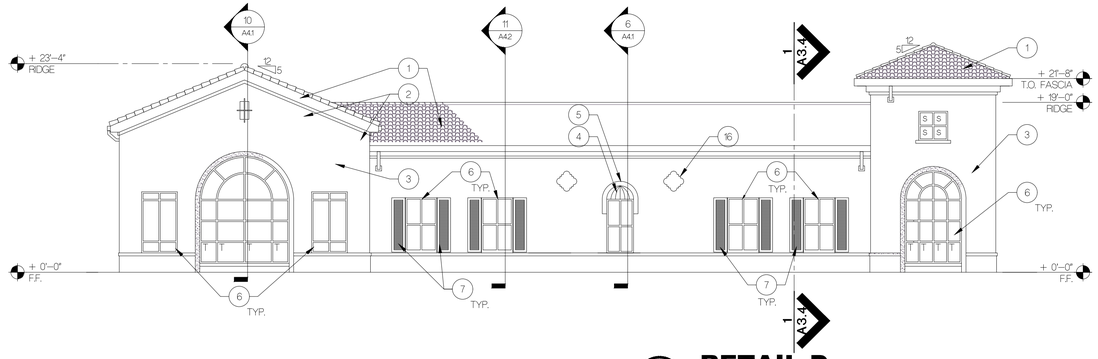
1 RETAIL D BUILDING SECTION

SCALE: 1/8" = 1'-0"



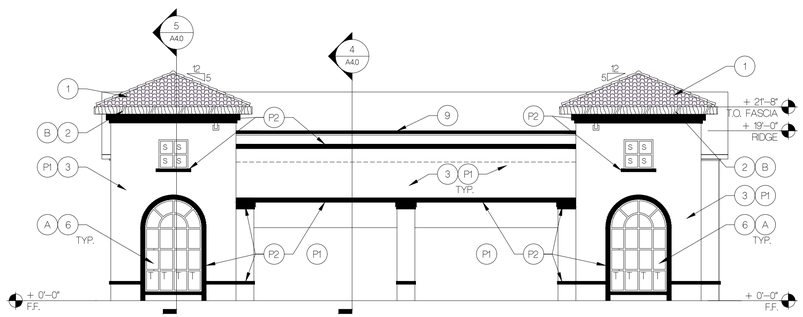
5 RETAIL D

SCALE: 1/8" = 1'-0"



2 RETAIL D

SCALE: 1/8" = 1'-0"



3 RETAIL D

SCALE: 1/8" = 1'-0"

GENERAL NOTES

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CRAIG JAMES ALMGREN
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C-21289
STATE OF CALIFORNIA

RETAIL D
EXTERIOR ELEVATIONS

A3.4

041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)

1 PROPOSED EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

aeurbia architects and engineers
J.M. Williams and Associates
909 west south jordan parkway
south jordan, utah 84095
phone: 801.746.0456 / fax: 801.572.6456
webpage: aeurbia.com

20 March 2018

HOME 2 SUITES

MORGAN HILLS, CA

EXTERIOR ELEVATION

REVISIONS:

DRAWN BY:
SCALE:
DATE:
SHEET NO.

A3.5

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Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)

3 PROPOSED EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

4 PROPOSED EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

aeurbia architects and engineers
J.M. Williams and Associates
909 west south jordan parkway
south jordan, utah 84095
phone: 801.746.0456 fax: 801.575.6456
webpage: aeurbia.com

20 March 2018

HOME 2 SUITES

MORGAN HILLS, CA

EXTERIOR ELEVATIONS

REVISIONS:

DRAWN BY:
SCALE:
DATE:
SHEET NO.

A3.6

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Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)

2 PROPOSED EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

aeurbia architects and engineers
J.M. Williams and Associates
909 west south jordan parkway
south jordan, utah 84095
phone: 801.746.0456 / fax: 801.572.6456
webpage: aeurbia.com

20 March 2018

HOME 2 SUITES

MORGAN HILLS, CA

EXTERIOR ELEVATION

REVISIONS:

DRAWN BY:
SCALE:
DATE:
SHEET NO.

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Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)

1 FRONT ELEVATION

SCALE: 3/32" = 1'-0" Referenced from 200

EXTERIOR FINISH KEY

- EF1 — PEARLESCENT ACCENT EIFS FINISH
- EF2 — DARK EIFS FINISH COLOR
- EF2a — DARK EIFS FINISH COLOR - TEXTURED
- EF3 — STAIR TOWER EIFS COLOR
- EF4 — MAIN BUILDING EIFS COLOR
- EF4a — ACCENT EIFS COLOR
- ST1 — CULTURED STONE
- ST2 — COPING
- SP1 — EXTERIOR ACCENT FINISH AT RAINSCREEN
  - SOLID PHENOLIC BOARD SIDING
  - CEMENT BOARD SIDING (OPTION)
- PT1 — PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

CONCEPTUAL DRAWINGS ONLY - NOT FOR CONSTRUCTION

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17 October 2018

FAIRFIELD INN & SUITES
MADRONE PKWY & COCHRANE RD
MORGAN HILL, CA

EXTERIOR ELEVATION

AE2018_048

REVISIONS:

DRAWN BY:
SCALE:
DATE:
SHEET NO.

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Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)

2 REAR ELEVATION

SCALE: 3/32" = 1'-0" Referenced from 200

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EIFS FINISH
- EF2 DARK EIFS FINISH COLOR
- EF2a DARK EIFS FINISH COLOR - TEXTURED
- EF3 STAIR TOWER EIFS COLOR
- EF4 MAIN BUILDING EIFS COLOR
- EF4a ACCENT EIFS COLOR
- ST1 CULTURED STONE
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17 October 2018

FAIRFIELD INN & SUITES
MADRONE PKWY & COCHRANE RD
MORGAN HILL, CA

EXTERIOR ELEVATION

AE2018_048

REVISIONS:

DRAWN BY:
SCALE:
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Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)

3 SIDE ELEVATION

SCALE: 3/32" = 1'-0"

4 SIDE ELEVATION

SCALE: 3/32" = 1'-0" Referenced from 200

EXTERIOR FINISH KEY

EF1	PEARLESCENT ACCENT EIFS FINISH
EF2	DARK EIFS FINISH COLOR
EF2a	DARK EIFS FINISH COLOR - TEXTURED
EF3	STAIR TOWER EIFS COLOR
EF4	MAIN BUILDING EIFS COLOR
EF4a	ACCENT EIFS COLOR
ST1	CULTURED STONE
ST2	COPING
SP1	EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
PT1	PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

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MORGAN HILL, CA

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EXTERIOR ELEVATIONs

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REVISIONS:

DRAWN BY:
SCALE:
DATE:
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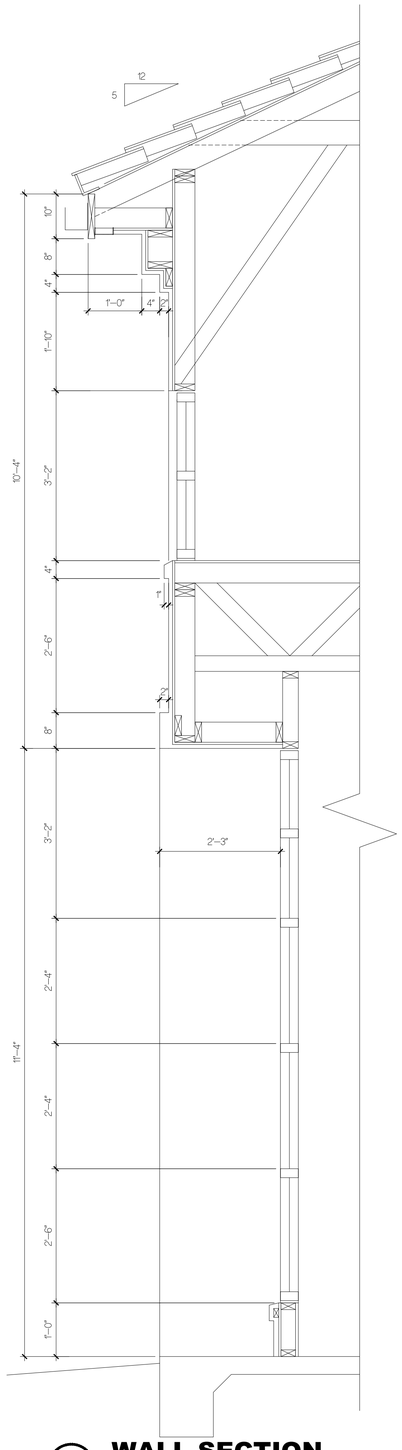
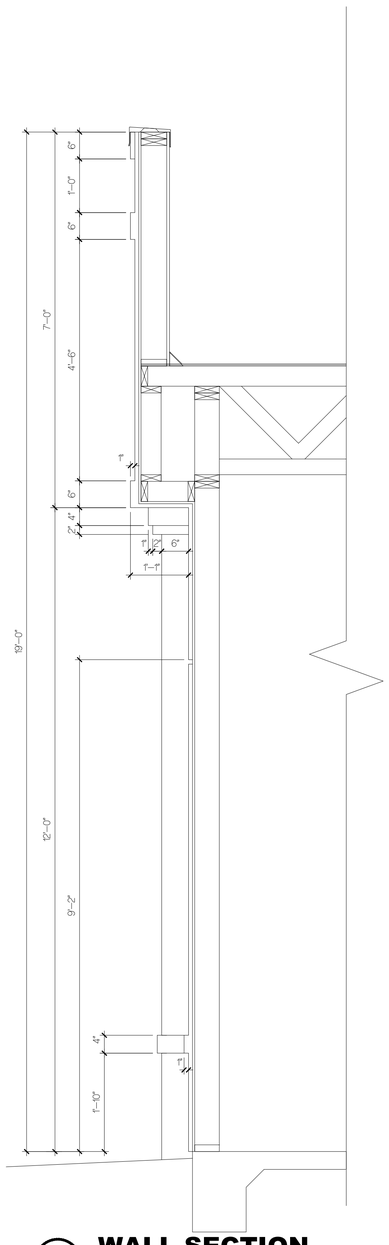
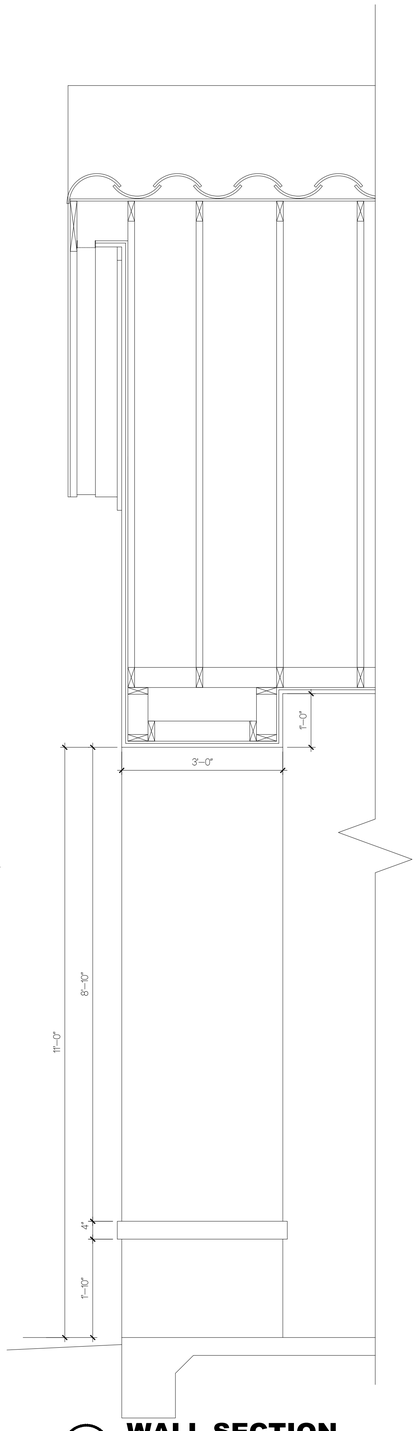


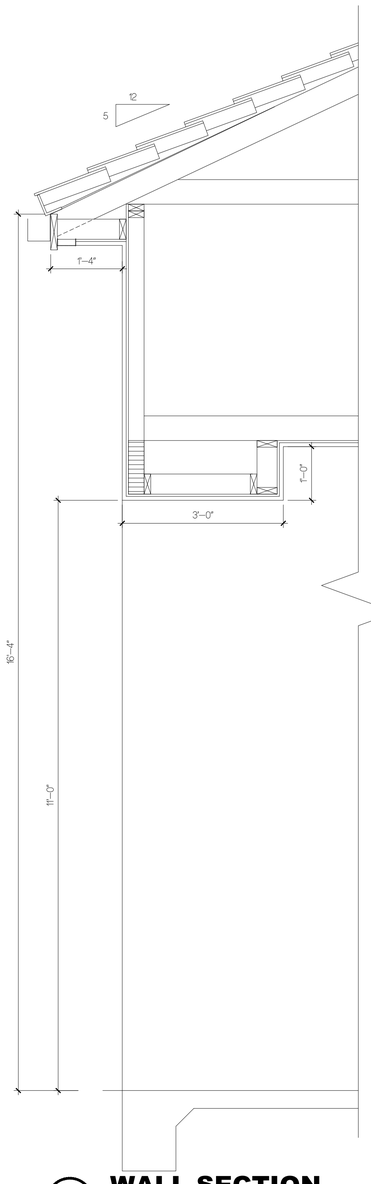
5 **WALL SECTION**
SCALE: 3/4" =1'–0"



