CITY OF MORGAN HILL

**Regular Meeting Agenda**

**Planning Commission**

*Mohammad Habib - Chair*
*Malisha Kumar - Vice-Chair*
*Joseph Mueller - Planning Commissioner*
*Wayne Tanda - Planning Commissioner*
*Laura Gonzalez-Escoto - Planning Commissioner*
*Liam Downey - Planning Commissioner*
*Juan Miguel Munoz-Morris - Planning Commissioner*

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**Tuesday, January 12, 2021 7:00 pm**

**Virtual Zoom Meeting**

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## VIRTUAL MEETING GUIDELINES AND PUBLIC COMMENT

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Physical meetings will not be in the City Council Chamber until further notice.

Planning Commission meetings will be live streamed on Channel 17, on the City's website, and on the City's Facebook page. Those members of the community that would like to participate in the meetings remotely may do so by join the virtual meeting at: https://bit.ly/PlanningCommissionMtg or by calling in to: (669) 900-9128, then enter the webinar id: 862 0324 6251.

Public comment may be provided in the following ways:

- Join the virtual Planning Commission meeting via the link above, when public comment is opened, raise your virtual hard and be called upon to speak for up to 3 minutes
- Join the virtual meeting by calling in to the number above, dial *9 to raise your hand and then dial *6 to speak when called upon to speak for up to 3 minutes
- Send public comments in writing to the Minutes Clerk at pcpubliccomment@morganhill.ca.gov

* Please note that comments made on Facebook are not considered public comment.

## 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

## PUBLIC HEARINGS

1. **UP2020-0007: PEAK - ST. CATHERINE: CONDITIONAL USE PERMIT TO ALLOW FOR AN APPROXIMATELY 1,575 SQUARE FOOT ADDITION TO THE EXISTING FACILITY. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 767-04-010, IS LOCATED ON THE NORTHWEST CORNER OF NOBLE COURT AND PEAK AVENUE AT 17400 PEAK AVENUE. (ROMAN CATHOLIC WELFARE CORPORATION OF SAN JOSE, OWNER).**

   Recommendation:

   1. Open/close the public hearing; and
   2. Adopt a resolution approving the addition to an existing church building.

2. **UP2020-0004: MAST-TITAN SPORTS ACADEMY/KINETIC PERFORMANCE INSTITUTE - CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL RECREATION INSIDE AN EXISTING INDUSTRIAL BUILDING FOR A YOUTH GYMNASTICS ACADEMY AND YOUTH BASEBALL ATHLETIC TRAINING FACILITY FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 817-02-063 LOCATED AT 195 MAST STREET, APPROXIMATELY 250 FEET WEST OF THE INTERSECTION WHERE MAST STREET TURNS INTO VINEYARD BOULEVARD.**

   Recommendation:

   1. Open/close public hearing; and
   2. Adopt a resolution to approve a conditional use permit to allow indoor commercial recreation inside an existing industrial building; or
   3. Adopt a resolution to deny a conditional use permit to allow indoor commercial recreation inside an existing industrial building.

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

CITY OF MORGAN HILL

# PLANNING COMMISSION STAFF REPORT
# MEETING DATE: January 12, 2021

PREPARED BY: Joey Dinh, Associate Planner
APPROVED BY: Jennifer Carman, Community Development Director

## UP2020-0007: PEAK - ST. CATHERINE: CONDITIONAL USE PERMIT TO ALLOW FOR AN APPROXIMATELY 1,575 SQUARE FOOT ADDITION TO THE EXISTING FACILITY. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 767-04-010, IS LOCATED ON THE NORTHWEST CORNER OF NOBLE COURT AND PEAK AVENUE AT 17400 PEAK AVENUE. (ROMAN CATHOLIC WELFARE CORPORATION OF SAN JOSE, OWNER).

**RECOMMENDATION(S)**

1. Open/close the public hearing; and
2. Adopt a resolution approving the addition to an existing church building.

**PROJECT LOCATION:**

**PROJECT SUMMARY:**

| | | |
|---|---|---|
| 1. | Location: | Northwest corner of Noble Court and Peak Avenue (APN 767-04-010) |
| 2. | Site Area: | 7.94 acres |
| 3. | General Plan: | Residential Attached Low Density (RAL) |
| 4. | Zoning: | Residential Attached Low Density 3,500 (RAL 3,500) |

**BACKGROUND:**

The original St. Catherine church was built around the year 1909 at the corner of Monterey Road and Dunne Avenue but by the 1960s, the church had outgrown its location. The St. Catherine School was built in approximately 1963 at its current location on Peak Avenue. This was followed by the rectory in approximately 1965 and the

church approximately 1967.

In 1988, the City Council approved Resolution No. 4190 amending Conditional Use Permit 88-02 for St. Catherine church to allow for a food distribution program to be operated out of an approximately 860 square foot modular building. The reach out program operates Monday through Friday from 12:30pm to 2:30pm.

In 1999, the Planning Commission approved Resolution No. 99-03 for Conditional Use Permit 98-14, allowing the construction of an approximately 11,500 square foot parish community center. The parish community center includes a hall/gymnasium, large kitchen, and flexible conference rooms that can accommodate different sized groups of parishioners, up to 600. The center is available for use to support the parish community but is available to be booked community events as well. The center can be scheduled or booked any time between 8:00am to 10:00pm, any day of the week as needed.

The community assembly land use, which includes places of worship, is a conditionally allowed use in the Residential Attached Low (RAL) zone district. Due to how long ago the church was constructed, no documents, plans, or permits could be located prior to 1988. Therefore, St. Catherine is requesting a conditional use permit to recognize the existing church building and also permit an approximately 1,575 square foot addition. At this time, the school is not a part of this application. The scope of the project is limited to the existing church building.

**PROJECT DESCRIPTION:**

The existing church will continue with its regularly scheduled services and classes throughout the week. Services are scheduled primarily on the weekend and in the mornings during the week. There are approximately 15 weddings and 53 funerals per year. The statement of operations (Attachment 2) and project site plan (Attachment 3) have been provided. The proposed church addition will allow for an increase of attendees from 580 people to 657 people. The church renewal project will consist of adding a covered entry, accessible restrooms, vestry, and crying room. Exterior remodel will include relocating the accessible parking to add a sidewalk/drop-off curb that provides accessibility from the church rectory and parish center.

**ANALYSIS:**

The proposed amendment to the Conditional Use Permit was analyzed with respect to the 1) General Plan; 2) Zoning Ordinance; and 3) Conditional Use Permit findings:

1. **General Plan**

The site has a Residential Attached Low (RAL) General Plan designation in the Morgan Hill General Plan. RAL areas are generally located in or next to existing residential neighborhoods and close to commercial corridors. The community assembly use, which includes places of worship is considered a compatible use within or adjacent to residential areas and serves as a focal point of neighborhood centers.

***Policy CNF-12.1 Neighborhood Center Design.*** *Allow neighborhood centers within future residential neighborhoods. Neighborhood centers are envisioned as nodes or focal points that offer neighborhood-serving services and amenities within a reasonable walking distance from adjoining residential areas. These centers should be designed to increase the accessibility of goods and services within existing residential neighborhoods, particularly for the benefit of senior citizens and those with limited mobility, and to offer opportunities for socialization.*

The place of worship serves as a neighborhood center to the adjacent senior care facility and surrounding neighborhood. The church facility offers a community reach building and also a parish community center. The location is consistent with other nearby places of worship and community assembly uses that are also located within a residential area.

## 2. Zoning Ordinance

The project site is located within the Residential Attached Low Density 3,500 (RAL 3,500) zone district. Pursuant to Section 18.18.020.A of the Morgan Hill Municipal Code, community assembly would be allowed within the RAL 3,500 zone district subject to the issuance of a Conditional Use Permit.

Parking Requirements

Services will be held on Sunday from 7:00 AM to 6:30 PM, Saturday from 8:15 AM to 8:00 PM, and Monday through Friday from 8:15 AM to 9:15 AM. During Services, there are typically two employees.

Two scenarios have been used to calculate onsite parking requirements for the community assembly use, using the City's assembly area parking requirement and the fixed seating parking requirement. The following table demonstrates the required parking for each scenario:

| **Parking Requirement Scenario No. 1: Assembly Area** | | | | |
|---|---|---|---|---|
| Proposed Use | Square Footage/Seating | Code Requirement | Required Parking | Total Parking Required |
| Assembly Area | 6,891 | 1 space for each 35 square feet of floor area in the assembly room | 197 | 210 spaces |
| Other Areas | 3,191 | 1 space for each 250 square feet of office space | 13 | |
| **Parking Requirement Scenario No. 2: Fixed Seats** | | | | |
| Assembly Area w/ fixed seats | 657 seats | 1 space for each 5 fixed seats | 131 | 144 spaces |
| Other Area | 3,191 | 1 space for each 250 square feet of other space | 13 | |

Section 18.72.030.B of the Morgan Hill Municipal code requires on-site parking calculations for community assembly to be calculated by one of the two scenarios outlined above, whichever is greater. The required parking for the facility would be based upon assembly area, requiring 210 parking spaces. The applicant has identified several existing parking areas and will also establish an overflow parking area behind the school to meet the 210 on-site required parking spaces. In addition to on-site parking, there is street parking available on Noble Court and along Peak Avenue. St. Catherine school is also located on-site, however, the school and services do not typically occur at the same time, therefore, sufficient parking would be provided for all uses.

3. **Conditional Use Permit**

When considering the Conditional Use Permit, the Planning Commission can only approve the application if it can make the following findings:

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

Community assembly is allowed within the RAL 3,500 zone district with an approved Conditional Use Permit.

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.**

Community assembly uses are typically found within or adjacent to residential area and are allowed with an approved Conditional Use Permit. The place of worship also serves as a neighborhood center to the surrounding area.

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

The intended use of the site is for a place of worship. There will be sufficient parking onsite to accommodate the use. The use will operate primarily during non-traditional business hours and will not adversely impact the surrounding neighborhood.

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 project site meets the on-site parking requirements, with additional street parking available. There is weekday morning mass, however the majority of services occur on the weekend when City facilities are closed and the traffic in the neighborhood is at a minimum. The proposed addition to the facility is not expected to impact the neighborhood.

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

Adequate parking will be provided on-site. Typical services are held indoors. The proposed addition to the existing facility would not be detrimental to the public health, safety, and welfare of the neighborhood.

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

The surrounding area is mostly residential and public facilities (City Hall, Council Chambers, City library). The place of worship is an existing use and does not currently generate any substantial adverse effect on street circulation. Worship/mass services primarily occur on weekends, when City facilities are closed. Therefore, the proposed activity would not have an impact on circulation or the planned capacity of the street system.

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

The property is within City limits and urban service area. The property is adequately served by City services and PG&E.

**California Environmental Quality Act (CEQA):**
The project is categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines. The proposed remodel and addition to the existing place of worship would be approximately 1,575 square feet, which is under the significance thresholds; therefore, no further environmental review is warranted.

**Community Engagement:**
The proposed project was publicly noticed (mailing to property owners within 300 feet of the project and newspaper legal noticing) of the minimum 10-day period and a sign has been posted at the property location pursuant to the Zoning Code requirements.

**LINKS/ATTACHMENTS:**
1. PC Resolution
2. Project Description-Operations
3. Project Plans
4. UP2020-0007 NOE

# RESOLUTION NO. 21-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A CONDITIONAL USE PERMIT TO PERMIT AN APPROXIMATELY 1,575 SQUARE FOOT ADDITION TO AN EXISTING CHURCH BUILDING LOCATED AT 17400 PEAK AVENUE ON THE NORTHWEST CORNER OF NOBLE COURT AND PEAK AVENUE (APN 767-04-010)**

**WHEREAS**, on May 07, 2020, St. Catherine of Alexandria Church submitted an application for a Conditional Use Permit UP-2020-0007: Peak-St. Catherine to allow for an approximately 1,575 square foot addition to the existing building.

**WHEREAS**, the Development Services Director has determined that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1 of the CEQA Guidelines. The addition would not exceed 50 percent of the floor area or 2,500 square feet;

**WHEREAS,** such request was considered by the Planning Commission at their regular meeting of January 12, 2021; 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 conditional use is consistent with the Zoning Ordinance and the General Plan as described below and in the staff report dated January 12, 2021.

**SECTION 2.** The approved conditional use has been found consistent with the criteria for Conditional Use Permit approval contained in Section 18.108.030 of the Zoning Code and hereby adopted:

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

Community assembly is allowed within the RAL 3,500 zone district with an approved Conditional Use Permit.

Attachment: PC Resolution [Revision 5] (2960 : UP2020-0007: Peak - St. Catherine)

**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.**

Community assembly uses are typically found within or adjacent to residential area and are allowed with an approved Conditional Use Permit. The place of worship also serves as a neighborhood center to the surrounding area.

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

The intended use of the site is for a church. There will be sufficient parking onsite to accommodate the use. The use will operate primarily during non-traditional business hours and will not adversely impact the surrounding neighborhood.

**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 project site meets the on-site parking requirements, with additional street parking available. There is weekday morning mass, however the majority of worship/mass services occur on the weekend when City facilities are closed and the traffic in the neighborhood is a minimum. The proposed addition to the facility is not expected to impact the neighborhood.

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

Adequate parking will be provided on-site. Typical worship/mass services are held indoors. The proposed addition to the existing facility would not be detrimental to the public health, safety, and welfare of the neighborhood.

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

The surrounding area is mostly residential and public facilities (City Hall, Council Chambers, City library). The place of worship is an existing use and does not currently generate any substantial adverse effect on street circulation. Worship/mass services primarily occur on weekends, when

Attachment: PC Resolution [Revision 5] (2960 : UP2020-0007: Peak - St. Catherine)

City facilities are closed. Therefore, the proposed activity would not have an impact on circulation or the planned capacity of the street system.

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

The property is within City limits and urban service area. The property is adequately served by City services and PG&E.

**SECTION 3.** The Planning Commission hereby approves the conditional use subject to the conditions set forth in "Exhibit A - Conditions of Approval", attached hereto and incorporated herein by this reference. The place of worship shall additionally be expressly conditioned to operate in conformance with statement of operations incorporated herein. Any expansion, intensification, or changes to the uses approved under this Conditional Use Permit shall be permitted only upon amendment of this Conditional Use Permit or approval of a separate Conditional Use Permit application.

**SECTION 4.** 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.

Attachment: PC Resolution [Revision 5] (2960 : UP2020-0007: Peak - St. Catherine)

**PASSED AND ADOPTED THIS 12th DAY OF JANUARY 2021, 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** **MOHAMMAD HABIB, Chair**

**A F F I D A V I T**

We, _____, applicants, hereby agree to accept and abide by the terms and conditions specified in this resolution.