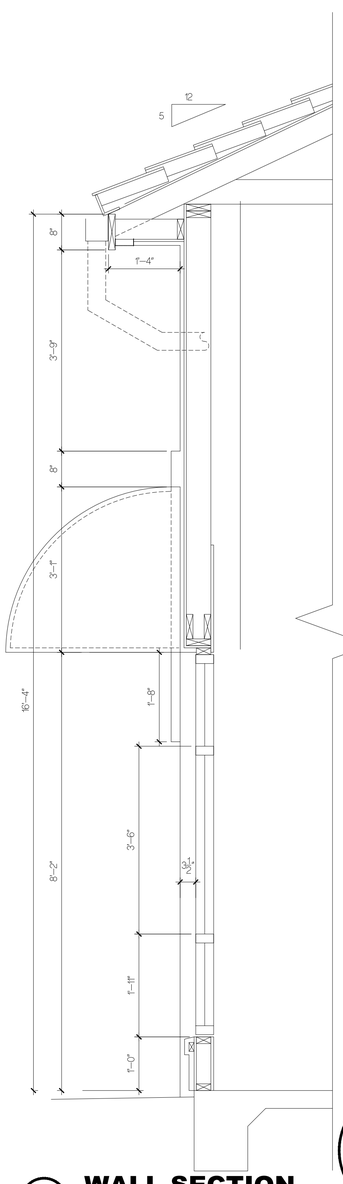
4 **WALL SECTION**
SCALE: 3/4" =1'–0"



3 **WALL SECTION**
SCALE: 3/4" =1'–0"



2 **WALL SECTION**
SCALE: 3/4" =1'–0"



1 **WALL SECTION**
SCALE: 3/4" =1'–0"

A Retail Shopping Center for
Madrone Village
Madrone Parkway and Cochrane Road
Morgan Hill, California

ARCHITECTURAL TECHNOLOGIES
2960 East Northern Avenue, Bldg. C
Phoenix, Arizona 85028
602-953-2355 FAX 602-953-2988

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PLANNING SUBMITTAL	12/13/05
PLANNING COMMENTS	02/20/06

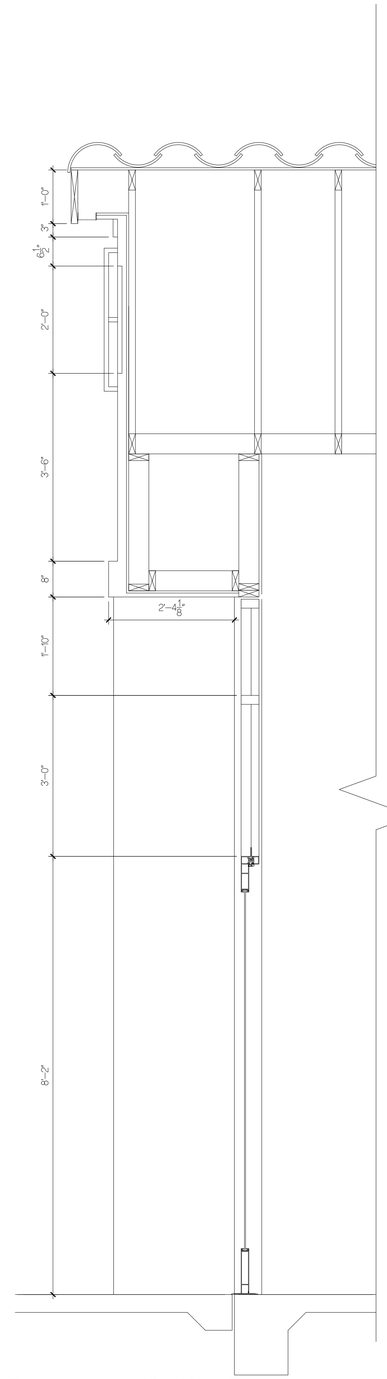
LICENSED ARCHITECT
CRAIG JAMES ALAMEDA
EXP. 10-31-07
C-21289
STATE OF CALIFORNIA

TYPICAL
WALL SECTIONS

A4.0

041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBI)



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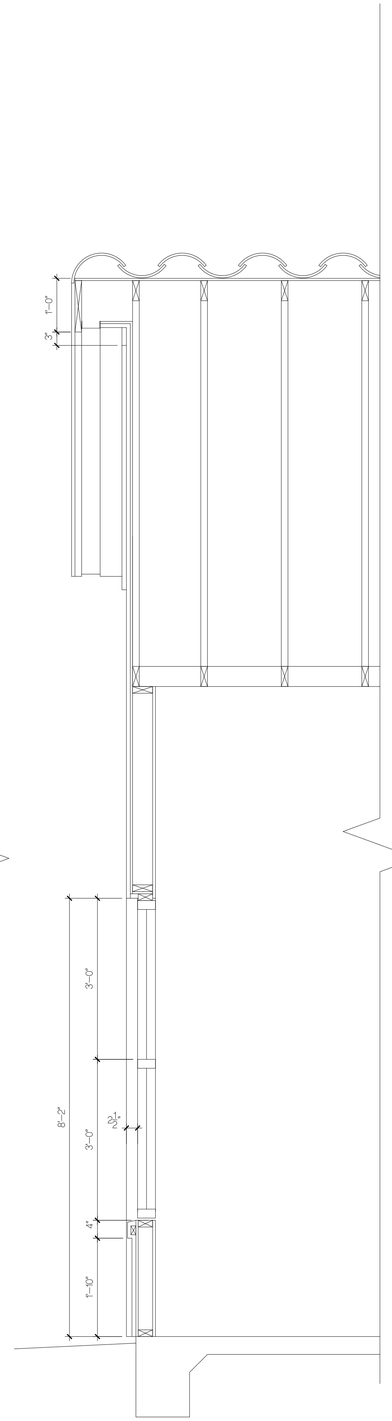

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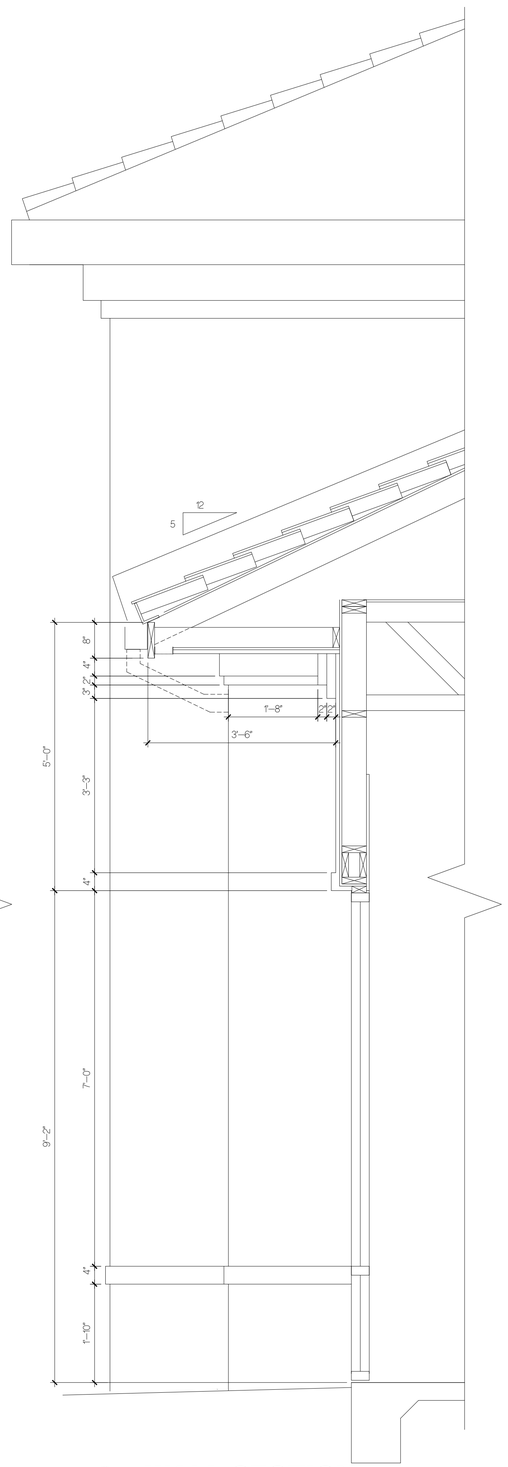

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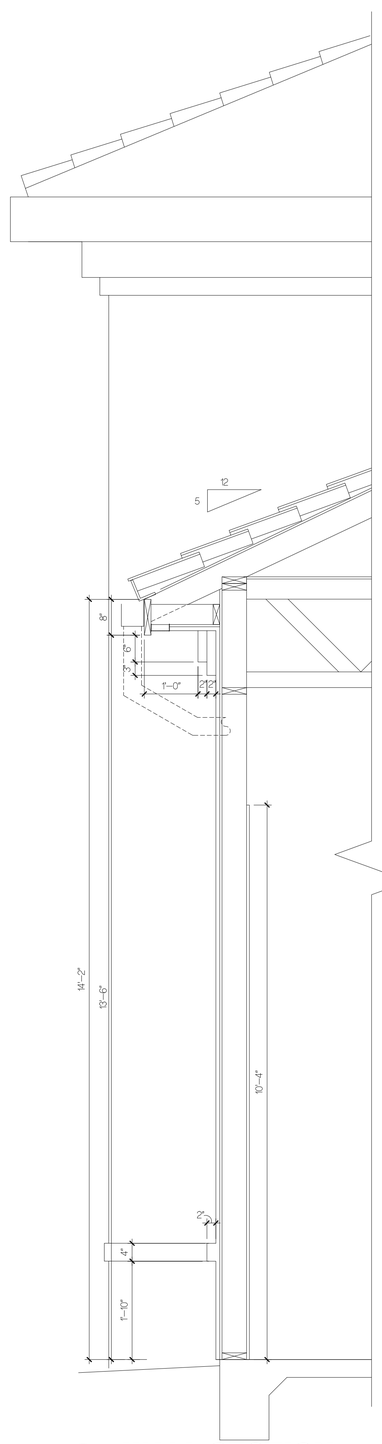

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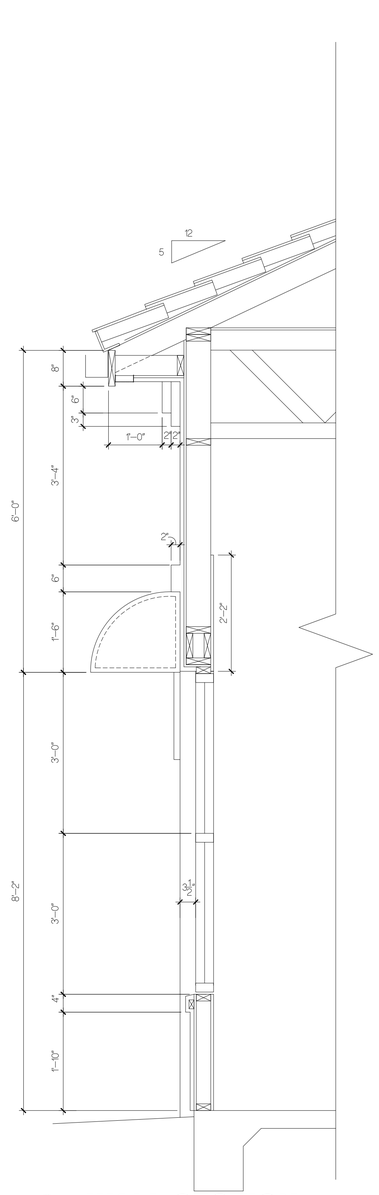

6 **WALL SECTION**
SCALE: 3/4" =1'-0"

A Retail Shopping Center for
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ARCHITECTURAL TECHNOLOGIES
2960 East Northern Avenue, Bldg. C
Phoenix, Arizona 85028
602-953-2355 FAX 602-953-2988

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C-21289
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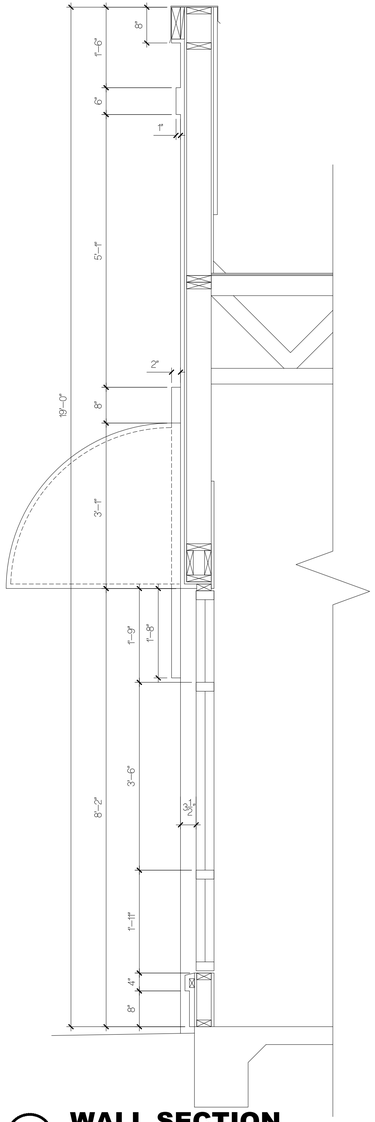
TYPICAL
WALL SECTIONS

A4.1

041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBD)



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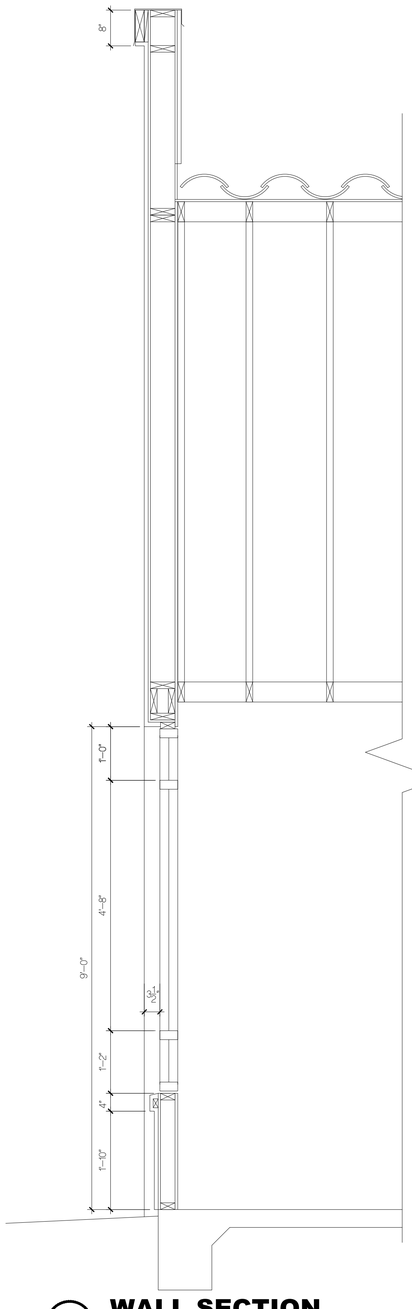

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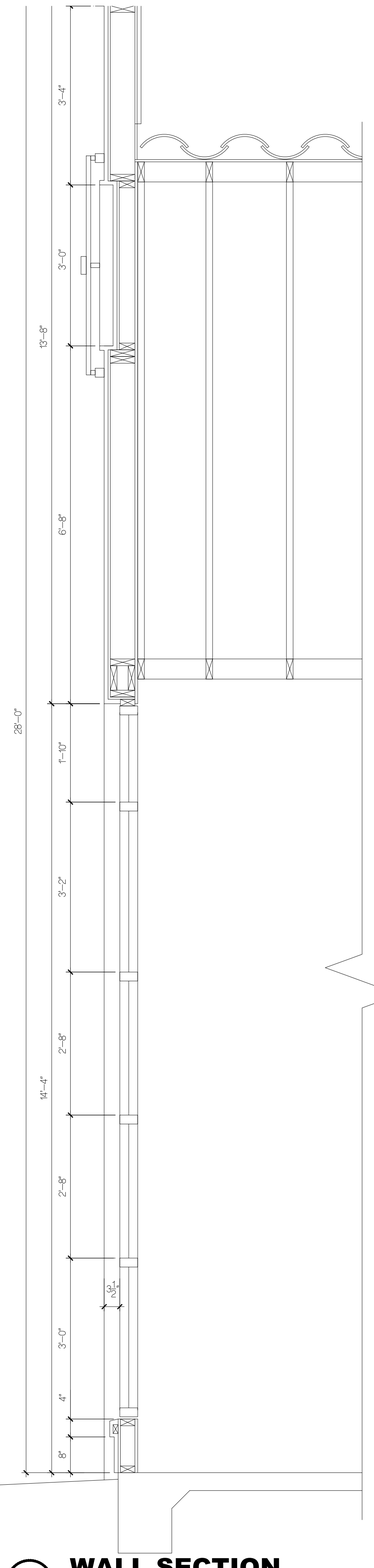
(SEE SHEET A3.2)



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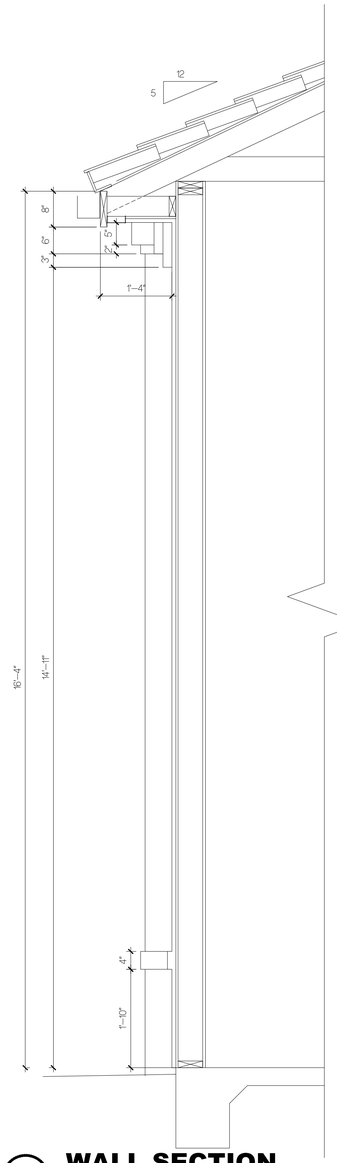

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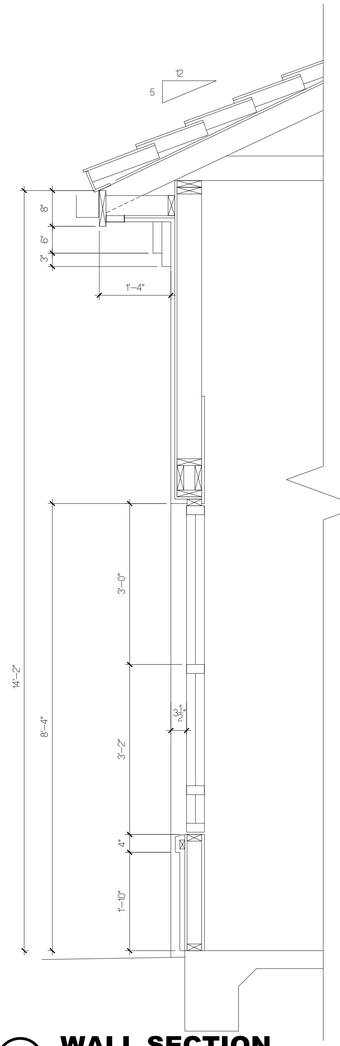

11 WALL SECTION

SCALE: 3/4" =1'-0"

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ARCHITECTURAL TECHNOLOGIES
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Phoenix, Arizona 85028
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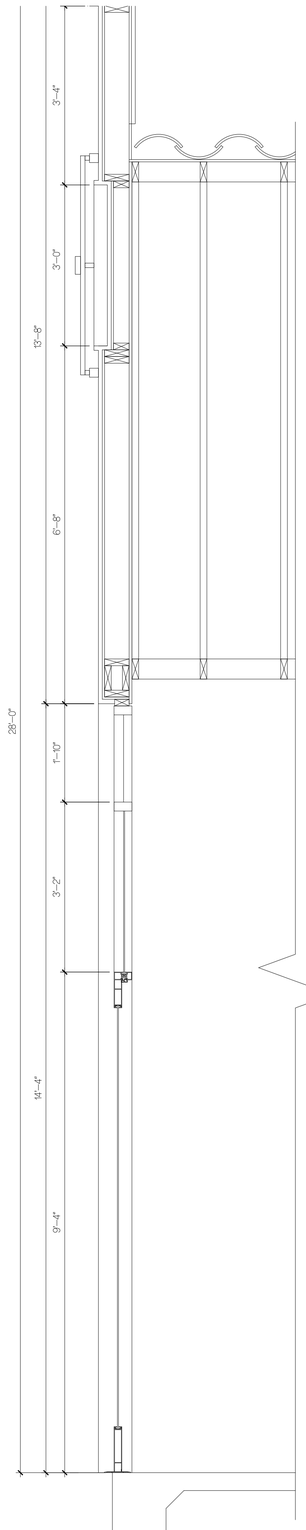
TYPICAL
WALL SECTIONS

A4.2

041346.01

Attachment: Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBD)



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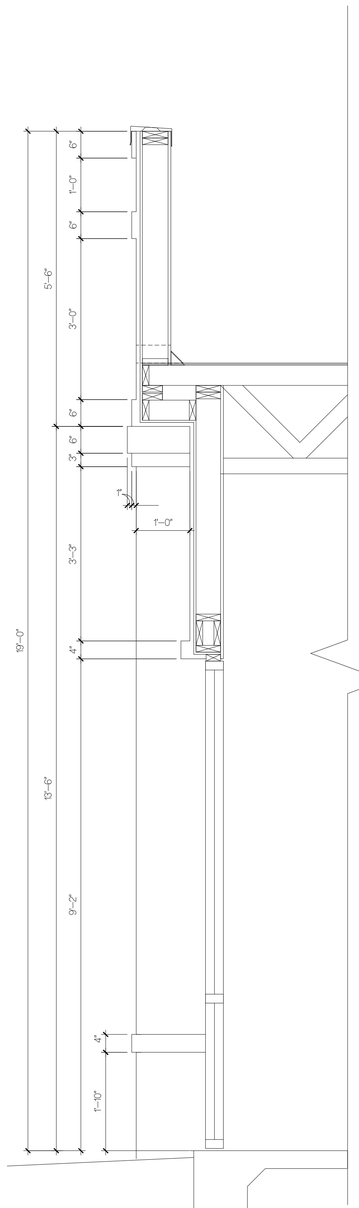

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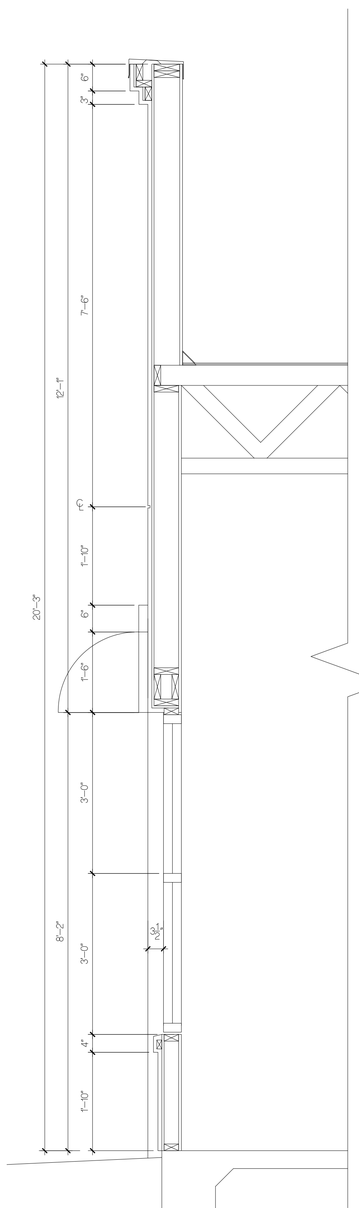

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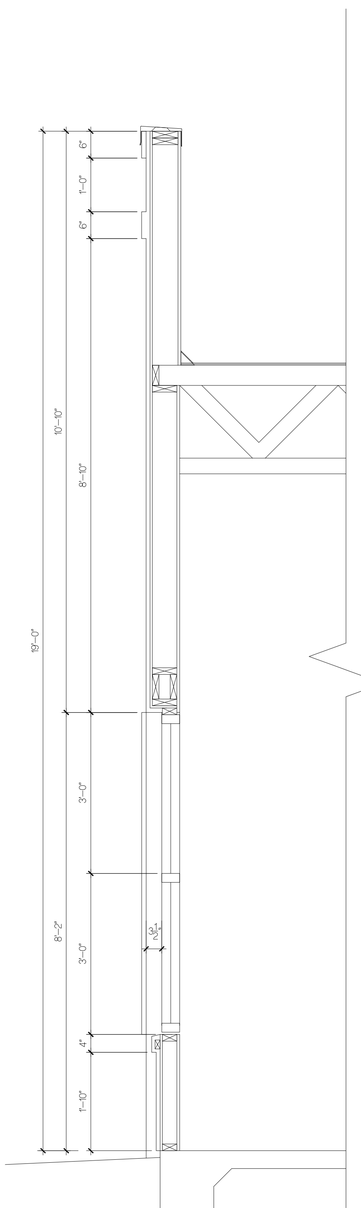