By: _____ Date: _____

Attachment: PC Resolution [Revision 5] (2960 : UP2020-0007: Peak - St. Catherine)

## Statement of Operations

St. Catherine of
Alexandria Parish
Renewal Project

17400 Peak Ave
Morgan Hill, CA 95037

Project Description

St. Catherine Parish proposes to renew the existing church in order to beautify both the interior and exterior of the building. The architecturally re-designed building and structure will be pleasing to the eye and will be in compliance with all pertinent regulations. The church will have a new, welcoming façade towards Peak Avenue that visually links the buildings on the site, with similar massing and exterior color scheme.

The renewed church will have small additions on each side of the new entry portico that will house new accessible restrooms and ancillary spaces, such as a crying room and vestry. The exterior concrete masonry will be resurfaced with painted stucco. All of the interior finishes will be replaced, and the mechanical, plumbing and electrical systems upgraded. A sprinkler and fire alarm system will be added. The renewed altar area will be dramatic and draw people to the front of the church. Other features will be a baptismal font, reconciliation rooms and shrines with electronic votive "candle" holders. While the existing church accommodates 580 people, the renewed church will accommodate 657 attendees.

At a minimum, the site immediately adjacent to the church will be reworked to provide accessibility to and from the building. Depending on budget, there may also be additional landscaping improvements further away from the church. The existing plaza between the church, parish center and rectory may be modified with additional plantings as well as the relocation of the existing large metal cross from the front of the existing church. The renewed plaza would welcome people to the church from the larger side parking lot, with the cross creating a focal point that can be seen from a distance. A new concrete walkway will connect the church, existing parish center and rectory to the public sidewalk. Accessible parking will be relocated, and the driveway reconfigured to improve circulation on the site. The existing parking will be reduced by 15 stalls, but still exceeds the minimum parking required by the zoning ordinance. The length of the existing approved queuing / drop-off curb for school drop-of and pick-up will be increased, which will improve the already well-functioning condition.

Exterior pole-mounted lighting of the parking areas will remain as is. Existing exterior lighting on the sides and back of the church will be replaced with high cut-off angled lighting. New exterior lighting will be provided at the new covered entry portico.

Attachment: PC Resolution [Revision 5] (2960 : UP2020-0007: Peak - St. Catherine)

History

The original St. Catherine church was built in 1909 at the corner of Monterey and Dunne, in Morgan Hill. By 1959 the congregation had outgrown the church. Land was purchased for a new church on Peak Avenue. The St. Catherine School was built first on the Peak Avenue site in 1963, followed by the rectory in 1965, and the church in 1967. The stained glass windows, Stations of the Cross, and the shrine of St. Catherine were taken from the old church and placed in the new. These stained glass windows will be restored and reinstalled in the renewed church. The gothic style window above the entry of the original church is the source of inspiration for the gothic style arch at the new entry portico. This theme of arched gothic openings continues to the opening between nave and narthex, and the chancel backdrop

Program

This church will be used regularly for church services on the weekend and for morning daily mass. There are approximately 15 weddings per year, and approximately 53 funerals per year. Weddings usually occur on Saturday, but funerals can be any day of the week, except Sunday. Additional services will be held at Easter and Christmas, as they currently do.

Hours of Use

| | AM | PM | Evening |
|---|---|---|---|
| Sun | Mass<br>7:15-8:15 - 250 people<br>8:45-9:45 - 350 people<br>10:30-11:30 - 400 people<br>12:15-1:15 - 550 people | Mass<br>5:30-6:30 - 500 people | |
| Mon | Mass<br>8:15-9:15 - 80 people | | |
| Tues | Mass<br>8:15-9:15 - 100 people | | |
| Wed | Mass<br>8:15-9:15 - 50 people | | |
| Thurs | Mass<br>8:15-9:15 - 80 people | | |
| Fri | Mass<br>8:15-9:15 - 100 people | | |
| Sat | Mass<br>8:15-9:15 - 50 people | Mass<br>5:30-6:30 - 350 people<br><br>Confession<br>4-5PM - 30 people | Mass<br>7:00-8:00 - 250 people |

Attachment: PC Resolution [Revision 5] (2960 : UP2020-0007: Peak - St. Catherine)

**EXHIBIT "A"**

**CONDITIONS OF APPROVAL**

**APPLICATION: UP2020-0007: PEAK-ST. CATHERINE**

**THE FOLLOWING ARE STANDARD CONDITIONS OF APPROVAL THAT MUST BE MET PRIOR TO THE ISSUANCE OF BUILDING PERMITS AND/OR SITE DEVELOPMENT PERMITS EXCEPT AS MAY BE SPECIFIED IN THE CONDITIONS. THE APPROVAL REQUIREMENTS INCLUDE THESE REQUIREMENTS AND ANY SPECIAL CONDITIONS THAT ARE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS. APPLICANTS ARE REQUIRED TO SIGN THE *APPROVAL CERTIFICATE/RESOLUTION* FORM INDICATING THEY UNDERSTAND AND AGREE TO IMPLEMENT THESE STANDARD CONDITIONS AND ANY SPECIAL CONDITIONS APPLIED TO THEIR PERMIT APPROVAL.**

**ACRONYMS:**
**MHMC** – Morgan Hill Municipal Code
**MHARH** – Morgan Hill Architectural Review Handbook

**PLANNING DIVISION**

**I. TIME LIMITS**

A. **Term of Permit:** The Conditional Use Permit approval granted under this Resolution shall remain in effect for 24 months to January 12, 2023. Failure to commence 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)**

**II. SITE DEVELOPMENT**

A. **Tree Protection**: Unless tree removal has been previously approved, all trees located within the project shall be protected using the following minimum protection measures (these guidelines shall be included with all site development plans):

1. Mark all trees to be saved with a survey flag or ribbon. Do not nail or staple directly to the tree.

2. Erect a temporary fence enclosing an area equal to at least the dripline of the tree (or as far from the trunk as possible). This tree protection zone shall not be used for parking, storage of building materials, or other equipment or the placement of temporary or permanent fill. Signs should be posted identifying the restriction of uses in the tree protection zone.

3. Locate structures, grade changes, and other ground or surface disturbances (e.g. concrete pours) as far as feasible from the “dripline” area of the tree.

4. Avoid root damage through grading, trenching, compaction, etc. at least within an area 1.5 times the dripline area of the tree. Where root damage

Attachment: PC Resolution [Revision 5] (2960 : UP2020-0007: Peak - St. Catherine)

cannot be avoided, roots encountered over 1" in diameter should be exposed approximately 12" beyond the area to be disturbed (towards the tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw and immediately back-filled with soil. Avoid tearing or otherwise disturbing that portion of the roots to remain.

5. The addition of plant or other landscaping materials shall remain outside of the dripline of all trees.

6. Any tree subject to Chapter 12.32 Restrictions On Removal Of Significant Trees of the Morgan Hill Municipal Code requires approval from the Planning Division. The applicant shall request approval prior to removing any significant trees.

B. **Final Site Development Plans**: Final site development plans shall be reviewed for conformance with Morgan Hill Municipal Code Section 18.108.040 and approved by the Community Development Department prior to issuance of a building permit. All such plans shall include:

1. Detail depicting all concrete curbs as full formed.

2. Provision of catalogue drawings depicting the proposed parking area lighting fixtures. Exterior lighting of the building and site shall be designed so that lighting is not directed onto adjacent properties and light source is shielded from direct off-site viewing.

3. Ramps, special parking spaces, signing and other physical features for the disabled, shall be provided throughout the site for all publicly used facilities.

4. All mechanical equipment, including electrical and gas meters, post indicator valve, backflow prevention devices, etc., shall be architecturally screened from view or located interior to the building. All ground mounted utility appurtenances such as transformers shall not be visible from any public right-of-way and shall be adequately screened through the use or combination of concrete or masonry walls, berming, and landscaping. **(MHARH p.20, 45, 79)** For additional screening, backflow preventers shall be painted dark green, except the fire connection which shall be painted yellow.

C. **Dust, Noise, Vibration and Materials Management Plan**: A management plan detailing strategies for control of noise, dust and vibration, and storage of hazardous materials during construction of the project shall be on all site development and grading plans. The intent of this condition is to minimize construction related disturbance of residents of the nearby or adjacent properties. **(MHMC 18.76)**

The plan must include the following "Basic Construction Mitigation Measures" per Bay Area Air Quality Management District's guidelines:

Attachment: PC Resolution [Revision 5] (2960 : UP2020-0007: Peak - St. Catherine)

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

## III. BUILDING DESIGN

A. **Roof mounted mechanical equipment:** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be 5 ft. or greater to match the height of any proposed equipment. **(MHARH p.48, 65, 87, 106)**

B. **Building mounted lighting:** Lighting fixtures shall not project above the facia or roofline of the building. Any ground mounted lighting projecting onto the building or site will be subject to the review and approval of the Director of Community Development. Adjustment to the lighting intensity may be required after the commencement of the use. **(MHARH p. 67, 109)**

C. **Architectural elements**

Attachment: PC Resolution [Revision 5] (2960 : UP2020-0007: Peak - St. Catherine)

1. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior. **(MHMC 18.74.360)**

2. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building. **(MHMC 18.74.340)**

## IV. LANDSCAPING

A. **Planting and irrigation working drawings:** Detailed landscape planting and irrigation working drawings shall be submitted to the Development Services Department for approval prior to issuance of building permits as part of the design review plans.

B. **Trees and shrubs minimum size:** All trees within approved landscape plans shall be of a minimum fifteen gallon size. All shrubs shall be minimum 5 gallon size unless otherwise approved by the Development Services Director.

C. **Maintenance of landscaping:** The landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Development Services Director.

D. **Water Conserving Landscape Ordinance:** The landscape plans shall be in conformance with the City's Water Conserving Landscape Ordinance that was developed in accordance with California law. This Ordinance restricts landscaping turf to certain areas, specifies plant selection, requires certain types of irrigation equipment, and calls for the development of comprehensive water use calculations as an aspect of the submitted landscape plans. It is strongly suggested that the project's landscape designer refer to the City's Ordinance prior to beginning development of the project's landscape plans. **(MHMC 18.64)**

## V. HABITAT PLAN

A. **Fees:** The approved project is covered under the Santa Clara Valley Habitat Plan (Habitat Plan) and subject to fees and conditions contained in the Habitat Plan.

B. **Habitat Plan Application**: Prior to issuance of building permits or grading permits the project shall complete and submit a Habitat Plan Application Package. All fees must be paid prior to issuance building permits or grading permits. **(MHMC 18.132)**

C. **Conditions or Mitigation:** Any additional conditions or mitigations required by the Habitat Plan shall be clearly stated on all plans that involve any ground disturbing activity (i.e. grading plans, improvement plans, paving plans, demolition plans or other plans for site clearing or temporary stockpile of dirt). **(MHMC 18.132)**

Attachment: PC Resolution [Revision 5] (2960 : UP2020-0007: Peak - St. Catherine)

## VI. OTHER CONDITIONS

A. **Limits of Use:** The Conditional Use Permit is approved solely for the operation of the church building and church services as described in the applicants proposed statement of operations on file with the planning division date stamped May 7, 2020 for file UP2020-0007: Peak-St. Catherine. Any expansion, intensification, or changes to the uses approved under this Conditional Use Permit shall be permitted only upon amendment of this Conditional Use Permit or approval of a separate Conditional Use Permit application.

B. **Limits of Improvements:** This Conditional Use Permit approval is limited to the plan set date stamped November 17, 2020 on file UP2020-0007: Peak-St. Catherine with the Development Services Department. The approved building plans and landscape plans must be in substantial conformance with these plans as determined by the Development Services Director.

C. **Defense and indemnity:** Applicant agrees to defend, indemnify, and hold harmless the City of Morgan Hill, its officers, agents, employees, officials and representatives (Indemnitees) from and against any and all claims, actions, or proceedings arising from any suit for damage equitable or injunctive relief which is filed against City to attack, set aside, void or annul its approval of this discretionary project or any related decision, or the adoption of any environmental documents which relates to said approval. The City shall promptly notify the Applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. This indemnification shall include, but is not limited to, (a) 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; (b) reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted; and (c) all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision. City may, in its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of its obligations under this condition. 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.

D. **Signed copies of Resolution:** Submit two (2) signed copies of **Resolution** 21-01 to the Planning Division prior to issuance of building permits.

Attachment: PC Resolution [Revision 5] (2960 : UP2020-0007: Peak - St. Catherine)

City of Morgan Hill
Development Services Department
5/7/2020

April 21, 2020

St. Catherine of Alexandria
Parish Renewal Project
17400 Peak Ave
Morgan Hill, CA 95037

Project Description

St. Catherine Parish proposes to renew the existing church in order to beautify both the interior and exterior of the building. The architecturally re-designed building and structure will be pleasing to the eye and will be in compliance with all pertinent regulations. The church will have a new, welcoming façade towards Peak Avenue that visually links the buildings on the site, with similar massing and exterior color scheme.

The renewed church will have small additions on each side of the new entry portico that will house new accessible restrooms and ancillary spaces, such as a crying room and vestry. The exterior concrete masonry will be resurfaced with painted stucco. All of the interior finishes will be replaced, and the mechanical, plumbing and electrical systems upgraded. A sprinkler and fire alarm system will be added. The renewed altar area will be dramatic and draw people to the front of the church. Other features will be a baptismal font, reconciliation rooms and shrines with electronic votive "candle" holders. While the existing church accommodates 580 people, the renewed church will accommodate 657 attendees.

At a minimum, the site immediately adjacent to the church will be reworked to provide accessibility to and from the building. Depending on budget, there may also be additional landscaping improvements further away from the church. The existing plaza between the church, parish center and rectory may be modified with additional plantings as well as the relocation of the existing large metal cross from the front of the existing church. The renewed plaza would welcome people to the church from the larger side parking lot, with the cross creating a focal point that can be seen from a distance. A new concrete walkway will connect the church, existing parish center and rectory to the public sidewalk. Accessible parking will be relocated, and the driveway reconfigured to improve circulation on the site. The existing parking will be reduced by 15 stalls, but still exceeds the minimum parking required by the zoning ordinance. The length of the existing approved queuing / drop-off curb for school drop-of and pick-up will be increased, which will improve the already well-functioning condition.

Exterior pole-mounted lighting of the parking areas will remain as is. Existing exterior lighting on the sides and back of the church will be replaced with high cut-off angled lighting. New exterior lighting will be provided at the new covered entry portico.

Attachment: Project Description-Operations [Revision 1] (2960 : UP2020-0007: Peak - St. Catherine)

History

The original St. Catherine church was built in 1909 at the corner of Monterey and Dunne, in Morgan Hill. By 1959 the congregation had outgrown the church. Land was purchased for a new church on Peak Avenue. The St. Catherine School was built first on the Peak Avenue site in 1963, followed by the rectory in 1965, and the church in 1967. The stained glass windows, Stations of the Cross, and the shrine of St. Catherine were taken from the old church and placed in the new. These stained glass windows will be restored and reinstalled in the renewed church. The gothic style window above the entry of the original church is the source of inspiration for the gothic style arch at the new entry portico. This theme of arched gothic openings continues to the opening between nave and narthex, and the chancel backdrop

Program

This church will be used regularly for church services on the weekend and for morning daily mass. There are approximately 15 weddings per year, and approximately 53 funerals per year. Weddings usually occur on Saturday, but funerals can be any day of the week, except Sunday. Additional services will be held at Easter and Christmas, as they currently do.