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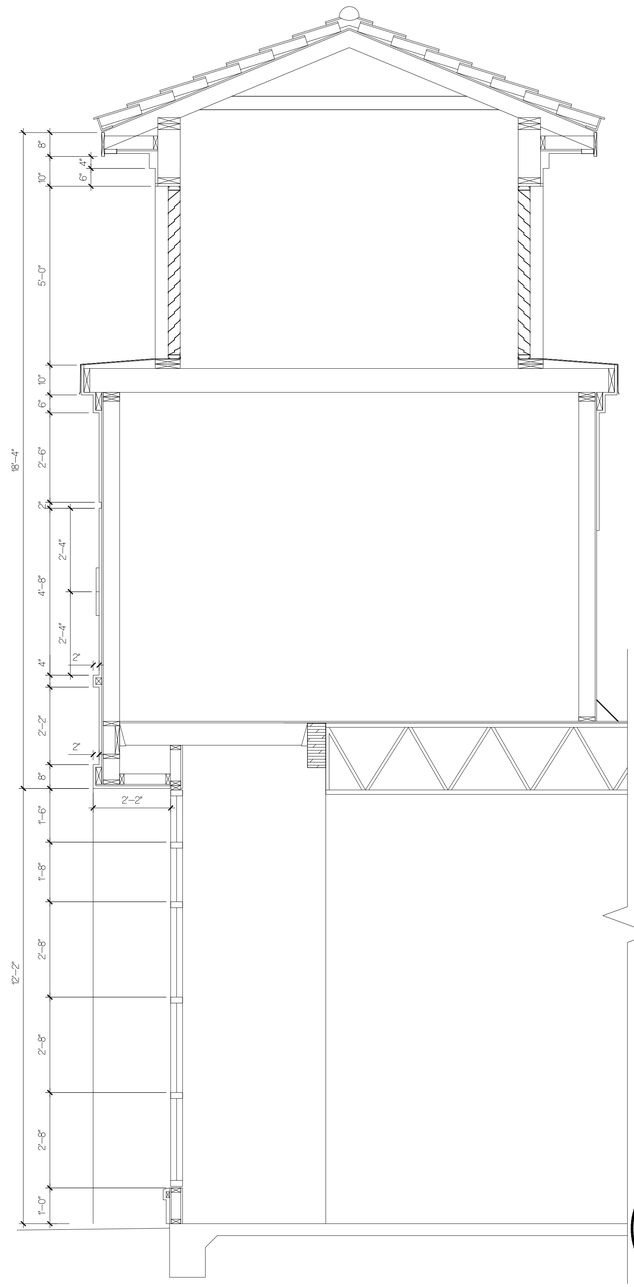

16 **WALL SECTION**
SCALE: 1/2" =1'-0"

A Retail Shopping Center for
Madrone Village
Madrone Parkway and Cochrane Road
Morgan Hill, California

ARCHITECTURAL TECHNOL
2960 East Northern Avenue, E
Phoenix, Arizona
602-953-2355 FAX 602-953

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C-21289
STATE OF CALIFORNIA

TYPICAL
WALL SECTIONS

A4.3

Attachment: Madrone Village Ma
Madrone Village Master Plan - Exhibit A (2101 : Cochrane TBD)

EXHIBIT B

PLANNED UNIT DEVELOPMENT GUIDELINES
MADRONE VILLAGE SHOPPING CENTER
MORGAN HILL, CA

Description of Project:

Madrone Village Shopping Center

Location of Project:

North West Corner of Madrone Parkway and Cochrane Road, Morgan Hill, California

Introduction to Project:

~~A 76,897~~ 27,580 square foot~~feet~~ retail shopping center consisting of ~~five~~ four single-story buildings~~.~~ and two, four-story hotels with a collective total of 206 rooms**.**

Allowed and Conditional Uses:

Permitted Uses

- Retail Stores
- Restaurants
- Offices and Professional Offices (including medical and dental offices)
- Financial Services
- Personal Services
- Business and Trade Schools
- Specialty Grocery Stores, not to exceed 15,000 square feet
- Drug Stores
- Commercial Recreation Uses ~~3,000~~ 15,000 square feet or less in area (exclusive of parking)
- Hotels

Conditional Uses

- Day Care Centers/Nursery Schools
- Commercial Recreation Uses greater than 15,001 sq. ft. in area (exclusive of parking)
- Gasoline Service Stations (including ancillary convenience stores)
- Drive-thru uses
- ~~Grocery Stores exceeding 15,000 sf but less than 50,000 sf~~
- Any other use which the Planning Commission finds to be of similar nature to the permitted uses and conditional uses specified above

~~Original PUD Allowed Uses:~~

~~Same as Above .~~

Attachment: Exhibit B-Amended Planned Unit Development Guidelines (2101 : Cochrane TBI)

Commercial Development Standards:

The following standards shall apply to all commercial PUDs:

A. Architecture/Site Planning

1. The general aesthetic character of all building exteriors shall be early Mission California theme or of a compatible architectural style as determined by the Community Development Director ~~for the PUD~~.
2. The location of all physical improvements shall be consistent with the Development Plan established for the PUD.
3. No building within this PUD Phase I shall exceed 30 feet in height with the exception of specific architectural features (34 feet maximum) except as otherwise authorized by the City Council through the PUD approval process. No building within this PUD Phase Il shall exceed ~~40~~ 61-feet in height~~. with the exception of specific~~ The 61-foot maximum height includes all architectural features, roof top screening and equipment. ~~(50 feet maximum) except as otherwise authorized by the City Council through the PUD approval process.~~
4. Rooflines shall vary in height and shall incorporate a maximum of two varying roof types (e.g., hip, gable).
5. Structures shall incorporate breaks in horizontal planes by stepping or staggering setbacks and recessing windows and entrances, to provide substance and scale.
6. Doors and windows shall be enhanced by use of various sizes and shapes,, and highlighted by the use of accent trim (e.g. molding, pop-out or wood trim). The design shall be complementary to the architectural style of the PUD.
7. All exterior wall elevations visible from and/or facing public roadways shall have architectural treatment.
8. Facade architectural treatment shall be applied to all building elevations with the same degree of detail as the building entrance.
9. No franchise architecture shall be permitted.
10. Buildings situated or near the front setback shall provide public access from the side(s) of the buildings at or near the front setbacks.
11. Building design shall be compatible with the immediate environment and provide harmonious transition between various uses.
12. No mechanical equipment shall be exposed on the wall surface of any building.
13. Mechanical and utility equipment shall be located below the roofline or parapet wall and out of public view. Location within the building or at ground level is preferred to roof-mounting. When such equipment cannot be so located, all roof-mounted mechanical equipment or ductwork which projects vertically above the roof or roof parapet shall be screened by an enclosure which is detailed consistently with the building design.
14. Gutters and downspouts shall be located interior to the wall when facing a roadway frontage. All other gutters and downspouts that cannot be located interior to the wall shall be treated to blend into the facade to which it is attached, unless used as a major design element, in which case the color shall be consistent with the color schemes of the building.
15. Any outdoor storage of goods, materials or equipment shall be limited to 8 feet in height and screened from view of any roadway or adjacent property. The screening shall be designed as an integral part of the building design and site layout. Chain link fencing with wood inserts is not an acceptable manner of screening.

Attachment: Exhibit B-Amended Planned Unit Development Guidelines (2101 : Cochrane TBI)

16. Trash enclosures shall be constructed of solid masonry material, consistent with the building on-site, and shall be a minimum 6 ft. in height, with solid view obstructing gates. Trash enclosures shall be located in inconspicuous locations.
17. Fences and walls shall be designed to be compatible with the surrounding landscape and architectural style of the PUD.
18. Buildings shall be placed at the front setback line for at least 35 percent of the street frontage of the PUD, unless infeasible due to the size or configuration of the property.
19. Provisions for connecting driveways and walkways between adjacent properties within the PUD are to be provided.
20. Convenient pedestrian access shall be provided to commercial uses from residential areas within or adjacent to the PUD.

B. Easements

1. Easements for the installation and maintenance of utilities, walkways, roads, shared driveways, parking and drainage facilities shall be recorded as part of any subdivision map or lot line adjustment.

C. Landscaping

1 The design and location of all landscaping shall be consistent with the Development Plan established for the PUD.

2 The general characteristics of the plant palette for the PUD shall be a combination of year-round color and textural interest. Plants shall be selected on the basis of color combinations, growth patterns, low maintenance and water conservation characteristics. At time of. installation, all trees shall have a minimum height of eight feet and minimum crown diameter of three feet.

3 All street trees and trees planted within the front setback areas shall have a minimum height of ten feet and minimum crown diameter of four feet.

4 A minimum 30-foot wide landscape area (excluding any landscaping in the right of way) shall be provided adjacent to all public streets within the PUD. Encroachment into this area may be permitted where it can be substantiated that provision of the 30-foot area is impracticable or would result in an undue hardship to the development. Encroachment shall only be allowed to the extent necessary and shall not exceed 50 percent of the required landscape width. Where encroachment is allowed, the reduced width shall be mitigated through additional landscape planting or a combination of an earthen berm and screen wall or both. An encroachment into the 30-ft wide Cochrane Road landscape area shall be permitted only to the extent necessary to allow a drive-thru exit lane for the proposed bank. The encroachment shall be mitigated through the existing berm and additional landscaping.

5 Landscaping shall be placed adjacent to a minimum of 50% of the perimeter of all buildings.

6 Landscaping at the entrance of building shall include box size and/or accent trees with a minimum height of 10 feet and crown width of four feet to create a focal point to help direct people to the building entrances.

7 Native oaks and field stones shall be incorporated into the landscape plan of the PUD.

8 A minimum of 15% of all parking areas shall be landscaped. Required setback and perimeter planting areas shall not be counted in this area but may include the building perimeter landscaping.

9 Canopy-providing trees shall be planted in the parking lot planter islands to produce shade.

Attachment: Exhibit B-Amended Planned Unit Development Guidelines (2101 : Cochrane TBI)

10 Entrances to the PUD shall be well landscaped and serve as a focal point.

11 Shrubs and vine planting shall be provided to screen utilities and trash enclosures.

12 All landscape areas provided (with the exception of areas adjacent to public streets) shall have a minimum width of 5 feet. This includes but is not limited to landscaping adjacent to buildings, alongside and rear property lines, and finger planters within parking lots.

12. All parking areas shall be screened from view of public streets by use of the existing berming.

13. Landscaping shall be used to soften the appearance of fences and walls and building elevations which lack fenestration or other architectural detailing.

D. Lighting

1 The design of the exterior building lighting and parking lot lighting fixtures shall be compatible with the architectural style of the PUD.

2 Parking lot lighting shall be consistent throughout the PUD. The maximum height of the lighting shall be 20 ft. except that lighting standards within 100 ft. of residentially zoned properties shall be limited to a maximum height of 15 ft.

3 Lighting for pedestrian pathways shall be reduced in height and scale, to create a more human-scale feeling and atmosphere.

4 All lighting shall be shielded and directed in such a manner so as not to directly cast light on neighboring properties. Adjustments to the lighting intensity may be required after commencement of the use.

E. Parking and Loading/Circulation

1 Parking shall be screened from public view through the use of berming, hedgerow planting, shrubs, trees, fences or walls, or any combination thereof, provided that no more than 35% of the total screening shall consist of fences or walls. At time of installation, shrub plantings shall be minimum 5-gallon size, trees shall have a minimum height of eight feet and minimum crown diameter of four feet, and berming/fences/walls shall be a minimum 3 ft. in height, as measured from the nearest street curb.

2 No angled parking or one-way drive aisles shall be utilized in any parking lot.

3 Parking areas shall be designed to include provision for pedestrian walkways for access to building entrances. Walkways that cross traffic lanes shall have special design features such as raised and/or textured pavement, narrowed roadway, or combination thereof. Walkways shall be provided through landscaped areas to protect landscaping from foot traffic damage.

4 Reciprocal access and shared parking between properties shall be used, whenever possible.

5 Loading areas and docks shall be screened from view by a solid wall. The wall shall be architecturally treated and screened with landscaping. Loading areas shall not be located adjacent to or visible from public streets.