Hours of Use

| | AM | PM | Evening |
|---|---|---|---|
| Sun | Mass<br>7:15-8:15 - 250 people<br>8:45-9:45 - 350 people<br>10:30-11:30 - 400 people<br>12:15-1:15 - 550 people | Mass<br>5:30-6:30 - 500 people | |
| Mon | Mass<br>8:15-9:15 - 80 people | | |
| Tues | Mass<br>8:15-9:15 - 100 people | | |
| Wed | Mass<br>8:15-9:15 - 50 people | | |
| Thurs | Mass<br>8:15-9:15 - 80 people | | |
| Fri | Mass<br>8:15-9:15 - 100 people | | |
| Sat | Mass<br>8:15-9:15 - 50 people | Mass<br>5:30-6:30 - 350 people<br><br>Confession<br>4-5PM - 30 people | Mass<br>7:00-8:00 - 250 people |

Attachment: Project Description-Operations [Revision 1] (2960 : UP2020-0007: Peak - St. Catherine)

# St Catherine of Alexandria

## Conditional Use Permit Submittal

## Parish Renewal Project

17400 Peak Avenue
Morgan Hill, CA 95037

City of Morgan Hill
Development Services Department
11/17/2020

**St Catherine of Alexandria**
17 400 Peak Avene
Morgan Hill, CA 95037

**Parish Renewal Project**

## Parking

**Off-Street Parking** (1)

| | Code | | Requir'd | Exist'g | Provided |
|---|---|---|---|---|---|
| Church * | 1 stall / 5 fixed seats or 1 stall / 35 s f of assembly space | 6,640 s.f. (Nave) + 251 s.f. (Cry room) = 6,891 s.f. / 35 s f | 197 | | |
| Church office ** | floor area / 250 | 3,191 s.f. / 250 | 13 | | |
| TOTAL | | | **210** | **213** | **210** *** |

* Assembly area includes the Nave and Chancel platform, and Crying Room

** Church office is on the first floor of Building B - Rectory

*** Includes
Front School Parking: 53 stalls
Front Church Parking: 26 stalls
Side Parking: 104 stalls
Back Parking: 17 stalls
Overflow parking behind school: 10 stalls
TOTAL **210** stalls provided

## Floor Area

| | Allowed | Existing | Proposed |
|---|---|---|---|
| Zoning District | RAL 3 500 | RAL 3 500 | No change |
| Lot Size | 3 500 s f min | 350 578 s f | No change |
| # Students | | | No change |
| Site Coverage | 50% | 14 30% | 14 75% |
| FAR | | 15 47% | 15 92% |
| | | | |
| Pervious Surface | | See Civil | See Civil |
| mpervious Surface | | See Civil | See Civil |
| Front setback | 20 0" | ± 131 2" | 111 11" |
| nterior side setback | 5 0" | ± 17 8" | No change |
| Street side setback | 15 0" | ± 140 4" | No change |
| Rear setback | 15 0" | ± 239 8" | No change |
| Max height | 30 0" | ±38 3" | No change |

**Floor Area**

| | | | |
|---|---|---|---|
| **Building A - Church**<br>First Floor | 1967 | **9,296 s.f** | 9 296 s f (e)<br>**+ 1,575 s.f. (n)**<br>**10,871 s.f.** |
| **Building B - Rectory**<br>**No Work**<br>First Floor<br>Second Floor<br>Garage<br>TOTAL Area | 1965, 1987 | 3 191 s f<br>2 225 s f<br>695 s f<br>**6,111 s.f.** | No change |
| **Building C - Parish Center**<br>**No Work**<br>Floor area | 2000 | **12,550 s.f.** | No change |
| **Building D - Main School**<br>**No Work**<br>First Floor<br>Second Floor<br>TOTAL Area | 1963<br>1985<br>2001 | 18 902 s f<br>1,876 s f<br>**20,778 s.f.** | No change |
| **Building E - Presentation Center**<br>**No Work**<br>Floor Area | 1992 | **4,500 s.f.** | No change |
| **Building F - Reach Out**<br>**No Work**<br>Floor Area | 1988 | **1,000 s.f.** | No change |
| **Total Floor Area** | | **54,235 s.f.** | **55,810 s.f.** |
| **Total Footprint** | | **50,134 s.f.** | **51,709 s.f.** |

**Floor Area Ratio**

Existing F A R = Floor Area / Site Area = 54 235 x 100 / 350 578 = 15 47%

Proposed F A R = Floor Area / Site Area = 55 810 x 100 / 350 578 = **15.92%**

**Site Coverage**

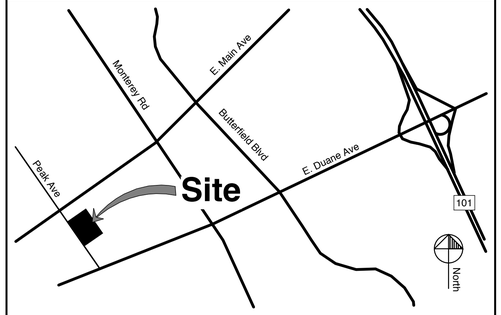
Existing Site Coverage = First Floor Area / Site Area = 50 134 x 100 / 350 578 = 14 30%

Proposed Site Coverage = First Floor Area / Site Area = 51 704 x 100 / 350 578 = **14.75%**

## Directory

| | |
|---|---|
| Owner | Roman Catholic Bishop of San Jose<br>A California Corp. Sole<br>1150 N. 1st Street, #100<br>San Jose, CA 95112 |
| Client | St Catherine Church<br>17400 Peak Avenue<br>Morgan Hill, CA 95037<br>Fr Sergio Ovando<br>(408) 838-3667 |
| Architect | John Miller Architect, AIA<br>579 Clyde Ave, # 300<br>Mountain View, CA 94043<br>Stephanie Allen<br>(650) 960-0500 x12 |
| Civil | MH Engineering<br>16075 Vineyard Blvd.<br>Morgan Hill CA 95037<br>Eric Yamasaki<br>(408) 779-7381 |
| Structural | Hohbach-Lewin<br>260 Sheridan Ave, #150<br>Palo Alto, CA 94306<br>(650) 617-5930<br>Greg Rodriguez |
| Mechanical Design / Build | |
| Electrical Design / Build | |
| Code | - |
| Contractor | Kent Construction<br>8505 Church St, #12<br>Gilroy, CA 95020<br>(408) 846-5550<br>Larry Kent |
| | |
| | |

## Vicinity Map




## Scope of Work

1. Renew the existing church.
2. Add covered entry, accessible restrooms, vestry and crying room.
3. Renew / replace all finishes, interior and exterior.
4. Reroof entire building.
5. Replace / reconfigure the lighting and electrical system.
6. Replace / reconfigure the mechanical system.
7. Add fire sprinkler system and fire alarm.
8. Relocate / revise the accessible parking.
9. Add sidewalk / drop-off curb that provides accessibility from church to rectory and parish center.

## Data

**A.P.N** 767-04-010

**Code** CBC 2019 CMC 2019 CPC 2019 CEC 2019 (as amended by the state of California and local jurisdiction) Structural: CBC 2019

**Zoning** RAL 3500

**Occupancy** A2

**Type of Construction** V-B

**No. of Stories** 1

**Sprinklered** Yes

**Fire Alarms** Yes

**Site Area** 350,578 s.f. (8.04 acres)

**Area of Addition** 1,575 s.f.

**No. seats** 657 seats

## Drawing Index


0.1 Title & Data
0.2 Off-site Photos
0.3 On-site Photos

**Civil**
C-1 Cover
C-2 Topo / Demo Plan
C-3 Grading & Utility Plan
C-4 Cross Sections & Details

**Architectural**
A1.0 Existing Site Plan
A1.1 Proposed Site Plan
A1.2 Partial Site Plan

A2.0 Demolition Floor Plan
A2.1 Floor Plan
A2.2 Roof Plan

A4.0a Existing Exterior Elevations
A4.0b Existing Exterior Elevations
A4.1 Exterior Elevations
A4.2 Exterior Elevations

**Landscape**
LS1.0 Tree Schedule
LS1.1 Landscape Plan
LS1.2 Irrigation plan


| No. | Revision | Date |
|---|---|---|
| (1) | CUP resubmittal | 11 17 20 |
| | Planning resubmittal | 08 05 20 |
| | Planning submittal | 05 06 20 |
| | Owner Review | 03 10 20 |


john miller architects
Architecture, Planning, Restoration, Interiors
579 Clyde Avenue, Suite 300 T: 650 960-0500
Mountain View, CA 94043 F: 650 960-0555


**Title & Data**

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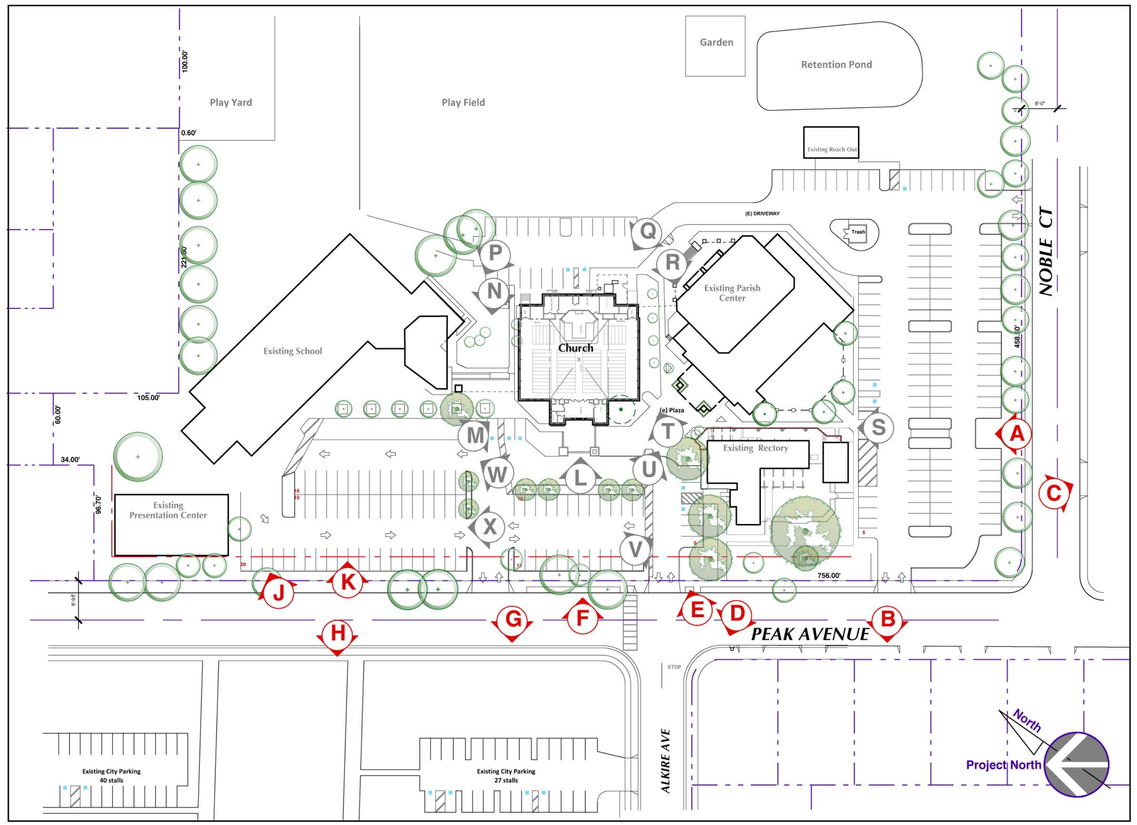
Brad Cox, Architect, Inc.

**0.1**

File St Catherine Church/DD/A0 | Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)



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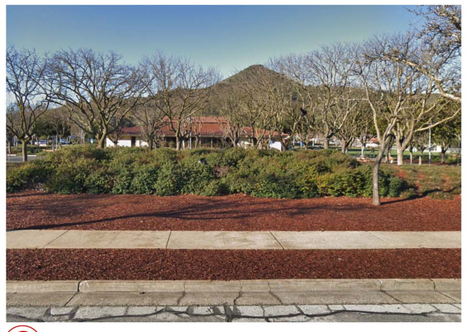

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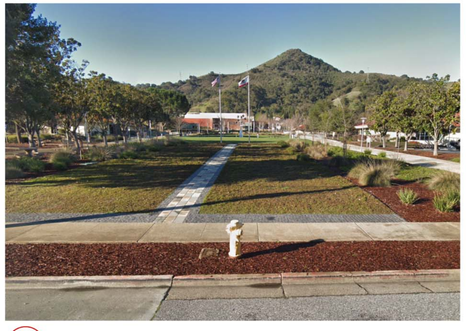

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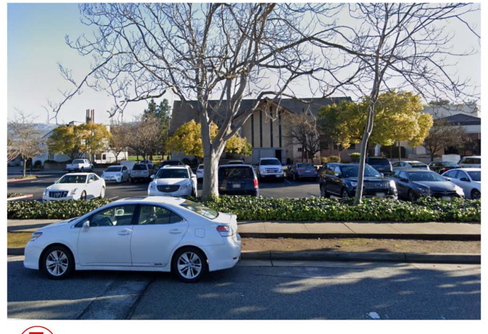

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# St Catherine Church

17 400 Peak Avenue
Morgan Hill, CA 95037

## Parish Renewal Project

| No. | Revision | Date |
|---|---|---|
| | CUP Resubmittal | 11 17 20 |
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| - | Owner Review | 05 06 20 |

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Brad Cox Architect inc

## Off-Site Photos

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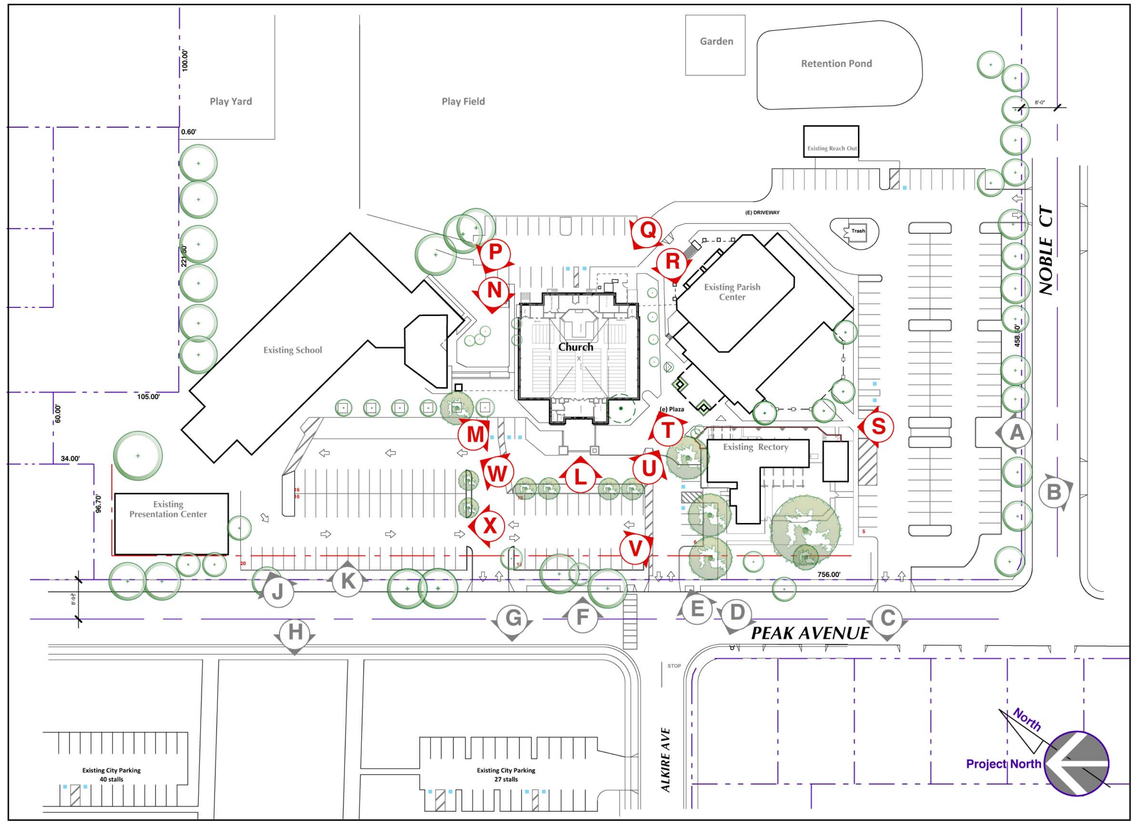
File: St Catherine Church/Plng subm/Site Photo display

Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)



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# St Catherine Church

17 400 Peak Avenue
Morgan Hill, CA 95037

## Parish Renewal Project

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Brad Cox Architect inc

## On-Site Photos

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File: St Catherine Church/Plng subm/Site Photo display

Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)

# Improvement Plans
# St. Catherine of Alexandria
# Parish Renewal Project

GENERAL NOTES:

1. TEMPORARY BENCH MARK- BASED ON A CITY APPROVED BENCHMARK AS SHOWN ON THESE PLANS. TEMPORARY BENCH MARK IS THE CROSS CUT N TOP OF CURB ON SIDEWALK SIDE OF COCHRANE CIRCLE NEAR NORTHERN MOST CORNER OF PARCEL 3.
2. ALL EXISTING ELEVATIONS SHALL BE FIELD VER FIED BY CONTRACTOR UNLESS OTHERWISE NOTED.
3. ALL SURVEY MONUMENTS SHALL BE NSTALLED AT LOCATIONS SHOWN ON THE CORRESPOND NG FINAL MAP BEFORE ACCEPTANCE OF THE SUBDIVISION.
4. CONTRACTOR SHALL NOT DESTROY EXIST NG PERMANENT SURVEY MONUMENTS.
5. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF MORGAN H LL STANDARD DETA LS FOR CONSTRUCTION WHICH ARE HEREBY MADE A PART OF THESE PLANS. DEVIATIONS FROM THE STANDARD DETAILS MUST BE APPROVED BY THE CITY ENGINEER.
6. DEVELOPER SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER (MUNIC PAL CODE 17.32.250b) PRIOR TO COMMENCING ANY CONSTRUCTION. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT UPON COMPLETION OF SAID MEETING AND PRIOR TO CONSTRUCTION OF ANY MPROVEMENTS WITH N AN EXIST NG OR OFFERED FOR DEDICATION RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT OR PUBLIC SERVICE EASEMENT.
7. A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY OF MORGAN HILL BU LDING DIVISION PRIOR TO ANY GRADING OF BUILDING PADS. APPLICANT FOR THE GRADING PERMIT SHALL PROV DE A PLAN REVIEW LETTER FROM THE SOILS ENG NEER. A GRAD NG PERMIT DOES NOT GIVE CONTRACTOR PERMISSION TO COMMENCE OFF-SITE (STREET) GRADING. ONLY UPON CITY APPROVAL OF THE IMPROVEMENT PLANS AND COMPLETION OF A PRE-CONSTRUCTION MEETING, SHALL CONTRACTOR COMMENCE OFF-SITE GRADING.
8. CONTRACTOR SHALL NOT FY THE PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK PHASE. AT THAT TIME, AN " NSPECTION REQUEST FORM" SHALL BE COMPLETED TO ENSURE PROPER SCHEDUL NG OF AN INSPECTION WITH THE CITY ENGINEER'S REPRESENTATIVE.
9. CONTRACTOR SHALL PRESERVE ALL SURROUND NG PROPERTY BY CONFINING OPERATIONS TO WITHIN THE "LIMITS OF WORK". CONTRACTOR SHALL BE RESPONS BLE FOR MAINTA N NG ACCESS FOR ALL ADJO N NG RESIDENTS, PLACES OF BUSINESS, AND PROPERTIES AT ALL TIMES AND N A SAFE MANNER. CONTRACTOR SHALL MAKE PROPER NOT FICATION AT LEAST 24 HOURS IN ADVANCE OF ANY INTERRUPTION IN ACCESS OR SERVICE TO THE ABOVE PROPERTY OWNERS AS WELL AS TO THE CITY ENGINEER'S REPRESENTATIVE.
10. CONTRACTOR SHALL ONLY USE EQUIPMENT PROV DED WITH A SPARK ARRESTOR DEVICE TO REDUCE A POTENTIAL FIRE HAZARD.
11. RIGHT OF MODIFICATION:
    APPROVAL OF THIS PLAN DOES NOT RELEASE SUBDIV DER OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSION, CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION, PUBLIC INTEREST REQUIRES A MOD FICATION OF OR A DEPARTURE FROM THESE IMPROVEMENT PLANS OR THE CITY STANDARD DETAILS FOR CONSTRUCTION, THE CITY ENG NEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS AND DEPARTURES AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
12. OFF-SITE WATER & DUST CONTROL:
    CONTRACTOR SHALL PROVIDE A WATER TRUCK ONSITE AT ALL TIMES. CONTRACTOR WILL BE ALLOWED TO DRAW WATER FROM THE CITY OF MORGAN HILL WATER DISTR BUTION SYSTEM ONLY AFTER OBTAINING A HYDRANT METER FROM THE PUBLIC WORKS DEPARTMENT AND AN INSPECTION OF THE WATER TRUCK FOR A PROPER BACKFLOW DEVICE OR "AIR GAP" FILLING PIPE. CONTRACTOR SHALL KEEP DOWN DUST FROM CONSTRUCTION ACTIVITY TO THE MAXIMUM EXTENT POSSIBLE. CONTRACTOR SHALL CLEAN ALL EXISTING STREETS, CURBS, GUTTERS, AND SIDEWALKS AFFECTED BY THE PROJECT AT THE END OF EACH WORK NG DAY.
13. MATERIAL STORAGE:
    NO MATERIAL SHALL BE STORED NEAR THE EDGE OF PAVEMENT, TRAVELED WAY, SIDEWALK, DRIVEWAY, OR SHOULDER LINE WHICH MAY CREATE A HAZARD FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
14. TRAFFIC CONTROL:
    CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL TO THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 5 DAYS PRIOR TO ANY WORK WITH N AN EXISTING PUBLIC STREET. THE PLAN SHALL BE SIGNED BY A LICENSED TRAFFIC ENGINEER WHEN IT NVOLVES AN ARTERIAL STREET. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF CALTRANS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), WHILE WORK NG WITH N THE PUBLIC RIGHT-OF-WAY. TWO TRAFFIC LANES (10' M N.) SHALL BE OPEN TO VEHICULAR TRAFFIC DURING ALL HOURS, WEEKENDS, AND HOL DAYS. ONE LANE TWO WAY TRAFFIC MAY BE PERMITTED UNDER THE CONTROL OF NOT LESS THAN 2 (TWO) COMPETENT FLAGMEN DUR NG CONSTRUCTION OPERATIONS. STREET CLOSURES AND DETOURS SHALL ONLY TAKE PLACE UPON CITY ENG NEER APPROVAL AND POLICE DEPARTMENT COORD NATION.
15. TRENCH EXCAVATION:
    CONTRACTOR SHALL EXERCISE DILIGENCE IN REVIEWING THE APPROVED SOILS REPORT AND OTHER AVA LABLE RESOURCES TO FAM LIARIZE HIMSELF/HERSELF WITH THE SO L CONDITIONS TO BE ENCOUNTERED N THE COURSE OF WORK IDENTIF ED IN THESE PLANS. CONTRACTOR SHALL NOT CAUSE DAMAGE TO ADJACENT TREES OR EXISTING STRUCTURES ABOVE OR BELOW GRADE DUR NG TRENCH EXCAVATION. ALL ROCKS, BOULDERS, AND LARGE STONES ENCOUNTERED SHALL BE REMOVED TO PROV DE A CLEARANCE OF 6 INCHES AROUND THE PIPE. THE TRENCH BOTTOM SHALL BE REF LLED TO GRADE WITH SAND, PEA GRAVEL, OR OTHER APPROVED GRANULAR MATERIAL. CLEAN 1/4" OR 1/2" PEA GRAVEL SHALL BE USED IN AREAS OF MOIST CONDITION, OR WHERE THE SOIL HAS A HISTORY OF SUB-SURFACE WATER. F THE BOTTOM OF THE TRENCH IS FOUND TO CONSIST OF WET OR UNSTABLE MATERIAL INCAPABLE OF PROPERLY SUPPORTING THE PIPE, THE MATERIAL SHALL BE REMOVED TO A MINIMUM DEPTH OF 12 NCHES BELOW THE UNSTABLE LAYER FOR THE FULL WIDTH OF THE TRENCH AND REPLACED WITH APPROVED GRANULAR MATERIAL. TRENCH EXCAVATION MATERIAL DEPOSITED ADJACENT TO THE TRENCH SHALL BE PLACED AND LOCATED TO PREVENT SPILLAGE NTO THE OPEN TRENCH.
16. TRENCH SAFETY:
    IT SHALL BE CONTRACTOR'S RESPONSIB LITY TO PROVIDE ALL NECESSARY TRENCH SAFETY MEASURES FOR EXCAVATION. ALL TRENCH SAFETY MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST CAL-OSHA GU DELINES. CONTRACTOR SHALL PROV DE EV DENCE OF A CAL-OSHA TRENCHING PERMIT AT THE PRE-CONSTRUCTION MEET NG.
17. EXCAVATIONS WITH N THE PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED, COMPACTED, AND TEMPORARILY PAVED WITH COLD MIX "CUT BACK" TYPE A.C. TO ALLOW FOR VEHICULAR AND PEDESTRIAN TRAFFIC PRIOR TO 4:00 P.M. THE USE OF TRENCH PLATES IS ALLOWED, PROVIDED THE CONTRACTOR COVERS ALL EDGES OF THE PLATES WITH COLD MIX MATERIAL. IT SHALL BE THE CONTRACTOR'S RESPONS BILITY TO MA NTAIN ON A DAILY BASIS, NCLUDING WEEKENDS, THE AMOUNT OF MATERIAL NECESSARY TO MAINTA N THE TRENCH SURFACE FLUSH WITH THE EXISTING STREET OR S DEWALK. IN ADDITION, THE CONTRACTOR SHALL RESPOND TO AND CORRECT SH FT NG TRENCH PLATES REGARDLESS OF THE TIME OF DAY. F CONTRACTOR FA LS TO CORRECT S NK NG BACKFILL MATERIAL OR SHIFTING TRENCH PLATES IN A TIMELY MANNER, CITY SHALL RESERVE THE RIGHT TO CORRECT THE PROBLEM AND BACK CHARGE THE CONTRACTOR.
18. JO N NG EXIST NG PAVEMENT:
    EXISTING PAVEMENT WHICH IS TO BE JOINED BY NEW PAVEMENT SHALL BE SAW CUT VERTICAL TO PROV DE STRAIGHT, TRUE AND NEAT JOINTS. OVERLAPPING OF EXISTING PAVEMENT WITHOUT SAW CUTTING OR GR NDING SHALL NOT BE PERMITTED. THE VERTICAL EDGES SHALL BE TACKED PRIOR TO PAV NG. TERM NALS OF ALL SURFACING NDICATED ON THE PLANS SHALL JOIN ANY EXISTING SURFACE IN A SMOOTH BUTT JO NT. CONFORM PAV NG BY METHOD OF ABRASIVE GR NDING WILL BE ALLOWED UPON APPROVAL OF THE CITY ENGINEER.
19. SANITARY SEWERS:
    ALL MANHOLES, SEWER MA NS, AND LATERALS MUST PASS A LEAKAGE TEST AS DESCRIBED N THE CITY OF MORGAN HILL STANDARD DETAILS FOR CONSTRUCTION. AFTER ALL BACKF LL, TESTING, AND PAVEMENT RESTORATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL FLUSH AND CLEAN ALL SEWER LINES 24 INCHES OR LESS IN DIAMETER BY THE "WAYNE BALL METHOD". AFTER THE LEAKAGE TEST, BUT PRIOR TO PAV NG, A TELEVISION NSPECTION SHALL BE PERFORMED AT ALL LOCATIONS OF NEWLY INSTALLED SEWER MAINS AT CONTRACTOR'S EXPENSE. THE UNDERGROUND CONTRACTOR MUST KEEP AN ACCURATE RECORD OF MANHOLES AND THE DISTANCE BETWEEN THEM AND EACH WYE BRANCH LATERAL, AND THEIR DIRECTION.
20. BEFORE ANY UPSTREAM SEWERS ARE CONSTRUCTED, THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION AND LOCATION OF EXIST NG SEWER LINES TO BE CONNECTED.
21. THE END OF EACH NEW LATERAL SHALL BE MARKED AS SHOWN IN DETAIL S-2. THE CONCRETE CONTRACTOR SHALL STAMP AN "S" ON THE FACE OF CURB DIRECTLY ABOVE THE LATERAL.
22. WATER LINES:
    CONTRACTOR SHALL NOT TURN OFF OR ON ANY VALVES BELONGING TO THE CITY'S WATER SYSTEM. ONLY DEPARTMENT OF PUBLIC WORKS PERSONNEL SHALL OPEN THE NECESSARY VALVES TO CONNECT NEW LINES. FAILURE TO FOLLOW THIS REQU REMENT SHALL BE CONSIDERED AN "UNLAWFUL CONNECTION" AND MAY RESULT IN ISSU NG OF A CITATION AND FINES AS SPECIF ED IN SECTION 13.04 OF THE MORGAN HILL MUNICIPAL CODE.
23. CONNECTIONS REQU R NG SHUT DOWN OF THE SYSTEM SHALL BE DONE BETWEEN THE HOURS OF 12:00 MIDNIGHT AND 6 00 A M., AND ONLY UPON COORDINATION WITH THE DEPARTMENT OF PUBLIC WORKS.
24. ALL WATER LINES SHALL BE TESTED AFTER COMPLETION OF THE TRENCH BACKFILL AND COMPACTION OF THE FINAL BASE MATERIAL, BUT PRIOR TO PLACEMENT OF THE FINAL ROADWAY SURFACE.
25. CONTRACTOR SHALL PLACE MARKER POSTS ADJACENT TO ALL AIR RELIEF VALVES AND BLOW OFF ASSEMBL ES ALONG WATER MAINS LOCATED IN UN MPROVED AREAS OR FIELDS. THE POSTS SHALL BE PRESSURE TREATED REDWOOD 4"x4"x6', PAINTED WHITE, BURIED 2'-6", AND NSCR BED WITH "W/A.V." (FOR AIR REL EF VALVES) OR "B.O." (FOR BLOW OFF ASSEMBLIES), IN 3 NCH HIGH CARVED LETTERS PA NTED BLUE.
26. THE CONCRETE CONTRACTOR SHALL STAMP A LETTER "W" ON THE FACE OF CURB DIRECTLY ABOVE THE WATER SERVICE.
27. BACKF LL AND COMPACTION:
    BACKFILL MATERIAL SHALL BE HAND PLACED AND COMPACTED UP TO AT LEAST 6" ABOVE THE PIPE WHEN USING NATIVE SO L AS TRENCH BACKF ILL, THE MIN MUM SAND COVER SHALL BE 12".
28. JETTING AND/OR FLOOD NG OF TRENCH BACKFILL MATERIAL W LL BE PERMITTED ONLY IF APPROVED BY THE SO LS ENGINEER AND CITY ENGINEER.
29. ANY EXCESS EXCAVATION MATERIAL MAY BE DEPOSITED ONSITE IN AREAS AND AT DEPTHS DESIGNATED BY THE OWNER, AND WITH APPROVAL OF THE CITY ENG NEER.
30. THE M N MUM RELATIVE COMPACTION FOR TRENCH BACKFILL , SUBGRADE AND BASE MATERIAL SHALL BE 95% THROUGHOUT THE PROJECT UNLESS RECOMMENDED OTHERWISE IN THE SOILS REPORT AND APPROVED BY THE CITY ENGINEER.
31. F TRENCH BACKF LL IS 100% SAND, THE CITY SHALL CONDUCT COMPACTION TESTS OF THE LIFTS SPECIF ED. IF THE TRENCH BACKF LL MATERIAL IS NATIVE SOIL, CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS OF THE LIFTS SPECIF ED N THE SO LS REPORT TO THE CITY ENG NEER FROM A CERTIF ED TESTING LABORATORY AT CONTRACTOR'S EXPENSE.
32. ANY AGGREGATE BASE THAT BECOMES CONTAMINATED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH UNCONTAMINATED BASE.
33. EROSION AND SEDIMENT CONTROL:
    AN EROSION AND SED MENT CONTROL PLAN SHALL BE REQU RED PRIOR TO ANY PHYSICAL DEVELOPMENT OF A PROPERTY. EROSION CONTROL SHALL BE PLANNED BETWEEN SEPTEMBER 15TH AND MAY 1ST, AND SEDIMENT CONTROL SHALL BE PLANNED YEAR ROUND FOR THE LIFE OF THE PROJECT. SAID PLANS SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CAL FORNIA STORMWATER QUALITY ASSOCIATION (CASQA) FOR STORMWATER BEST MANAGEMENT PRACTICES (BMPs). CONTRACTOR SHALL BE RESPONS BLE FOR NITIAT NG THE REQUIRED CONTROL MEASURES. CASQA BMP INFORMATION CAN BE VIEWED AND DOWNLOADED AT HTTP://WWW.CABMPHANDBOOKS.COM/CONSTRUCTION.ASP