6 Truck deliveries shall be limited to 6 a.m. to 9 p.m., Sunday through Saturday.

7 Cross access easements and joint-use drive aisles shall be provided throughout the PUD.

8 Drive aisles shall allow for complete circulation within the PUD, with sufficient width for emergency vehicles. ~~Dead-end drive aisles shall not be allowed.~~

9 Shared access easements and driveways shall be used to minimize paved areas and curb cuts.

10 Pedestrian access shall be provided between the adjacent properties.

Attachment: Exhibit B-Amended Planned Unit Development Guidelines (2101 : Cochrane TBI)

F. Signage/Displays

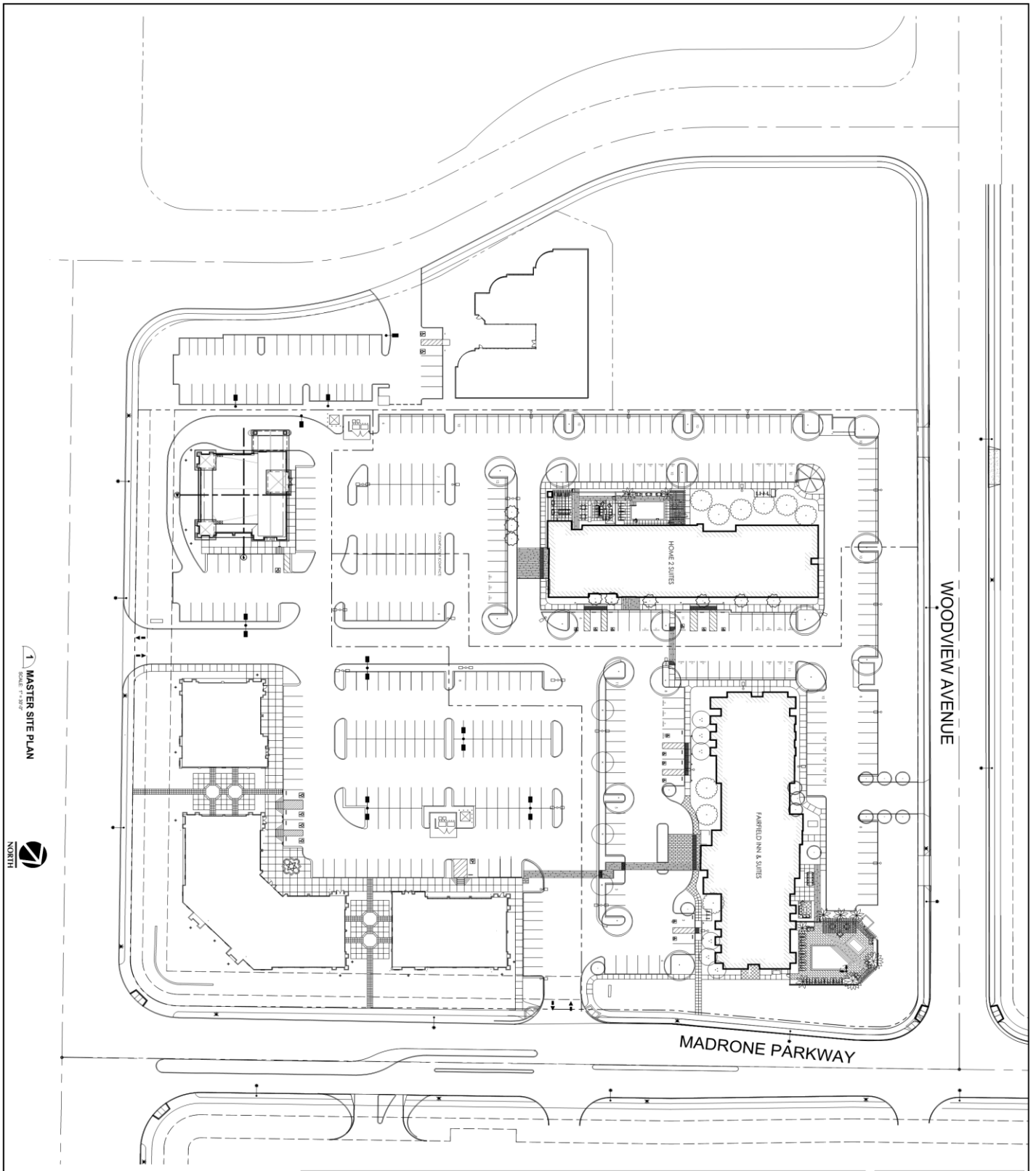
1 PUDs which are, due to their location, eligible for freeway signage shall utilize a single freeway sign consistent with the provisions of the City Sign Ordinance.
2 No exterior retail displays shall be allowed.
3 A uniform sign program shall be required for all properties and uses within the PUD.
4 Signage shall be prohibited on the raised architectural features and shall not extend above the height of the main building elevation.

G. Utilities and Appurtenant Uses/Devises

1 The proposed project will discharge storm drainage to existing storm drain laterals that were stubbed to the site when the Business Park was constructed. The storm drain laterals are connected to the detention pond that provides detention for the entire Park.
2 All backflow devices, fire risers and check valves shall be screened with landscaping.
3 No utility equipment shall be located within the front setback area unless placed within an underground vault. All transformers shall be located interior to the site, outside of the front setback area, and shall be screened with landscape material. * EXCEPTION: If it is determined by P.G. & E. that more than one (1) transformer is required for Buildings 'B, C & D', only one (1) transformer shall be within the parking lot (Building 'C' only).
4 Uses within the PUD that utilize shopping carts shall provide indoor storage of the carts and shall provide for collection areas throughout the parking lots.
5 Vending machines, rides, newspaper racks or any coin-operated devices shall not be placed on the exterior of any buildings.

(End)

Attachment: Exhibit B-Amended Planned Unit Development Guidelines (2101 : Cochrane TBI)



APPLICATION INFORMATION

APPLICANT: MMP PROPERTIES
1150 N MOUNTAIN AVE., SUITE 102
UPLAND, CA 91786
(909) 946-8818

LAND OWNER: MMP PROPERTIES
1150 N MOUNTAIN AVE., SUITE 102
UPLAND, CA 91786
(909) 946-8818

EHNER FREPARER: RYAN MAKKONAM, ARCHITECT
AE URBIA ARCHITECTS
969 W. SOUTH JORDAN PKWY
SOUTH JORDAN, UT 84095
(801) 746-0456

PROJECT INFORMATION

MADRONE VILLAGE MASTER PLAN (REVISED)
MORGAN HILL, CA
MADRONE PARKWAY & COCHRANE RD.

SITE
PROJECT BOUNDARY: 7.72 ACRES 336,219 SF
APN: 723-33-028, 726-33-029
ZONING PLANNED DEVELOPMENT
GENERAL PLAN COMMERCIAL

PROJECT SITE IS NOT LOCATED IN A FIRE HAZARD AND SEVERITY ZONE ACCORDING TO MAPS ADOPTED BY CAL FIRE 01 NOV 2017

SITE COVERAGE

BUILDING AREA	57,591 SQ. FT.	17.1%
LANDSCAPE AREA	121,990 SQ. FT.	36.3%
ASPHALT AREA	156,638 SQ.FT.	46.6%

BUILDING AREA PHASE I

BANK A	5,889 SF	
RETAIL B	11,449 SF	
RETAIL D	5,873 SF	
TOTAL:	26,365 SF	

BUILDING AREA PHASE II

HOTEL PHASE II (HOME 2 SUITES)	13,833 SF	
HOTEL PHASE II (FAIRFIELD INN & SUITES)	15,693 SF	
TOTAL	29,526 SF	

TOTAL PHASE I & II:	57,591 SF	
REQUIRED PARKING		
RETAIL 1 PER 250 SF:	26,365 / 250 =	114 SPACES
HOTEL 1 PER GUESTROOM	=	336 SPACES
PARKING PROVIDED		
COMPACT	=	67 SPACES
STANDARD	=	298 SPACES
ACCESSIBLE	=	18 SPACES
TOTAL PROVIDED	=	383 SPACES

LOT COVERAGE: 57,591 SF / 336,219 SF = 17.1% FAR

TOTAL BUILDING AREA

HOME 2 SUITES	
MAIN LEVEL	APPROX. 13,833 sf
UPPER LEVELS	APPROX. 13,693 sf
TOTAL BUILDING	APPROX. 59,078 sf
FAIRFIELD INN & SUITES	
MAIN LEVEL	APPROX. 15,693 sf
2ND & 3RD LEVELS	APPROX. 31,401 sf
TOTAL BUILDING	APPROX. 63,064 sf
TOTAL BUILDING AREA	146,987 SF / 336,219 SF = 43.5% FAR

CONCEPTUAL DRAWINGS ONLY - NOT FOR CONSTRUCTION

A1.0	MASTER SITE PLAN
AE2018.047	MADRONE VILLAGE MADRONE PARKWAY & COCHRANE ROAD MORGAN HILL, CA
DRAWN BY: RYN SCALE: AS NOTED DATE: SHEET NO.	20 November 2018
REVISIONS:	

J.M. Williams and Associates
969 west south jordan, utah
phone: 801.746.0456 - fax:
webpage: aeurb

THESE DRAWINGS AND THE DESIGN SHOWN HAVE BEEN PREPARED FOR THIS SPECIFIC PROJECT AS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE SOLE PROPERTY OF AE URBIA ARCHITECTS & ENGINEERS AND THEIR CONSULTANTS. ANY REPRODUCTION, COPYING OR USE OTHER THAN FOR THIS SPECIFIC PROJECT IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF AE URBIA ARCHITECTS & ENGINEERS. ANY PROHIBITED USE OF THESE DRAWINGS OR DESIGN SHOWN ARE SUBJECT TO LEGAL ACTION.

Attachment: Exhibit B-Amended Planned Unit Development Guidelines (2101 : Cochrane TBI)

ORDINANCE NO. 1764, NEW SERIES

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING A PRECISE DEVELOPMENT PLAN AND PUD GUIDELINES FOR A PLANNED UNIT DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF COCHRANE ROAD AND MADRONE PARKWAY (APN 726-33-028) (ZAA-04-11: COCHRANE-TBI)

THE CITY COUNCIL OF THE CITY OF MORGAN HILL DOES HEREBY ORDAINS AS FOLLOWS:

SECTION 1. The proposed zoning amendment is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The zone change is required in order to serve the public convenience, necessity and general welfare as provided in Section 18.62.050 of the Municipal Code.

SECTION 3. An environmental initial study has been prepared for this application and has been found complete, correct and in substantial compliance with the requirements of California Environmental Quality Act. A mitigated Negative Declaration was filed with the associated General Plan Amendment and Zoning Amendment Applications, and an Addendum to the Mitigated Negative Declaration was approved with the proposed project.

SECTION 4. Section 18.30.090 of the Morgan Hill Municipal Code establishes minimum development standards for commercial PUDs.

SECTION 5. In accordance with Section 18.30.110 of the Morgan Hill Municipal Code, the City Council may grant exceptions to the minimum PUD development standards upon recommendation of the Planning Commission with the following affirmative findings:

a. Approval of the exception is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
b. The exception will only be approved to the extent necessary for the preservation and enjoyment of the substantial property rights of the applicant; and
c. The effect of the reduction or elimination of the development standard will be substantially mitigated by the provision of other design features or enhancements to the project; and
d. Approval of the exception will not be outweighed by the adverse effects to the public health, safety and welfare of persons working or residing in the area.

SECTION 6. Strict adherence to the city-wide PUD standards would hinder the establishment of an economically and functionally successful commercial shopping center at the proposed site.

Attachment: ORD1764ns (2101 : Cochrane TBI)

SECTION 7. (a) Section 18.30.090.A.3 of the MHMC restricts building heights to 30 feet except as otherwise authorized by the City Council through the PUD process.

(b) Four of the five buildings proposed would meet the 30-ft standard with the exception of architectural elements which are proposed at heights of up to 34 feet. Section 18.56.040 of the Morgan Hill Municipal Code allows architectural elements of up to 50 ft in height as an exception to the code.

(c) One building is proposed to be 40 ft in height with architectural elements up to 50 feet in height. Precedent has been established for the approval of buildings that exceed 30 feet in height in other PUDs in the City, specifically the Tharaldson PUD and Cochrane Road PUD. Therefore, approval of an exception to Section 18.30.090.A.3 would not be a grant of special privilege, but would preserve the property rights of the applicant. Modification of this development standard for the shopping center will be mitigated through the exceptional design of the buildings with architectural elements that vary in height, as shown on the project plans.

(d) Therefore, the Council approves, on a separate and distinct basis, buildings that exceed 30 feet in height within the PUD.

SECTION 8. (a) Section 18.30.090.A.4 of the MHMC prohibits visual flat rooflines in a PUD.

(b) Precedent has been established for the approval of buildings designed with parapet walls in other PUDs in the City, specifically the Tharaldson PUD, Gateway PUD, Tennant Station (Safeway) PUD and the Cochrane Road PUD. Therefore, approval of an exception to Section 18.30.090.A.4 would not be a grant of special privilege, but would preserve the property rights of the applicant. Elimination of this development standard for the shopping center will be mitigated through the provision of site perimeter landscaping, building perimeter landscaping, and exceptional design of the buildings, as shown on the project plans.

(c) Therefore, the Council approves, on a separate and distinct basis, the use of parapet walls in the building designs.

SECTION 9. (a) Section 18.30.090.B.4 of the MHMC requires minimum 30-ft wide landscape areas adjacent to public streets within a PUD.

(b) Encroachment into the landscape area is permitted where it can be substantiated that provision of the 30-ft area is impracticable or would result in an undue hardship to the development. Per Section 18.30.090.B.4, encroachment shall not exceed 50 percent of the required landscape width and the reduced width shall be mitigated through additional landscape planting or a combination of an earthen berm and screen wall or both.

Attachment: ORD1764ns (2101 : Cochrane TBI)

(c) An encroachment into the Cochrane Road landscape buffer is needed to redirect a drive-thru exit lane for a proposed bank toward an interior drive aisle and to eliminate an exit only driveway on Cochrane Road. Elimination of the driveway will prevent conflicting traffic movements between vehicles traveling westbound on Cochrane with vehicles exiting the site and traversing two lanes of traffic to access the nearby Sutter Boulevard intersection. Strict adherence to Section 18.30.090.B.4 is impracticable as there is insufficient room for a drive-thru lane without the proposed encroachment. The encroachment will occur only to the extent necessary to provide the drive-thru exit lane, and will be mitigated through the existing berm and proposed landscaping.

(d) The Council therefore approves, on a separate and distinct basis, an encroachment into the 30-ft wide Cochrane Road landscape area only to the extent necessary to provide a bank drive-thru exit lane.

SECTION 10. (a) Section 18.30.090.C.12 of the MHMC requires all landscaped areas provided in PUDs (with the exception of areas adjacent to public streets) to have a minimum width of 10 feet.

(b) Section 18.74.550 of the MHMC requires minimum five feet of landscaping within landscape planters citywide. An exception to Section 18.30.090.C.12 of the MHMC to allow five foot landscape areas would not be a grant of special privilege, but would preserve the property rights of the applicant. Furthermore, precedent has been established for the approval of reduced landscape areas in other PUDs in the City, specifically the Tharaldson PUD and the Cochrane Road PUD. An exception to Section 18.30.090.C.12 of the MHMC will be mitigated through 30-ft wide site perimeter landscaping along all street frontages and building perimeter landscaping as shown on the project plans.