34. CURB INLET STENCILING:
    ALL CURB NLETS SHALL HAVE THERMOPLASTIC STENC L NG: NO DUMPING, FLOWS TO CREEK/RIVER.
ELECTROL ERS:
35. ALL ELECTROLIERS SHALL BE NSTALLED BY THE DEVELOPER (30 LED @ RESIDENTIAL, 50 LED @ COLLECTOR, 80 LED @ ARTERIAL, AT THE LOCATIONS SHOWN ON THESE PLANS). SEE ELECTRICAL SECTION OF THE STANDARD DETAILS. ELECTROL ERS SHALL BE BETA LED, A DIVISION OF RUDD LIGHT NG OR APPROVED EQUAL.

NOTE:

PERMITS: PRIOR TO COMMENC NG ANY GRAD NG ON-SITE, A GRADING PERMIT SHALL BE OBTAINED FROM THE BUILDING DEPT. APPLICANT FOR GRAD NG PERMIT SHALL PROV DE A PLAN REV EW LETTER FROM THE SO LS ENGINEER.

NOTE:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DUR NG THE COURSE OF CONSTRUCTION OF THIS PROJECT, NCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORK NG HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIAB LITY, REAL OR ALLEGED, N CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT NG FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

MONUMENTATION NOTE:

1. DEVELOPER SHALL INSTALL ALL MONUMENTS, MONUMENT WELLS AND CORNER PIPES AS NOTED ON FINAL MAP. PRIOR TO OCCUPANCY OF THE FINAL UNIT, CONTRACTOR /DEVELOPER SHALL OBTAIN THE SERVICES OF THE SURVEYOR OF RECORD TO VERIFY THAT ALL MONUMENTATION IS IN PLACE.
2. EXIST NG OR NEW MONUMENTS THAT ARE DESTROYED SHALL BE RECONSTRUCTED AT CONTRACTOR/DEVELOPER COST.
3. A LETTER OF COMPLIANCE OF ITEMS ABOVE SHALL BE PROV DED TO THE CITY PRIOR TO THE ACCEPTANCE OF THE PUBLIC MPROVEMENTS.

NOTE:
AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM PUBLIC WORKS DEPARTMENT PRIOR TO ANY CONSTRUCTION WORK WITHIN THE CITY'S RIGHT OF WAY OR IN CONNECTION WITH THE CITY'S UTILITY SYSTEM

ALL TRENCH RESTORATION/BACKF LL SHALL COMPLY WITH CITY STD. DETAIL U-2 & 3

THIRD PARTY NPDES SWPPP INSPECTION REQUIREMENTS: CONSTRUCTION SITE TH RD PARTY SWPPP INSPECTIONS AND COMPLIANCE AS REQUIRED BY THE CITY OF MORGAN HILL STORMWATER MANAGEMENT PLAN (SWMP).
WDID NUMBER:2 43C389861
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES

A. PRIOR TO ANY GRAD NG OR CONSTRUCTION ACTIVITY, DEVELOPER/OWNER SHALL OBTAIN THE SERVICES OF A QUALIFIED TH RD PARTY SWPPP INSPECTOR (TPSI)

1. QUALIFIED THIRD PARTY SWPPP INSPECTOR (TPSI) SHALL HOLD CERTIFICATION OF A QUALIFIED SWPPP PRACTITIONER (QSP) OR A QUALIFIED SWPPP DEVELOPER (QSD) ISSUED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB).
2. DEVELOPER SHALL PROVIDE CONTACT INFORMATION OF THE PROJECT'S THIRD PARTY SWPPP INSPECTOR (TPSI) TO PUBLIC WORKS ENGINEERING.
3. PUBLIC WORKS ENGINEERING SHALL GO OVER THE REQUIREMENTS OF SWPPP INSPECTIONS WITH THE TPSI.
4. PUBLIC WORKS ENGINEERING SHALL COORDINATE WITH THE TPSI IN MAINTAINING AN INSPECTION LOG OF ALL SWPPP INSPECTIONS AND THEIR RESPECTIVE SITES.

B. SITE SWPPP INSPECTIONS VIA THIRD PARTY SWPPP INSPECTOR (TPSI)

1. DEVELOPER/OWNER SHALL HAVE THE SITE INSPECTED BY THE TPSI.
2. SWPPP INSPECTIONS SHALL OCCUR BETWEEN 48 TO 24 HOURS PRIOR TO AND FOLLOWING A FORECASTED RAIN EVENT AND IMMEDIATELY FOLLOWING THE RAIN EVENT.
3. SWPPP INSPECTIONS SHALL OCCUR WEEKLY BETWEEN SEPTEMBER 15TH AND MAY 1ST.
4. SWPPP INSPECTIONS SHALL OCCUR BI-WEEKLY BETWEEN MAY 2ND AND SEPTEMBER 14TH.
5. FOR EACH SWPPP INSPECTION, THE TPSI SHALL CERTIFY IN WRITING TO THE BUILDING AND PUBLIC WORKS ENGINEERING DIVISION IF THE SITE IS IN COMPLIANCE/NON-COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORMWATER, SITE SWPPP MANUAL, AND WATER POLLUTION CONTROL DRAWINGS, USING THE CITY STANDARD SWPPP CHECKLIST (CONTACT PUBLIC WORKS FOR STANDARD SWPPP CHECKLIST). TPSI SHALL FORWARD ONSITE AND OFFSITE INFORMATION/CERTIFICATION TO THE BUILDING (ON-SITE PRIVATE PROPERTY ISSUES) AND PUBLIC WORKS (PUBLIC RIGHT-OF-WAY ISSUES) INSPECTORS RESPECTIVELY.
6. PRIOR TO RAIN EVENTS, BMPS NOT IN COMPLIANCE WILL NEED TO BE CORRECTED IMMEDIATELY.
7. ILLICIT DISCHARGES PER THE NPDES GENERAL PERMIT, NON-COMPLIANCE OF TRACKING CONTROL, AND INLET PROTECTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE ADDRESSED IMMEDIATELY.
8. OTHER NON-COMPLIANCE ISSUES NEED TO BE ADDRESSED WITHIN A 24 HOUR PERIOD.
9. NON-COMPLIANCE ISSUES WHICH HAVE BEEN CORRECTED SHALL BE VERIFIED BY THE TPSI BY A FOLLOW UP INSPECTION.

C. CITY NSPECTORS OVERSIGHT OF TPSI INSPECTIONS

1. CITY INSPECTORS AND ENGINEERING SHALL RECEIVE SITE INSPECTION INFORMATION/CERTIFICATION FROM THE TPSI PER ITEMS B.2, B.3, OR B.4.
2. CITY INSPECTORS AND ENGINEERING SHALL COORDINATE WITH TPSI TO ADDRESS ANY OUTSTANDING ITEMS WITHIN THE REQUIRED TIME FRAME.
3. SITES THAT ARE NOT ABLE TO ADDRESS NON-COMPLIANCE ISSUES SHALL BE DENIED FURTHER BUILDING/PUBLIC WORKS INSPECTIONS OR REQUIRED TO STOP WORK UNTIL NON-COMPLIANCE ISSUES ARE CORRECTED.

## Abbreviations

*(...) items italicized and in parenthesis are existing ( typical)*
AA## non-italicized non-parenthesis are proposed typical

| | | | |
|---|---|---|---|
| AB | aggregate base | HP | high point |
| AC | Asphaltic Concrete | INV | invert |
| APN | Assessor's Parcel Number | LP | low point |
| BC | beginning of curve | PCC | Portland Cement Concrete |
| BVC | begin vertical curve | PI | point of intersection |
| BW | back of walk | PIVC | point of intersection vertical curve |
| C900 | water main pvc pipe type | P/L | property line |
| CL | centerline | PRC | point of reverse curvature |
| COSB | County of San Benito | PT | point of tangency |
| COH | City of Hollister | PUE | public utility easement |
| EC | end of curve | R/W | right of way |
| EG | existing ground | SD | storm drain |
| EP | edge of pavement | SDR26 | sanitary sewer pvc pipe type |
| ER | end of radius | SS | sanitary sewer |
| EVC | end vertical curve | SSCWD | Sunnyslope County Water District |
| ex | existing | std. | standard |
| FG | finish grade | TC | top of curb |
| FL | flowline | TPME | tree planting & maintenance easement |
| HDPE | high density polyethylene | typ. | typical |
| HGL | hydraulic grade line | VC | vertical curve |

## Symbols

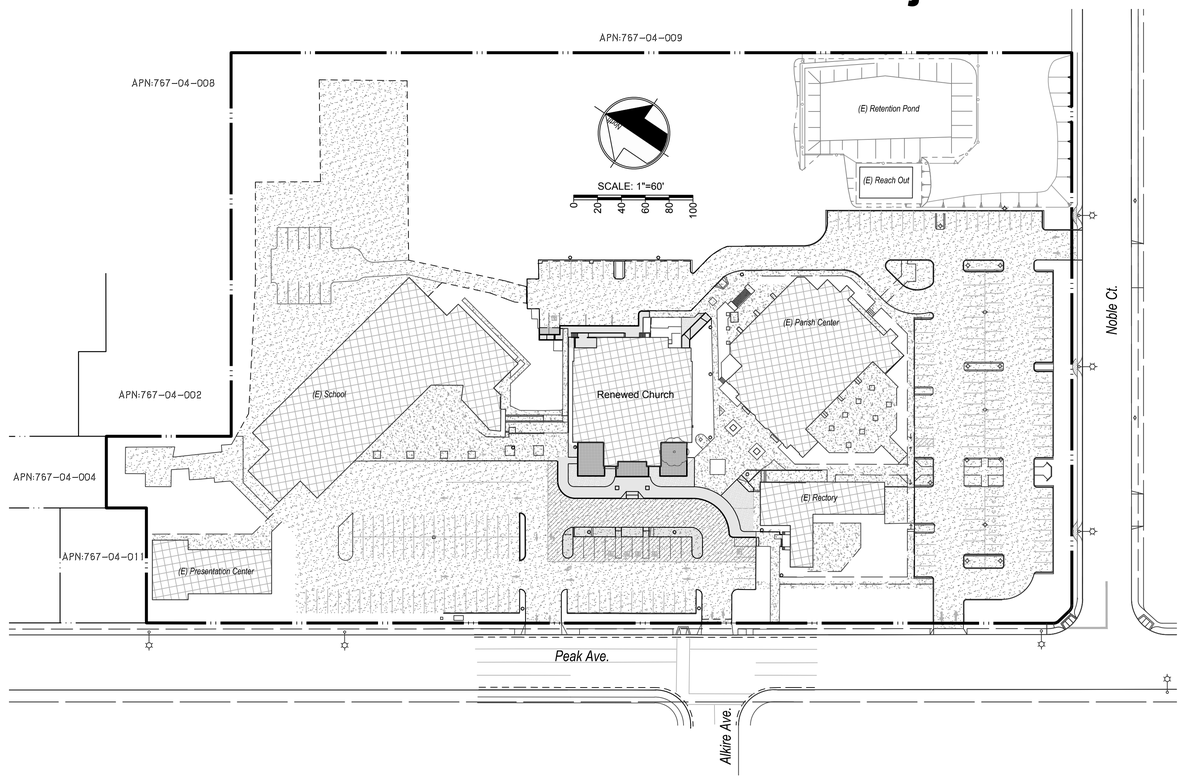
| existing | symbol | new |
|---|---|---|
| SD | storm drain manhole | SD |
| | curb inlet | |
| SS | sanitary sewer manhole | SS |
| | water valve | |
| | fire hydrant | |
| | water meter | M |
| E | electrical service | E |
| | utility pole | |
| | street light | |

County standard street monument

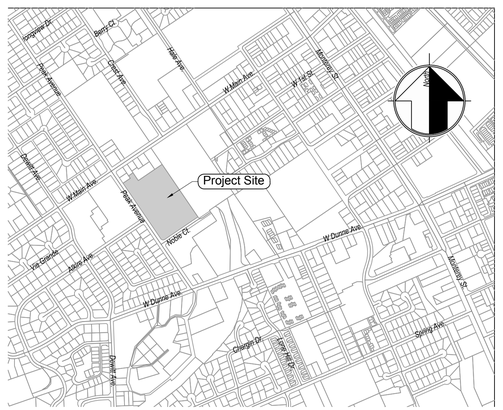
*() existing features are labeled in italics in parenthesis typ.*

## Legend

- *Project Property Line*
- *Adjacent Property Line*
- *Centerline*
- (SD) *ex Storm Drain*
- SD *new Storm Drain*
- (SS) *ex Sanitary Sewer*
- SS *ex Waterline*
- (W) *ex Waterline*
- W *new Waterline*
- (EOH) *ex Overhead Electrical Line*
- (E) *ex Joint Trench (gas/elect/comm)*
- *ex 6' Chainlink Fence*
- *ex 6' Wooden Fence*
- (285) *existing ground Index contour line (5' interval)*
- (284) *existing ground Interim contour line (1' interval)*
- 285 *proposed ground Index contour line (5' interval)*
- 284 *proposed ground Interim contour line (1' interval)*
- *new AC pavement*
- *new PCC walks/patios*




*Underground Service Alert Note*
*Underground utilities depicted on the plans are approximate and it is the responsibility of the contractor to determine the actual location and depth of underground utilities prior to starting excavation. Pot-holing is highly recommended where needed to eliminate conflicts.*
*Call USA North: 1.800.227.2600 OR 811*




## Vicinity Map

## Sheet Index


| Sheet No. | Description |
|---|---|
| 1 | Cover/Title Sheet |
| 2 | Topo/Demo Plan |
| 3 | Site Grading and Draiange Plan |
| 4 | Grading Cross Sections |


BENCH MARK 001
S.C.V.W.D.
Brass disk at southwest corner Monterey Road and El Toro Avenue; on top of the northeast corner of concrete base for metal sign post at 17795 Monterey Road; 8 feet southeasterly of fire hydrant. City of Morgan Hill.

**Engineers Cost Estimate for St. Catherine's Church**

| Item | Description | Quantity | Unit |
|---|---|---|---|
| 1 | AC Removal | 1,849 | SF |
| 2 | PCC Sidewalk Removal | 3,741 | SF |
| 3 | PCC Curb Removal | 378 | SF |
| 4 | AC Grind and Overlay | 7,422 | SF |
| 5 | New AC Pavement & Baserock | 93 | SF |
| 6 | New PCC Curb | 645 | LS |
| 7 | New PCC Sidewalk | 4,028 | SF |
| 8 | New Landscape | 3,347 | SF |
| 9 | Striping | 1 | LS |

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. McCLINTOCK
No. 24893
EXP. 12-31-2021
STATE OF CALIFORNIA

11/16/20
DATE

**MH engineering Co.**
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX: (408) 226-5712

CITY FILE NO.
PLAN SET 7/20
Sheet 1 OF 4

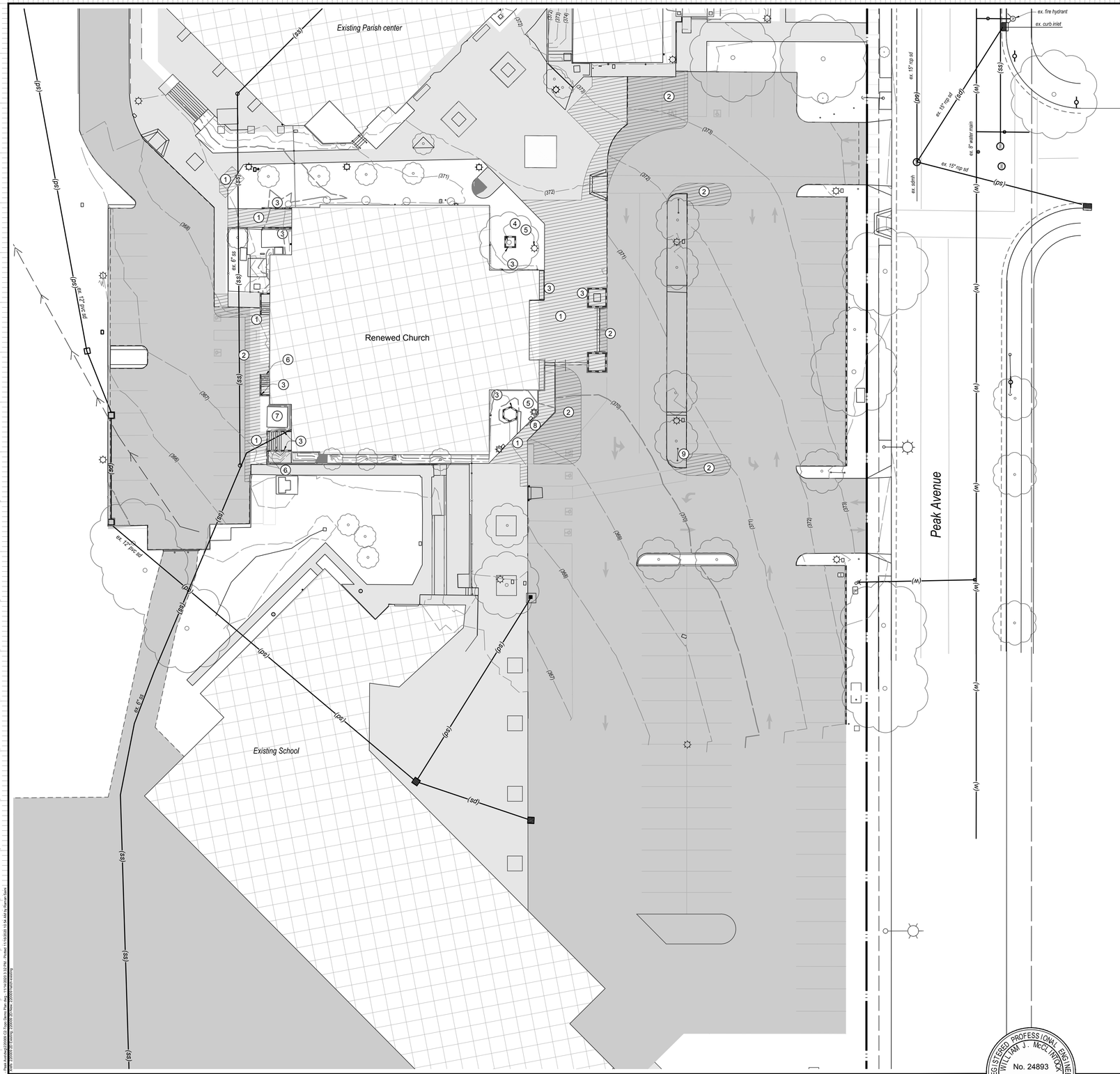
**City of Morgan Hill**
Public Works Department
17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 779-7236 (408) 776-6480 FAX (408) 776-7462
CITY OF MORGAN HILL

DESIGN WJM DATE
DRAWN RS DATE
CHECKED
APPROVED DATE
Scott C. Creer RCE 69879 CITY ENGINEER EXP. DATE 06-30-2021
HOR
VERT N/A
DATE 7/20
JOB NUMBER 220009

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | REVISIONS | | |

**Improvement Plans**
St. Catherine of Alexandria
Parish Renewal Project

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




Legend

- Existing Building
- Existing Sidewa k
- Existing AC Pavement
- Existing Sidewa k to be Removed
- Existing AC Pavement to be Removed

## Notes:

1. Existing sidewa k to be removed
2. Existing AC pavement to be removed
3. Existing wall to be removed
4. Existing tree to be removed
5. Existing electrolier to be removed
6. Existing steps to be removed
7. Existing structure to be removed
8. Existing fence to be removed
9. Existing sign to be relocated. See sheet 3 for new sign location

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

REVISIONS

WORK ACCEPTED: INSPECTOR:
BY: DATE:

**City of Morgan Hill**
Public Works Department
17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

| | | |
|---|---|---|
| DRAWN: RS | DESIGN: WJM | HOR. 1"=20' |
| CHECKED: | DATE: | VERT. N/A |
| APPROVED: | DATE: | JOB NO. 220009 |

Scott C. Creer RCE 58979 — CITY ENGINEER EXP. DATE 06-30-2021

SUPERVISED BY:

REGISTERED PROFESSIONAL ENGINEER WILLIAM J. McCLINTOCK No. 24893 EXP. 12-31-2021 STATE OF CALIFORNIA

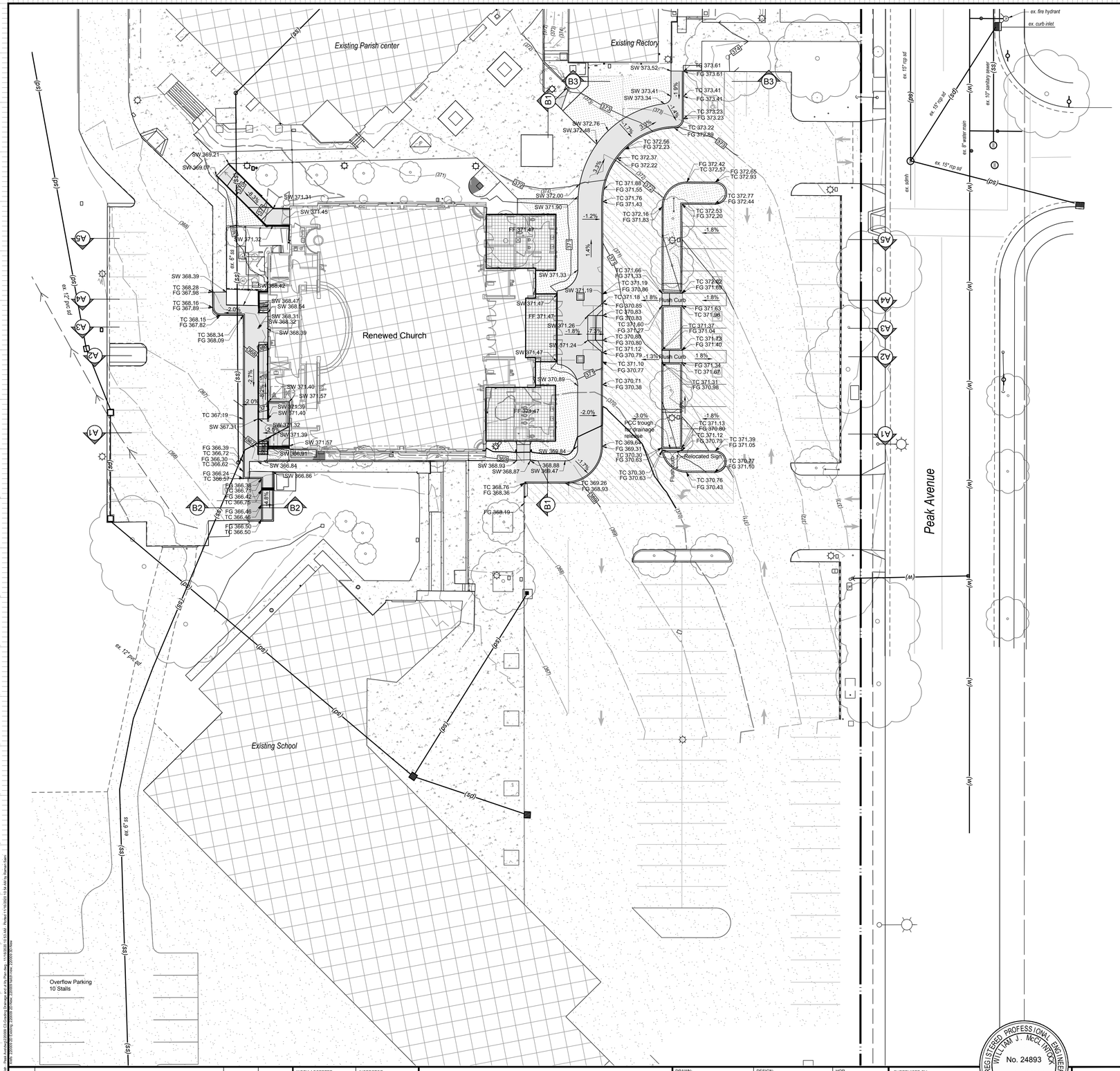
SIGNATURE: 11/16/20 DATE

**MH engineering Co.**
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX: (408) 226-5712

**Topo/Demo Plan**
**St. Catherine of Alexandria**
MORGAN HILL CALIFORNIA

CITY FILE NO.
PLAN SET: 7/20
DRAWING: **2** of 4

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)
St Catherine of Alexandria
Topo/Demo Plan