(c) The City Council requires that the applicant provide minimum 10-ft wide landscaped areas where possible within all City required parking areas, but hereby approves, on a separate and distinct basis, landscaped areas no less than five feet in width.

SECTION 11. (a) Section 18.30.090.E.2 of the MHMC prohibits parking stalls to be located directly adjacent to the front of a major use occupying 10,000 sf or more floor area.

(b) Precedent has been established for the approval of parking in front of uses occupying 10,000 sf or more floor area in other PUDs in the City, specifically the Condit Road (Harley Davidson) PUD and the Cochrane Road PUD. Therefore, approval of an exception to Section 18.30.090.E.2 would not be a grant of special privilege, but would preserve the property rights of the applicant.

(c) The Council therefore approves, on a separate and distinct basis, parking directly adjacent to the front of buildings occupying 10,000 sf or more floor area.

Attachment: ORD1764ns (2101 : Cochrane TBI)

SECTION 12. (a) Section 18.30.090.E.7 of the MHMC limits truck deliveries from 7 am to 7 pm Monday through Saturday.

(b) The intent of Section 18.30.090.E.7 is to minimize noise impacts to surrounding residential uses. The proposed shopping center will be located along an arterial roadway adjacent to business park and commercial uses, which also have truck deliveries. Strict adherence to this standard would limit the type of tenants that could locate in the proposed shopping center, and deny the property owner the preservation and enjoyment of his substantial property rights.

(c) The Council therefore approves, on a separate and distinct basis, truck deliveries between the hours of 6 a.m. to 9 p.m., Sunday through Saturday.

SECTION 13. (a) Section 18.30.090.G.3 of the MHMC prohibits utility equipment within the front setbacks in a PUD.

(b) The intent of Section 18.30.090.G.3 is to minimize views of unsightly utilities and equipment along street frontages. An exception to Section 18.30.090.G.3 of the MHMC is needed only in the event that PG&E requires more than one transformer for Buildings B, C & D, and will be mitigated through extensive landscape screening. Precedent has been established for the approval of utilities in front setback areas in other PUDs in the City, specifically the Cochrane Road PUD. Therefore, approval of an exception to Section 18.30.090.G.3 would not be a grant of special privilege, but would preserve the property rights of the applicant.

(c) The Council therefore approves, on a separate and distinct basis, one transformer within the front setback only in the event that PG&E requires more than one transformer for Buildings B, C & D.

SECTION 14. Therefore, based upon the above reasons, and the record in this matter, the City Council hereby approves exceptions to the city-wide PUD development standards for the proposed retail shopping center. The Council hereby finds that:

a. Approval of the exceptions is necessary for the preservation and enjoyment of substantial property rights of the applicant; and

b. The exceptions will only be approved to the extent necessary for the preservation and enjoyment of the substantial property rights of the applicant; and

c. The effect of the reduction or elimination of the development standards will be substantially mitigated by the provision of other design features or enhancements to the project; and

d. Approval of the exceptions will not be outweighed by the adverse effects to the public health, safety and welfare of persons working or residing in the area.

SECTION 15. Based on the foregoing, the City Council hereby approves a precise development plan as contained in that certain series of documents date stamped February 21, 2006, on file in the Community Development Department, entitled

Attachment: ORD1764ns (2101 : Cochrane TBI)

"A Retail Shopping Center For Madrone Village" prepared by ARCTEC. These documents, as amended by site and architectural review, show the location and sizes of all lots in this development and the location and dimensions of all proposed buildings, basic design, uses, vehicle and pedestrian circulation ways, recreational amenities, parking areas, landscape areas and any other purposeful uses on the project.

SECTION 16. The approved project shall be subject to the following conditions:

a. The applicant shall comply with the mitigation measures of the approved mitigated Negative Declaration.

b. The project shall be subject to compliance with the Madrone Village Shopping Center PUD Guidelines as attached in Exhibit A of this Resolution.

c. Defense and indemnity. Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of applicant's project. In addition, developer shall pay all pre-tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, developer shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted.

SECTION 6. Severability. If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

SECTION 7. Effective Date; Publication. This Ordinance shall take effect thirty (30) days after the date of its adoption. The City Clerk is hereby directed to publish this ordinance pursuant to §36933 of the Government Code.

The foregoing ordinance was introduced at the special meeting of the City Council of the City of Morgan Hill held on the 22nd Day of March 2006, and was finally adopted at a regular meeting of said Council on the 5th Day of April 2006, and said ordinance was duly passed and adopted in accordance with law by the following vote:

AYES:	**COUNCIL MEMBERS:**	**Mark Grzan, Dennis Kennedy, Greg Sellers, Steve Tate**
NOES:	**COUNCIL MEMBERS:**	**None**
ABSTAIN:	**COUNCIL MEMBERS:**	**None**
ABSENT:	**COUNCIL MEMBERS:**	**Larry Carr**

Attachment: ORD1764ns (2101 : Cochrane TBI)

ATTEST:

Irma Torrez, City Clerk

APPROVED:

Dennis Kennedy, Mayor

CERTIFICATE OF THE CITY CLERK

I, IRMA TORREZ, CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1764, New Series, adopted by the City Council of the City of Morgan Hill, California at their regular meeting held on the 5th Day of April 2006.

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

DATE: 4/13/06

IRMA TORREZ, City Clerk

Attachment: ORD1764ns (2101 : Cochrane TBI)

PLANNED UNIT DEVELOPMENT GUIDELINES
MADRONE VILLAGE SHOPPING CENTER
MORGAN HILL, CA

Description of Project:

Madrone Village Shopping Center

Location of Project:

North West Corner of Madrone Parkway and Cochrane Road, Morgan Hill, California

Introduction to Project:

76,897 square feet retail shopping center consisting of five single-story buildings.

Allowed and Conditional Uses:

Permitted Uses

- Retail Stores
- Restaurants
- Offices and Professional Offices (excluding medical, dental and/or health related offices)
- Financial Services
- Personal Services
- Business and Trade Schools
- Specialty Grocery Stores, not to exceed 15,000 sf
- Drug Stores

Conditional Uses

- Day Care Centers/Nursery Schools
- Commercial Recreation
- Gasoline Service Stations (including ancillary convenience stores)
- Drive-thru uses
- Grocery Stores exceeding 15,000 sf but less than 50,000 sf
- Any other use which the Planning Commission finds to be of similar nature to the permitted uses and conditional uses specified above

Original PUD – Allowed Uses:

Same as Above

Attachment: ORD1764ns (2101 : Cochrane TBI)

Commercial Development Standards

The following standards shall apply to all commercial PUDs:

A. Architecture/Site Planning

1. The general aesthetic character of all building exteriors shall be early Mission California theme for the PUD.
2. The location of all physical improvements shall be consistent with the Development Plan established for the PUD.
3. No building within this PUD Phase I shall exceed 30 feet in height with the exception of specific architectural features (34 feet maximum) except as otherwise authorized by the City Council through the PUD approval process. No building within this PUD Phase II shall exceed 40 feet in height with the exception of specific architectural features (50 feet maximum) except as otherwise authorized by the City Council through the PUD approval process.
4. Rooflines shall vary in height and shall incorporate a maximum of two varying roof types (e.g., hip, gable).
5. Structures shall incorporate breaks in horizontal planes by stepping or staggering setbacks and recessing windows and entrances, to provide substance and scale.
6. Doors and windows shall be enhanced by use of various sizes and shapes, and highlighted by the use of accent trim (e.g. molding, pop-out or wood trim). The design shall be complementary to the architectural style of the PUD.
7. All exterior wall elevations visible from and/or facing public roadways shall have architectural treatment.
8. Façade architectural treatment shall be applied to all building elevations with the same degree of detail as the building entrance.
9. No franchise architecture shall be permitted.
10. Buildings situated or near the front setback shall provide public access from the side(s) of the buildings at or near the front setbacks.
11. Building design shall be compatible with the immediate environment and provide harmonious transition between various uses.
12. No mechanical equipment shall be exposed on the wall surface of any building.
13. Mechanical and utility equipment shall be located below the roofline or parapet wall and out of public view. Location within the building or at ground level is preferred to roof-mounting. When such equipment cannot be so located, all roof-mounted mechanical equipment or ductwork which projects vertically above the roof or roof parapet shall be screened by an enclosure which is detailed consistently with the building design.
14. Gutters and downspouts shall be located interior to the wall when facing a roadway frontage. All other gutters and downspouts that cannot be located interior to the wall shall be treated to blend into the façade to which it is attached, unless used as a major design element, in which case the color shall be consistent with the color schemes of the building.
15. Any outdoor storage of goods, materials or equipment shall be limited to 8 feet in height and screened from view of any roadway or adjacent property. The screening shall be designed as an integral part of the building design and site layout. Chain link fencing with wood inserts is not an acceptable manner of screening.
16. Trash enclosures shall be constructed of solid masonry material, consistent with the building on-site, and shall be a minimum 6 ft. in height, with solid view obstructing gates. Trash enclosures shall be located in inconspicuous locations.

Attachment: ORD1764ns (2101 : Cochrane TBI)

17. Fences and walls shall be designed to be compatible with the surrounding landscape and architectural style of the PUD.
18. Buildings shall be placed at the front setback line for at least 35 percent of the street frontage of the PUD, unless infeasible due to the size or configuration of the property.
19. Provisions for connecting driveways and walkways between adjacent properties within the PUD are to be provided.
20. Convenient pedestrian access shall be provided to commercial uses from residential areas within or adjacent to the PUD.

B. Easements

1. Easements for the installation and maintenance of utilities, walkways, roads, shared driveways, parking and drainage facilities shall be recorded as part of any subdivision map or lot line adjustment.

C. Landscaping

1. The design and location of all landscaping shall be consistent with the Development Plan established for the PUD.
2. The general characteristics of the plant palette for the PUD shall be a combination of year round color and textural interest. Plants shall be selected on the basis of color combinations, growth patterns, low maintenance and water conservation characteristics. At time of installation, all trees shall have a minimum height of eight feet and minimum crown diameter of three feet.
3. All street trees and trees planted within the front setback areas shall have a minimum height of ten feet and minimum crown diameter of four feet.
4. A minimum 30-foot wide landscape area (excluding any landscaping in the right of way) shall be provided adjacent to all public streets within the PUD. Encroachment into this area may be permitted where it can be substantiated that provision of the 30-foot area is impracticable or would result in an undue hardship to the development. Encroachment shall only be allowed to the extent necessary and shall not exceed 50 percent of the required landscape width. Where encroachment is allowed, the reduced width shall be mitigated through additional landscape planting or a combination of an earthen berm and screen wall or both. An encroachment into the 30-ft wide Cochrane Road landscape area shall be permitted only to the extent necessary to allow a drive-thru exit lane for the proposed bank. The encroachment shall be mitigated through the existing berm and additional landscaping.
5. Landscaping shall be placed adjacent to a minimum of 50% of the perimeter of all buildings.
6. Landscaping at the entrance of building shall include box size and/or accent trees with a minimum height of 10 feet and crown width of four feet to create a focal point to help direct people to the buildings=entrances.
7. Native oaks and field stones shall be incorporated into the landscape plan of the PUD.
8. A minimum of 15% of all parking areas shall be landscaped. Required setback and perimeter planting areas shall not be counted in this area, but may include the building perimeter landscaping.
9. Canopy-providing trees shall be planted in the parking lot planter islands to produce shade.
10. Entrances to the PUD shall be well landscaped and serve as a focal points.
11. Shrubs and vine planting shall be provided to screen utilities and trash enclosures.
12. All landscape areas provided (with the exception of areas adjacent to public streets) shall have a minimum width of 5 feet. This includes but is not limited to landscaping

Attachment: ORD1764ns (2101 : Cochrane TBI)

adjacent to buildings, along side and rear property lines, and finger planters within parking lots.

13. All parking areas shall be screened from view of public streets by use of the existing berming.
14. Landscaping shall be used to soften the appearance of fences and walls and building elevations which lack fenestration or other architectural detailing.

D. Lighting

1. The design of the exterior building lighting and parking lot lighting fixtures shall be compatible with the architectural style of the PUD.
2. Parking lot lighting shall be consistent throughout the PUD. The maximum height of the lighting shall be 20 ft. except that lighting standards within 100 ft. of residentially zoned properties shall be limited to a maximum height of 15 ft.
3. Lighting for pedestrian pathways shall be reduced in height and scale, to create a more human-scale feeling and atmosphere.
4. All lighting shall be shielded and directed in such a manner so as not to directly cast light on neighboring properties. Adjustments to the lighting intensity may be required after commencement of the use.

E. Parking and Loading/Circulation

1. Parking shall be screened from public view through the use of berming, hedgerow planting, shrubs, trees, fences or walls, or any combination thereof, provided that no more than 35% of the total screening shall consist of fences or walls. At time of installation, shrub plantings shall be minimum 5-gallon size, trees shall have a minimum height of eight feet and minimum crown diameter of four feet, and berming/fences/walls shall be a minimum 3 ft. in height, as measured from the nearest street curb.
2. No angled parking or one-way drive aisles shall be utilized in any parking lot.
3. Parking areas shall be designed to include provision for pedestrian walkways for access to building entrances. Walkways that cross traffic lanes shall have special design features such as raised and/or textured pavement, narrowed roadway, or combination thereof. Walkways shall be provided through landscaped areas to protect landscaping from foot traffic damage.
4. Reciprocal access and shared parking between properties shall be used, whenever possible.
5. Loading areas and docks shall be screened from view by a solid wall. The wall shall be architecturally treated and screened with landscaping. Loading areas shall not be located adjacent to or visible from public streets.
6. Truck deliveries shall be limited to 6 a.m. to 9 p.m., Sunday through Saturday.
7. Cross access easements and joint-use drive aisles shall be provided throughout the PUD.
8. Drive aisles shall allow for complete circulation within the PUD, with sufficient width for emergency vehicles. Dead end drive aisles shall not be allowed.
9. Shared access easements and driveways shall be used to minimize paved areas and curb cuts.
10. Pedestrian access shall be provided between the adjacent properties.

Attachment: ORD1764ns (2101 : Cochrane TBI)

F. Signage/Displays

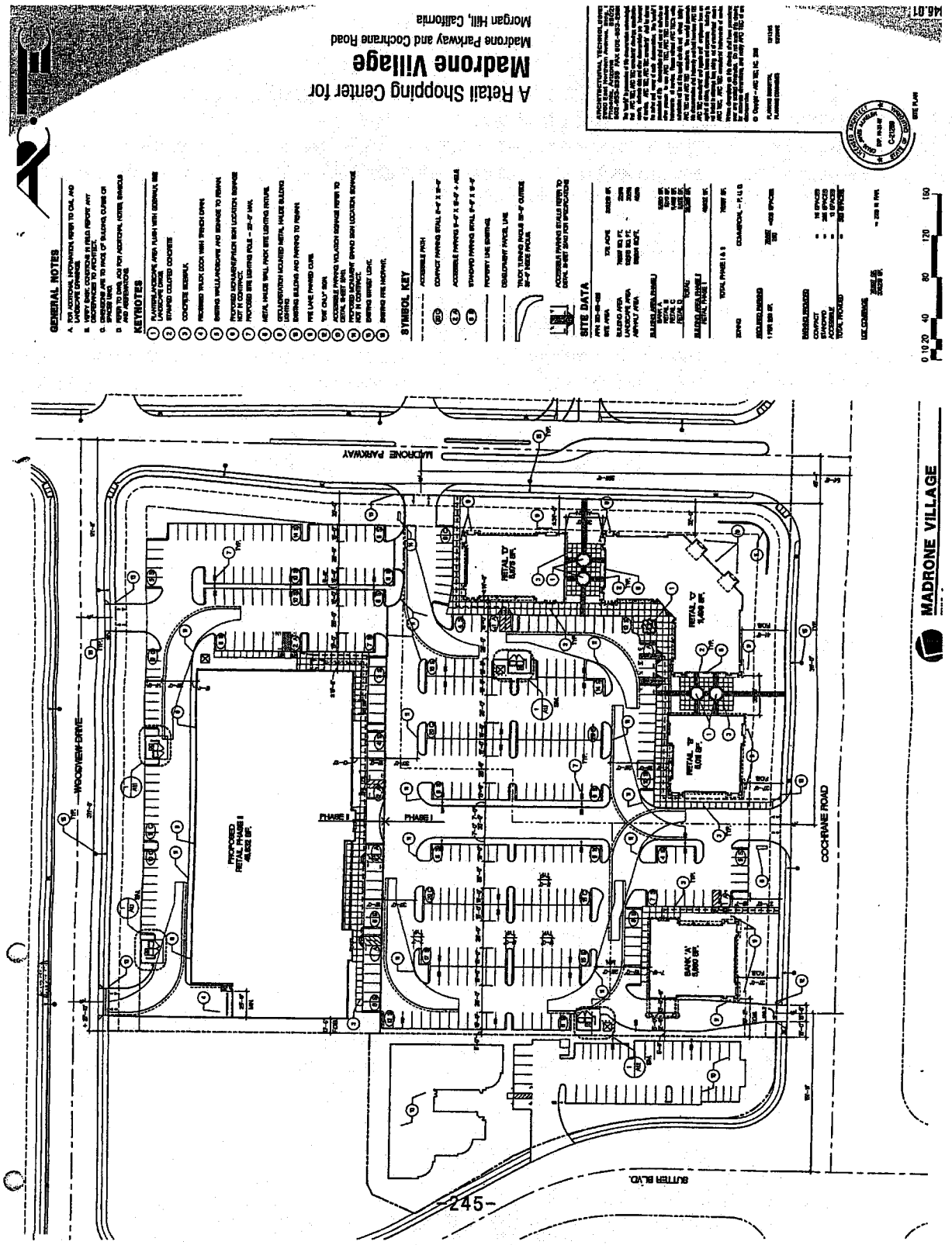
1. PUDs which are, due to their location, eligible for freeway signage shall utilize a single freeway sign consistent with the provisions of the City Sign Ordinance.
2. No exterior retail displays shall be allowed.
3. A uniform sign program shall be required for all properties and uses within the PUD.
4. Signage shall be prohibited on the raised architectural features, and shall not extend above the height of the main building elevation.

G. Utilities and Appurtenant Uses/Devises

1. The proposed project will discharge storm drainage to existing storm drain laterals that were stubbed to the site when the Business Park was constructed. The storm drain laterals are connected to the detention pond that provides detention for the entire Park.
2. All backflow devices, fire risers and check valves shall be screened with landscaping.
3. No utility equipment shall be located within the front setback area unless placed within an underground vault. All transformers shall be located interior to the site, outside of the front setback area, and shall be screened with landscape material. * EXCEPTION: If it is determined by P.G. & E. that more than one (1) transformer is required for Buildings 'B, C & D', only one (1) transformer shall be within the parking lot (Building 'C' only).
4. Uses within the PUD that utilize shopping carts shall provide indoor storage of the carts and shall provide for collection areas throughout the parking lots.
5. Vending machines, rides, newspaper racks or any coin-operated devices shall not be placed on the exterior of any buildings.

(End)

Attachment: ORD1764ns (2101 : Cochrane TBI)



Attachment: ORD1764ns (2101 : Cochrane TBI)

ORDINANCE NO. 2018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL AMENDING ORDINANCE NO. 1764, N.S., TO EXPAND THE LIST OF PERMITTED USES FOR THE MADRONE VILLAGE SHOPPING CENTER LOCATED AT THE NORTHWEST CORNER OF COCHRANE ROAD AND MADRONE PARKWAY

THE CITY COUNCIL OF THE CITY OF MORGAN HILL DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The proposed zoning amendment is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The zone change is required in order to serve the public convenience, necessity and general welfare as provided in Section 18.62.070 of the Municipal Code.

SECTION 3. The City Council of the City of Morgan Hill hereby finds that, on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the City Council's independent judgment and analysis. A Mitigated Negative Declaration was adopted with the associated General Plan and Zoning Amendment applications, and an Addendum to the Mitigated Negative Declaration was approved with the adoption of the precise development plan and PD Guidelines for the Madrone Village Shopping Center. The custodian of the documents or other material which constitute the record shall be the Community Development Department.

SECTION 4. The City Council finds that the proposed PD Overlay District is consistent with the criteria specified in Chapter 18.30 of the Morgan Hill Municipal Code and Council Ordinance No. 1764, New Series (APNs 726-33-029 thru -031).

SECTION 5. The City Council hereby approves an amendment to the '*Planned Unit Development Guidelines for the Madrone Village Shopping Center, Morgan Hill, CA*' adopted as part of Council Ordinance No. 1764, New Series, as listed below. All other provisions of the planned developed zoning established and approved by Ordinance No. 1764, New Series, shall still apply.

Permitted Uses

- Retail Stores
- Restaurants
- Offices and Professional Offices (~~**excluding**~~ ***including*** medical~~,~~ ***and*** dental ~~**and/or health related**~~ offices)
- Financial Services
- Personal Services
- Business and Trade Schools

Attachment: Ord2018 (2101 : Cochrane TBI)

- Specialty Grocery Stores, not to exceed 15,000 sf
- Drug Stores
- ***Commercial Recreation Uses 3,000 sq. ft. or less in area (exclusive of parking)***

Conditional Uses

- Day Care Centers/Nursery Schools
- Commercial Recreation ***greater than 3,000 sq. ft.***
- Gasoline Service Stations (including ancillary convenience stores)
- Drive-thru uses
- Grocery Stores exceeding 15,000 sf but less than 50,000 sf
- Any other use which the Planning Commission finds to be of similar nature to the permitted uses and conditional uses specified above

SECTION 6. Severability. If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

SECTION 7. Effective Date; Publication. This Ordinance shall take effect thirty (30) days after the date of its adoption. The City Clerk is hereby directed to publish this ordinance pursuant to §36933 of the Government Code.

The foregoing ordinance was introduced at a meeting of the city council held on the 20th day of July 2011 and was finally adopted at a meeting of the city council held on the 27th day of July, 2011 and said ordinance was duly passed and adopted in accordance with law by the following vote:

Attachment: Ord2018 (2101 : Cochrane TBI)

AYES:	**COUNCIL MEMBERS:**	**Carr, Constantine, Librers, Tate**
NOES:	**COUNCIL MEMBERS:**	**Siebert**
ABSTAIN:	**COUNCIL MEMBERS:**	**None**
ABSENT:	**COUNCIL MEMBERS:**	**None**

ATTEST:

Julie Drimakis
JULIE DRIMAKIS, Deputy City Clerk

APPROVED:

STEVE TATE, Mayor

Effective: August 27, 2011

CERTIFICATION

I, JULIE DRIMAKIS, DEPUTY CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 2018 adopted by the City Council of the City of Morgan Hill, California at its regular meeting held on the 27th day of July, 2011.

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

DATE: 8/29/2011

Julie Drimakis
JULIE DRIMAKIS, Deputy City Clerk

Attachment: Ord2018 (2101 : Cochrane TBI)

Toeniskoetter
REAL ESTATE INVESTMENT
AND MANAGEMENT

DEVELOPMENT SERVICES
NOV 26 2018
CITY OF MORGAN HILL

November 26, 2018

Planning Commission
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037-4128

Hand Delivered

Re: Madrone Village – Zoning Amendment Application ZAA04-11b

Dear Planning Commission,

Madrone Village Shopping Center was first approved in February 2006 as a two phased development totaling 80,000 square feet of buildings on nearly eight acres. Phase I of the project was completed ten years ago and consists of four buildings totaling approximately 28,000 square feet. Many of us have become accustom to visiting Madrone Village retail shops that include Peets' Coffee, Chipotle, Bikram Yoga, FedEx Office, Erik's Deli and Anytime Fitness, among others. While Madrone Village appears as a successful retail center, it has had several business failures and has been unable attract retail businesses that would complete the shopping center. There are a number of factors that have limited the expansion of Madrone Village including economic cycles, local demographics, and the current approved uses. The zoning amendment that is before the Planning Commission will expand approved uses to include hotels, allowing us to move forward and complete Madrone Village.

There are a number of significant benefits associated with the proposed zoning amendment. These benefits can be summarized as follows:

- The addition of hotel rooms support existing retail businesses at Madrone Village and the surrounding area,
- Marriott and Hilton are recognized brands that will provide quality lodging for business travelers and tourism,
- The project will generate significant revenue for City's general fund.

These benefits are consistent with the goals established by the City of Morgan Hill's "Economic Blueprint" adopted in 2017, as well as the priorities ("Pillars") of the 2035 General Plan. Fiscal sustainability, job growth, and tourism all benefit from the proposed zoning amendment.

While the proposed zoning amendment provides a number of benefits consistent with City goals, there are few, if any, negative impacts associated with the project. Madrone Village Phase II is currently approved for almost 50,000 square feet of retail use served by three street frontages.

Attachment: TBI Letter of request (2101 : Cochrane TBI)

1960 THE ALAMEDA, SUITE 20, SAN JOSE, CA 95126 • 408.246.7500 • TOENISKOETTER.COM • DRE 01267797

Madrone Village Parkway and Woodview Avenue were constructed as part of the Madrone Business Park Acquisition District providing direct access to Phase II. The suggested revisions to PUD development guidelines are compatible with the surrounding area.

- Hotels as an approved use are compatible with surrounding retail, office, and industrial uses,

- An increase in height is consistent with recently revised City standards in the highway commercial zoning district and consistent with adjacent properties (Marriott Courtyard and Residence Inn),

- Architectural features of the proposed hotels are compatible with surrounding properties which utilize plaster, brick, stone, and tile details.

We look forward to our discussion and the Planning Commission's support at the December 11th hearing.

Very truly yours,
MMP Properties/
Toeniskoetter Development, Inc.

Brad W. Krouskup
President & CEO

cc: Jennifer Carman
Terry Linder
Leslie Little
Edith Ramirez

BWK/ll

Attachment: TBI Letter of request (2101 : Cochrane TBI)

2006 Addendum and 2004 MND

ADDENDUM TO A NEGATIVE DECLARATION
COCHRANE –TBI PROJECT
FEBRUARY 2006

Purpose of Addendum

The purpose of this Addendum is to document the environmental impacts associated with a proposed change in which a Mitigated Negative Declaration has been adopted. CEQA allows Lead Agencies to prepare an Addendum to an Initial Study/Mitigated Negative Declaration when it can be demonstrated that the changes to the project – and the environmental impacts from such changes – are minor, when compared to the original scope of the project and the original impacts.

Description of Proposed Change to the Project

The original scope of the project, as evaluated in the Cochrane-TBI Project Expanded Initial Study/Mitigated Negative Declaration (IS/MND) adopted October 7, 2004, included an amendment to the General Plan land use designation and rezoning of a 7.72-acres site in the Madrone Business Park to *Commercial* and *Planned Unit Development (PUD)*, respectively. The project also proposed to construct an approximately 80,000 square foot commercial development on the project site. At the time the IS/MND was prepared there was not precise development plan for the site.

The applicant now has a precise development plan for the site. The plan includes 76,897 square feet of commercial development. The single-story retail shopping center is proposed to be constructed in two phases. Phase I would include a bank and other small retail uses totaling 28,265 square feet in four buildings and Phase II would include the anchor retail totaling 48,632 square feet in one building.

Environmental Impacts of the Proposed Change to the Project

The original project evaluated the construction of an 80,000 square foot commercial shopping center, paved surface parking, and landscaping on a 7.72 acre site. The proposed precise development plan proposes construction of a 76,897 square foot commercial shopping center, paved surface parking, and landscaping on a 7.72 acre site. The traffic report for the IS evaluated an 80,000 square foot commercial shopping center. Therefore, since the applicant is now proposing a 76,897 square foot commercial development, the traffic study is a conservative projection of the project's traffic impacts and would adequately address the proposed development.

The proposed project site would contain a surface parking lot with 398 spaces. Section 18.50.020 of the Morgan Hill Municipal Code establishes minimum parking space standards based on the nature and size of a given use. Based on the Municipal Code, the project is required to provide 307 parking spaces. Therefore, the project is consistent with the City's parking standards.

All of the original project's impacts and proposed mitigation and avoidance measures will be the same. Therefore, the revised project will not result in any new impacts that were not already addressed in the Initial Study.

Conclusion

Based on the above discussion, it is concluded that the proposed change in the scope of the project will not result in any new environmental impacts. Nor will the revised project result in an increase in

Attachment: 2006-2004 Addendum and MND (2101 : Cochrane TBI)

the magnitude of previously-identified environmental impacts. Therefore, no further environmental review is required pursuant to CEQA Section 15162 and 15164. This Initial Study Addendum will be included in or attached to the Initial Study/Mitigated Negative Declaration and the City of Morgan Hill will consider the addendum with the IS/MND, prior to making a decision on the proposed precise development plan.

Attachment: 2006-2004 Addendum and MND (2101 : Cochrane TBI)

E12012

CITY OF MORGAN HILL

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov

MITIGATED NEGATIVE DECLARATION

I. DESCRIPTION OF PROJECT:

Date: August 6, 2004 **Application No.:** GPA-04-05/ZA-04-11: Cochrane - TBI

APN: 726-33-028

Address of Project: The project site is located at the northwest corner of Cochrane Road and Madrone Parkway in the Madrone Business Park.

Applicant: Brad W. Krouskup
TBI/MADRONE II, LLC
1960 The Alameda
San Jose, CA 95126

Project Description: The applicant is requesting to amend the General Plan land use designation and zoning designation of a 7.72-acre area in the Madrone Business Park to Commercial and Planned Unit Development (PUD), respectively. The current land use and zoning designations are Industrial and ML, Light Industrial.

II. DETERMINATION

In accordance with the City of Morgan Hill procedures for compliance with the California Environmental Quality Act (CEQA), the City has conducted an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. On the basis of that study, the City makes the following determination:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby adopted.

■ Although the project, as proposed, could have had a significant effect on the

Attachment: 2006-2004 Addendum and MND (2101 : Cochrane TBI)

environment, there will not be a significant effect in this case because mitigation measures have been added to the project, and, therefore, a **MITIGATED DECLARATION** is hereby adopted.

III. FINDINGS

Based on the findings of the Initial Study, the proposed project will not have a significant effect on the environment for the following reasons:

1. The project does not have the potential to significant degrade the quality of the environment, including effects on animals or plants, or to eliminate historic or prehistoric sites.

2. The project will not have any significant adverse impacts on traffic or land use.

3. The project will not generate significant adverse effects on the water, air quality, or increase noise levels substantially.

4. In addition, the project will not:

   a. Create significant impacts which achieve short-term, to the disadvantage of long-term environmental goals.

   b. Create impacts which are individually limited, but cumulatively considerable to a significant degree.

   c. Create environmental effects which will cause significant adverse effects on human beings, either directly or indirectly.

IV. CONDITIONS:

Water

W-1. The project shall include post-construction structural controls including Best Management Practices (BMP) for reducing contamination in stormwater runoff, such as swales, drop inlets, etc. (i.e., permanent features of the project).

W-2. Construction practices shall include use of erosion control devices, including hay bales and/or Petromat, and on-site retention to minimize contamination of stormwater runoff.

W-3. Whenever possible, dust-proof chutes shall be used for loading construction debris onto trucks.

W-4. All trucks removing debris from the site shall be covered.

W-5. Internal haul roads shall be paved, sealed or stabilized to control dust from truck traffic. Paved haul roads shall be regularly swept or cleaned to remove accumulated dust.

W-6. The project shall implement regular maintenance activities including sweeping, cleaning stormwater inlets, and litter control at the site to prevent soil, grease, and litter from accumulation on the project site and contamination of surface runoff. Stormwater

Attachment: 2006-2004 Addendum and MND (2101 : Cochrane TBI)

catch basins shall be stenciled to discourage illegal dumping.

W-7. The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) (or, if a SWPPP has already been prepared, revise the SWPPP as necessary to reflect the current project) for the review and approval by the State Water Resources Control Board (SWRCB). The new or updated SWPPP shall be prepared by the project sponsors, who shall provide a copy to the City along with evidence of its approval by the SWRCB.

Air Quality

AQ-1. Water all active construction areas at least twice daily.

AQ-2. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.

AQ-3. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

AQ-4. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

AQ-5. Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

AQ-6. Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.

AQ-7. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

AQ-8. Enclose, cover, water twice daily or apply non-toxic binders to exposed stockpiles (dirt, sand, etc.).

AQ-9. Limit traffic speeds on unpaved roads to 15 mph.

AQ-10. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

AQ-11. Replant vegetation in disturbed areas as quickly as possible.

Transportation/Circulation

T/C-1. Insufficient vehicle storage is available at the northbound left-turn lane at the project driveway on Madrone Parkway. To mitigate the impact, U-turns at the intersection shall be prohibited. Also, the northbound left turn lane shall be channelized between median treatments to provide entry to the project only. The median treatment shall extend back beyond the gas station driveway and improvements shall be provided which may include a pork chop at the gas station driveway and the provision of NO U-TURN signs. The applicant shall prepare a concept design for review and approval by the Public Works Department to determine the detail requirements of the required improvements.

T/C-2. The project shall provide a right-turn lane for inbound traffic on Cochrane Road at the project driveway.

T/C-3. The project shall provide right-of-way (ROW) for the third southbound left-turn lane at the intersection of Cochrane Road/Madrone Parkway. The lane shall extend back to the Woodview intersection to accommodate the expected queue demand. The applicant shall prepare a concept design for review and approval by the Public Works Department to determine the actual ROW, roadway widening and layout.

Attachment: 2006-2004 Addendum and MND (2101 : Cochrane TBI)

T/C-4. The project shall provide ROW for the additional third westbound through lane at the intersection of Cochrane Road/Madrone Parkway. The applicant shall prepare a concept design for review and approval by the Public Works Department for the required improvements to determine the actual ROW, roadway widening and layout.

T/C-5. The project shall contribute to the traffic impact fees of the City of Morgan Hill for the project's incremental contribution to the City-wide traffic impact mitigations.

T/C-6. Frontage improvements as required by the Public Works Department shall be completed on Cochrane Road including the reconstruction of curb, gutter and sidewalk where the right turn lane and the driveway would be located.

Biological Resources

BR-1. The project shall comply with the Citywide Burrowing Owl Habitat Mitigation Plan, including but not limited to the payment of the development mitigation fee and completion of a preconstruction Burrowing Owl survey no more than 30 days before initial ground disturbance.

BR-2. Prior to approval of any further entitlement, an arborist study shall be completed to evaluate the type, health and condition of existing trees. The study shall identify measures to protect any trees proposed to be retained, and the project applicant shall be subject to compliance with these tree protective measures. Removal of any tree shall be subject to compliance with Chapter 12.32 of the Morgan Hill Municipal Code, Restrictions on Removal of Significant Trees.

Noise

N-1. The project applicant shall implement the following construction period measures to reduce construction noise impacts to a less than significant level:

(a) Based on the City of Morgan Hill Noise Ordinance, limit noise-generating construction activities, including truck traffic to and from the project site, to daytime hours (7:00 am to 8:00 pm) during normal weekdays and between 9:00 am and 6:00 pm on Saturdays. Prohibit activities on Sundays and federal holidays;

(b) Properly muffle and maintain all internal combustion engines for construction equipment used on the site; and

(c) Locate all stationary noise-generating construction equipment, such as air compressors, crushers, and portable power generators, as far as practical from existing businesses.

James Rowe
Interim Community Development Director

Date: 10-7-04

R:\PLANNING\WP51\GPA\2004\GPA0405 Cochrane-TBI\GPA0405.neg.doc

Attachment: 2006-2004 Addendum and MND (2101 : Cochrane TBI)

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Colliers INTERNATIONAL

December 2, 2018
Planning Commission
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037-4128

Re: Letter of Support/ Madrone Village-Zoning Amendment ZAA04-11b

Dear Planning Commission,

I have been in the commercial real estate business working in the Morgan Hill area for over thirty years. It is my understanding that a zoning amendment has been proposed to allow two hotels in Madrone Village. These two hotels would consist of a 103 room Hilton Home2 Inn & Suites and a 103 room Marriott Fairfield Inn & Suites. The addition of these two hotels would be a benefit to the businesses in Morgan Hill. The location within an established business park and surrounded by a variety of industrial, manufacturing, R&D and retail is well suited for hotel uses. The surrounding businesses would benefit from this new lodging available for their business associates and customers that visit. In addition, the new lodging would provide new attractive lodging alternatives for tourists visiting the area. The consumers that hotels attract not only provide additional tax revenue to the City of Morgan Hill, but also support local businesses.

Both the Hilton and Marriott brands are recognized by consumers as quality standards which attract repeat customers.

Overall, it is my opinion that the proposed use for additional hotels in the northern Morgan Hill area is well suited and would benefit the City of Morgan Hill surrounding businesses and businesses throughout the City as well.

Sincerely,

Jeffrey A. Barnes
Colliers International
CA License 00883278
408-218-3366

Attachment: Colliers Letter of Support - Madrone Village 12-2018 (2101 : Cochrane TBI)

CUSHMAN & WAKEFIELD

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cushmanwakefield.com

December 4, 2018

Planning Commission
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037-4128

RE: Letter of Support/Madrone Village – Zoning Amendment ZAA04-11b

Dear Planning Commission,

With ever changing conditions in retail, hotels will play a more prominent role in anchoring shopping center environments. In fact, with the influx of large anchor box inventory and vertical and mixed use developments both locally and nationally, hotels have become more and more a part of merchandising plans than ever before. The shopping centers surrounding hotels now serve as amenity sets for both business travel and tourism. Hotels act as “anchor” tenants often bringing hundreds of new customers per day to retail businesses. The global travel and tourism industry is estimated at 2.3 trillion globally providing 109 million jobs which retailers want to access. The bridge is clearly being built between hospitality and retail as both industries are in a reinvention process.

There is a shrinking pool of traditional retail tenants looking in the South County area. We believe a hotel anchor would be a harmonious fit to round out the last phase of Madrone Village and support the surrounding environment.

Very truly yours,
Cushman & Wakefield

James S. Chung
Executive Managing Director, Principal
West Region Retail

Cc: Jennifer Carman (Jennifer.carman@morganhill.ca.gov)
Terry Linder (terry.linder@morganhill.ca.gov)
Leslie Little (leslie.little@morganhill.ca.gov)
Edith Ramirez (edith.ramirez@morganhill.ca.gov)

Attachment: C & W Letter of Support (2101 : Cochrane TBI)

DWYER COMMERCIAL BROKERAGE

19151 Calle Moniz
Morgan Hill, CA 95037
(408) 779-6062
Fax (408) 779-1182

December 3, 2018

Planning Commission
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA. 95037

RE: Letter of Support/ Madrone Village- Zoning Amendment
ZAA 04-11b

Dear Planning Commission,

I understand that a zoning amendment has been proposed for Madrone Village (Phase II) that will expand approved uses (from exclusively retail businesses) to include hotels. Including hotels as an approved use in commercial retail areas should be supported by the City. Morgan Hill's lodging options are limited and somewhat dated. The addition of a Marriott and Hilton hotel at Madrone Village would provide business travelers attractive options for their lodging.

I also believe that this is an excellent use for this property. I encourage the City to support the proposed zoning amendment.

Very truly yours,

Bob Dwyer
Dwyer Commercial Brokerage

Attachment: Dwyer Letter of Support (2101 : Cochrane TBI)