## GRADING AND SITE PREPARATION NOTES

1. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE SOILS ENGINEER. ANY A.C. OR P.C.C. PAVING SHALL BE SCARIFIED & REMOVED & SUBGRADE PREPARED & COMPACTED PER SOIL ENGINEER'S RECOMMENDATIONS PRIOR TO ANY FILLING.
2. ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY SOILS ENGINEER.
3. ON-SITE SOILS USED AS ENGINEERED FILL SOILS SHOULD BE MOISTURE CONDITIONED TO SLIGHTLY ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 92 PERCENT RELATIVE COMPACTION. SUBGRADE SOILS WITHIN DRIVEWAY AND STREET TO BE COMPACTED TO 95% RELATIVE COMPACTION AS PER ASTM D1557
4. STRIPPING MAY BE PLACED IN PLANTING AREA OR BURIED IN DESIGNATED PARK AREAS; ALL EXCESS STRIPPING SHALL BE HAULED AWAY. PAVING DEBRIS SHALL BE HAULED AWAY TO AN APPROVED DISPOSAL SITE.
5. ALL WORK SHOWN OR NOTED ON THESE PLANS SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER, ALL LOCAL, STATE, AND FEDERAL MINIMUM STANDARDS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE. NOTIFY SOILS ENGINEER 2 WORKING DAYS PRIOR TO BEGINNING OF ANY GRADING. THE SOIL ENGINEER IS _____. FILE NO.: _____. DATED _____
6. CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE DONE WITH APPROVAL & IN ACCORDANCE WITH THE UTILITY COMPANY'S REQUIREMENTS.
7. CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.
8. VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO START OF WORK.
9. CONFORM TO THE RECOMMENDATIONS OF THE DRAWINGS, DETAILS AND SITE SOILS REPORT FOR COMPACTION, STRIPPING, GRADING, PAVING AND UTILITY TRENCHES.
10. SOIL COMPACTION TESTS SHALL BE PAID FOR BY THE OWNER/DEVELOPER AS PER NOTE 3.
11. ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MORGAN HILL AND THE RECOMMENDATION OF THE SOILS ENGINEER.
12. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING SERVICES AND UNDERGROUND UTILITIES & SEWERS. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL CALL U.S.A. AT 800-642-2444 48 HOURS PRIOR TO UNDERGROUND WORK FOR FIELD LOCATOR SERVICE.
13. ANY VOIDS CREATED BY STRUCTURE REMOVAL, TREE REMOVAL, SEPTIC TANK AND LEACH LINE REMOVAL MUST BE BACKFILLED WITH PROPERLY COMPACTED NATIVE SOILS THAT ARE FREE OF ORGANICS & OTHER DELETERIOUS MATERIALS OR WITH APPROVED IMPORT FILL & COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS.
14. IT SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR, DURING THE GRADING OPERATION, IN COOPERATION WITH MH ENGINEERING TO VERIFY QUANTITIES WITHIN THIS PROPERTY. THE EARTHWORK QUANTITIES SHOWN HAVE BEEN DILIGENTLY ESTIMATED BY THE ENGINEER, BASED UPON AVAILABLE INFORMATION, IN ORDER TO ASSIST THE CONTRACTOR. THE GROUND TOPOGRAPHY ELEVATIONS & CONTOURS WERE FURNISHED BY MH ENGINEERING. DATE OF TOPOGRAPHY SURVEY IS 5/27/2020. MH ENGINEERING DOES NOT GUARANTEE CURRENT ACCURACY. CONTRACTOR SHALL FIELD VERIFY FOR HIMSELF THAT NO ADDITIONAL GRADING IMPORTING OR EXPORTING OF EARTH HAS TAKEN PLACE SINCE THE DATE OF THE TOPO SURVEY STATE.
15. THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE CONTRACTOR. THE CUT & FILLS SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS (CONTOURS) & ROUGH GRADE ELEVATIONS. THE CALCULATIONS MAKES NO PROVISION FOR SCARIFICATION & COMPACTION WORK OR FILL. FOR THIS REASON & BECAUSE OF VARIABLES SUCH AS COMPACTION, SHRINKAGE & THE CONTRACTOR'S METHOD OF OPERATION, THE VOLUME OF DIRT ACTUALLY MOVED IN THE FIELD WILL PROBABLY VARY TO SOME EXTENT FROM THE CALCULATED VOLUME. FOR THE PURPOSE OF APPROXIMATING THE SHRINKAGE, 10% WAS USED FOR THE FILL VOLUMES.
16. THE CONTRACTOR'S EARTHWORK BID REFLECTS HIS OWN CALCULATION OF THE EARTHWORK COMPACTED & COMPLETE IN PLACE TO THE DETAILS, LINE, AND GRADE SHOWN ON THE PLANS.

Legend

- Existing Building
- Existing Sidewa k
- Existing AC Pavement
- New Construction Area
- New Sidewalk
- New AC Pavement
- Min 2" AC Grind and Overlay

Pervious Impervious Table

| Impervious Surface | Proposed Surface | | Total Proposed Impervious Surface (New + Replaced) |
|---|---|---|---|
| | NEW[1] (S.F.) | To Be Replaced[2] (S.F.) | |
| Roof Area | 0 | 1,849 | 1,849 |
| Parking | 93 | 7,422 | 7,515 |
| Sidewalk, Patios, Driveway, Ect. | 0 | 4,673 | 4,673 |
| Public or Private Street | 0 | 0 | 0 |
| **Impervious Surfaces Total** | **93** | **13,944** | **14,037** |

**[1]Proposed New Impervious Surface: New Impervious Surface that will cover an existing pervious surface.**
**[2]Proposed Replaced Impervious Surface: Replacement of an existing impervious surface with another impervious surface.**

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

REVISIONS

WORK ACCEPTED: INSPECTOR:
BY: DATE:

**City of Morgan Hill**
Public Works Department
CITY OF MORGAN HILL
17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

DRAWN: RS | DESIGN: WJM | HOR. 1"=20'
CHECKED: | DATE: | VERT. N/A
APPROVED: | DATE: | JOB NO. 220009
Scott C. Creer RCE 58879 — CITY ENGINEER EXP. DATE 06-30-2021

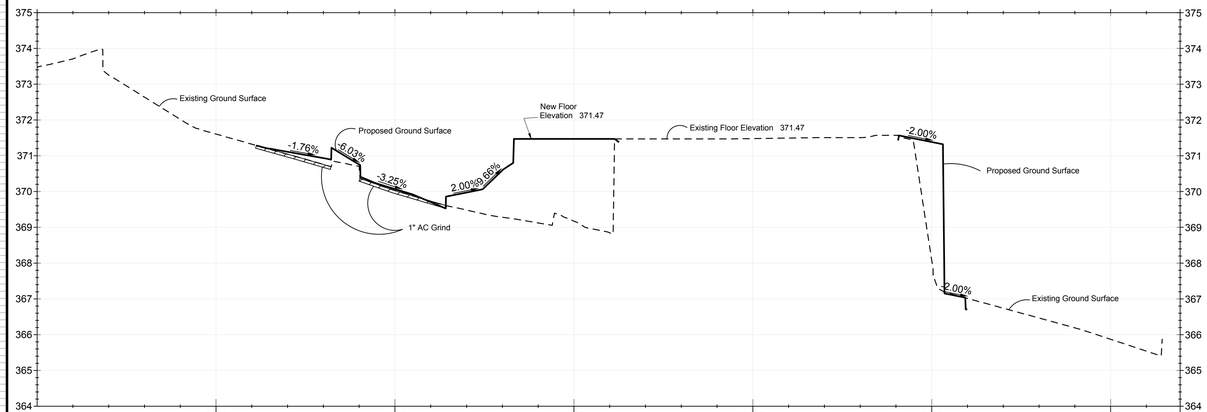
SUPERVISED BY:
REGISTERED PROFESSIONAL ENGINEER WILLIAM J. McCLINTOCK No. 24893 EXP. 12-31-2021 STATE OF CALIFORNIA
SIGNATURE 11/6/20 DATE

**MH engineering Co.**
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX: (408) 226-5712

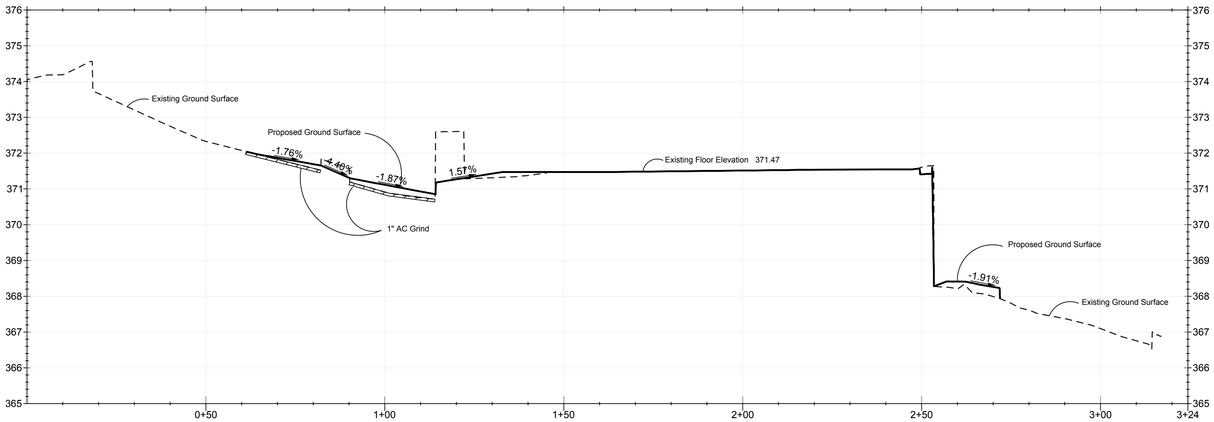
**Grading Drainage and Utility Plan**
**St. Catherine of Alexandria**
MORGAN HILL CALIFORNIA

CITY FILE NO.
PLAN SET: 7/20
DRAWING: **3** of 4

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)
© Diocese of Alexandria




**PROFILE: Alignment -A1**
SCALE H: 1"=20' SCALE V: 1"=2'




**PROFILE: Alignment -A4**
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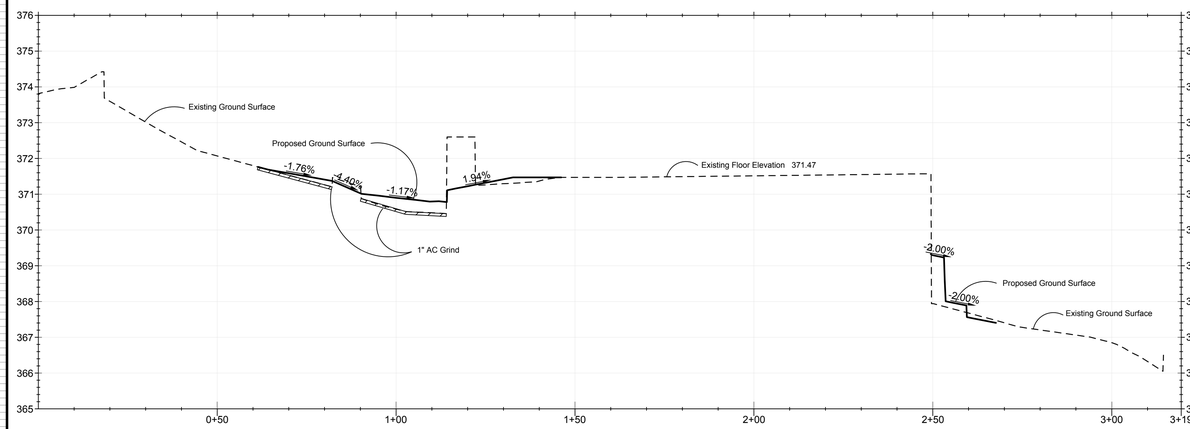
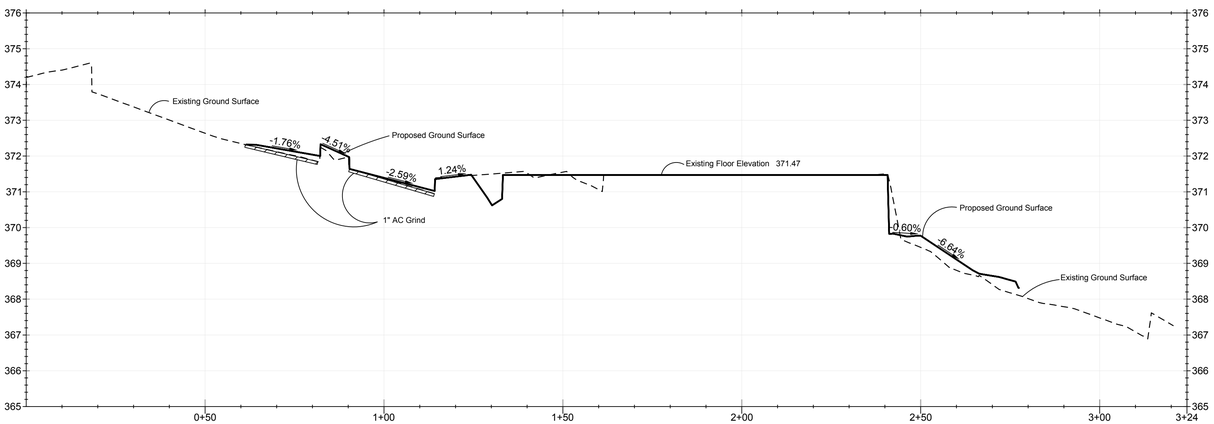
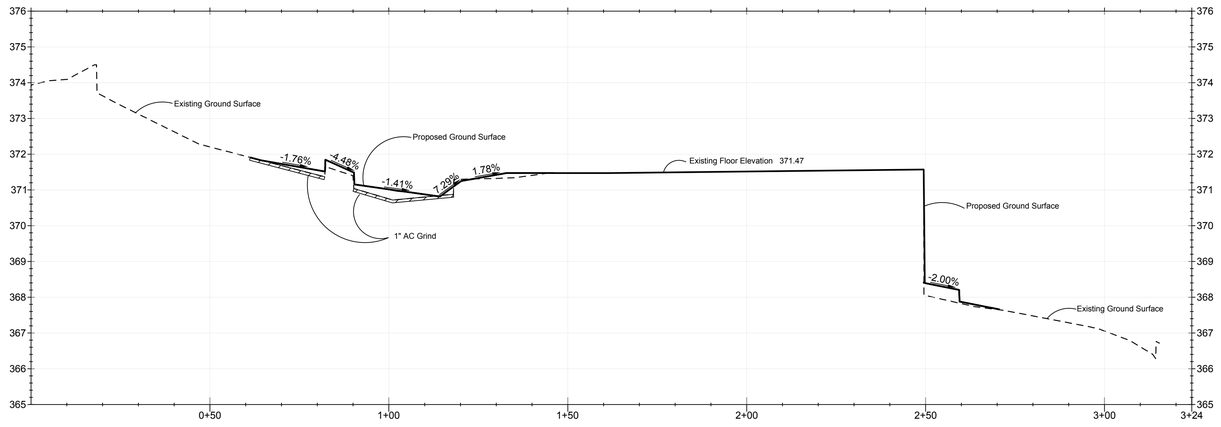


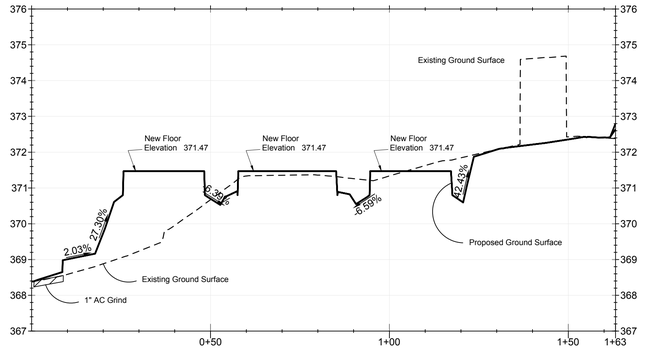

**PROFILE: Alignment - A2**
SCALE H: 1"=20' SCALE V: 1"=2'



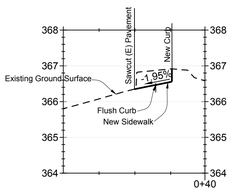

**PROFILE: Alignment -A5**
SCALE H: 1"=20' SCALE V: 1"=2'



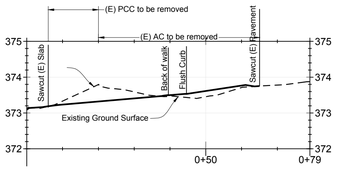

**PROFILE: Alignment -A3**
SCALE H: 1"=20' SCALE V: 1"=2'




**PROFILE: Alignment -B1**
SCALE H: 1"=20' SCALE V: 1"=2'




**PROFILE: Alignment - B2**
SCALE H: 1"=20' SCALE V: 1"=2'




**PROFILE: Alignment - B3**
SCALE H: 1"=20' SCALE V: 1"=2'

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

REVISIONS

WORK ACCEPTED: INSPECTOR:
BY: DATE:

**City of Morgan Hill**
Public Works Department
CITY OF MORGAN HILL
17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

| DRAWN: | DESIGN: | HOR. |
|---|---|---|
| RS | WJM | 1"=20' |
| CHECKED: | DATE: | VERT. |
| | | N/A |
| APPROVED: | DATE: | JOB NO. |
| | | 220009 |

Scott C. Creer RCE 58879 — CITY ENGINEER EXP. DATE 06-30-2021

SUPERVISED BY:
REGISTERED PROFESSIONAL ENGINEER — WILLIAM J. McCLINTOCK — No. 24893 — EXP. 12-31-2021 — STATE OF CALIFORNIA
SIGNATURE 11/16/20 DATE

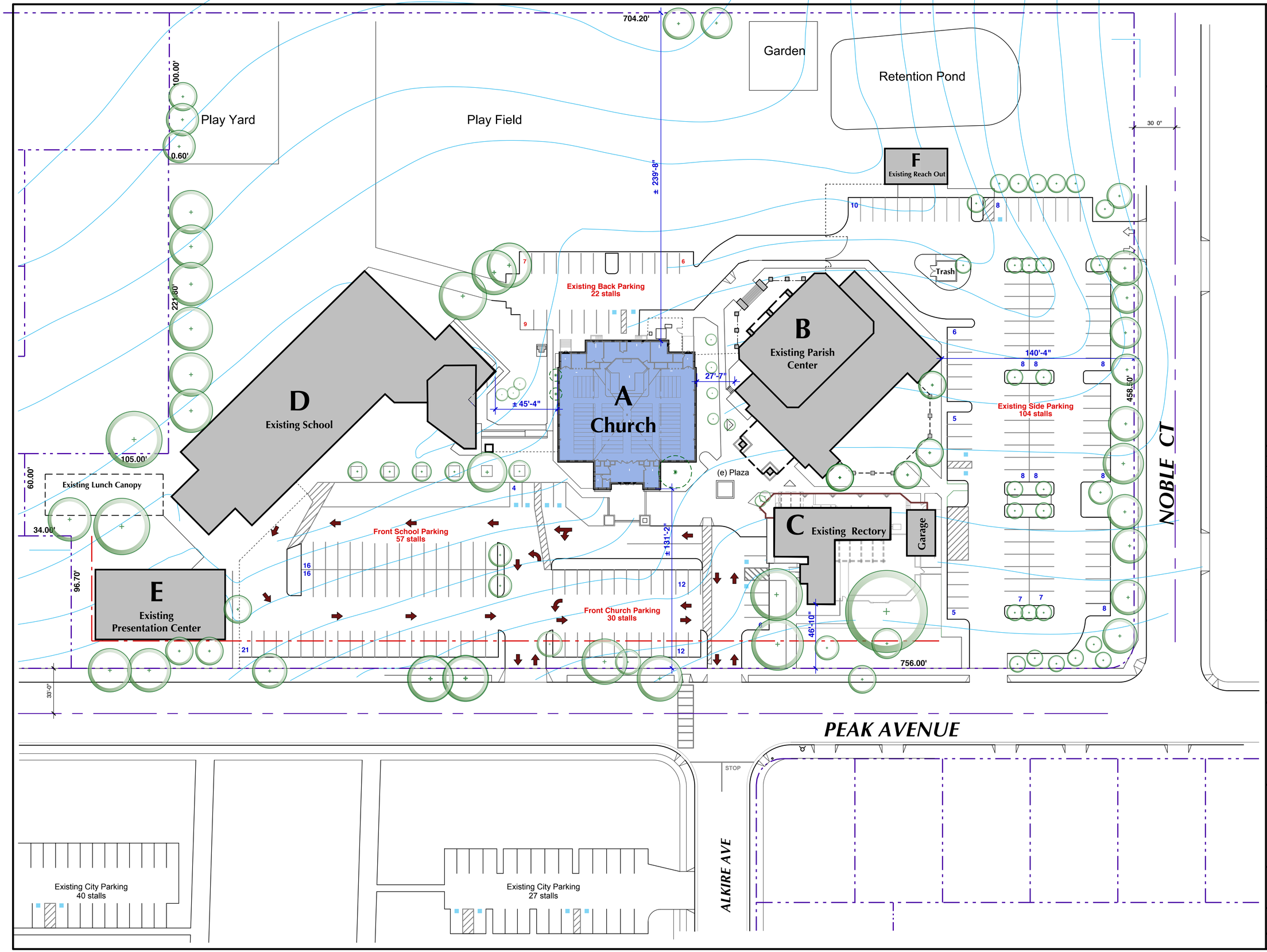
**MH engineering Co.**
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX: (408) 226-5712

# Grading Cross Sections
# St. Catherine of Alexandria

MORGAN HILL CALIFORNIA

CITY FILE NO.
PLAN SET: 7/20
DRAWING: 4 of 4

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)
Grading Cross Sections
St. Catherine of Alexandria
Packet Pg. 28




# St Catherine of Alexandria

17 400 Peak Avenue
Morgan Hill, CA 95037

## Parish Renewal Project

| No. | Revision | Date |
|---|---|---|
| | CUP resubmittal | 11 17 20 |
| | Planning resubmittal | 08 05 20 |
| | 100% Design Development | 07 10 20 |
| | 50% Design Development | 06 12 20 |
| | Planning submittal | 05 06 20 |
| | Owner Review | 03 10 20 |

john miller architects

Architecture, Planning, Restoration, Interiors

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Mountain View, CA 94043 F: 650 960-0555

## Existing Site Plan

©2020 John Miller, Architect AIA
Brad Cox, Architect, Inc.

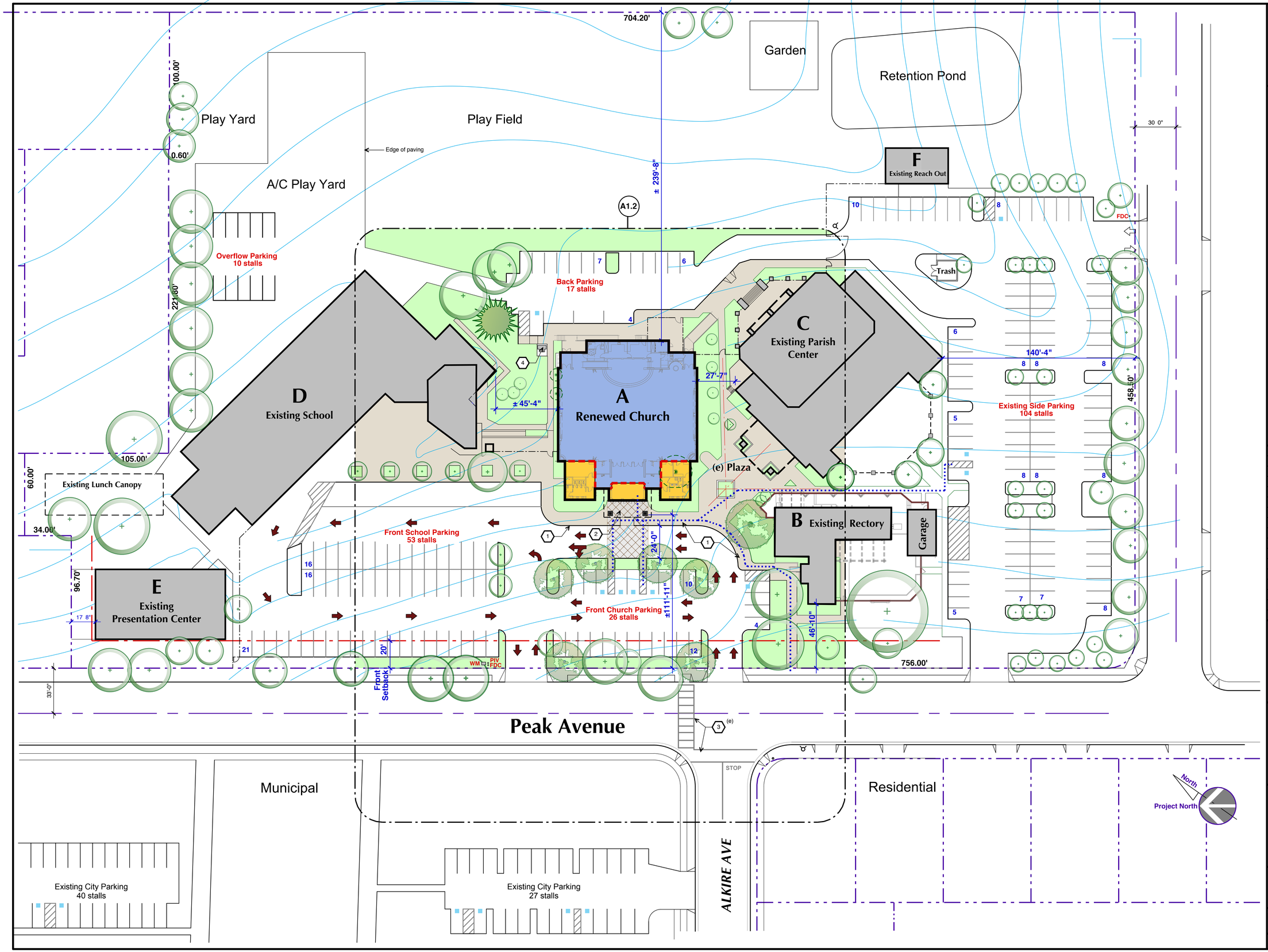
Scale: 1" = 30' 0"

A1.0

File St Catherine Church/DD/A1 site

Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




# St Catherine of Alexandria

**17 400 Peak Avenue**
**Morgan Hill, CA 95037**

## Parish Renewal Project

### Sheet Notes

1 Sidewalk for drop off
2 Covered entry structure
3 Crosswalk
4 (e) Transformer

### Legend

- Site boundary
- Setback
- Fence
- Accessible path of travel
- Fire hydrant
- FDC • Fire department connection
- PIV • Fire department post indicator valve
- WM Water main

| No. | Revision | Date |
|---|---|---|
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## Proposed Site Plan

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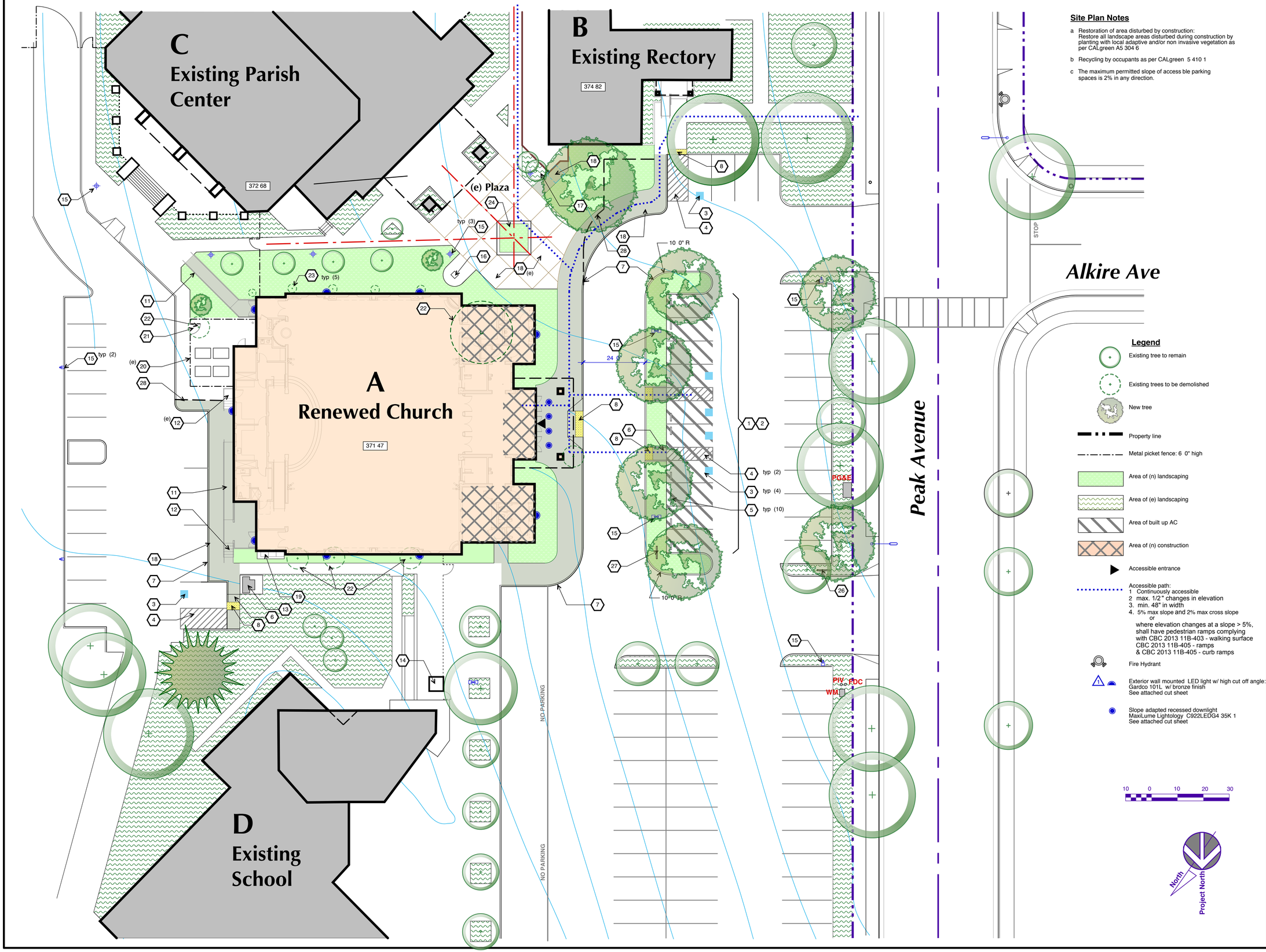
Scale: 1" = 30' 0"

**A1.1**

File St Catherine Church/DD/A1 site

Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




## Site Plan Notes

a Restoration of area disturbed by construction: Restore all landscape areas disturbed during construction by planting with local adaptive and/or non invasive vegetation as per CALgreen A5 304 6

b Recycling by occupants as per CALgreen 5 410 1

c The maximum permitted slope of access ble parking spaces is 2% in any direction.

## Legend

- Existing tree to remain
- Existing trees to be demolished
- New tree
- Property line
- Metal picket fence: 6 0" high
- Area of (n) landscaping
- Area of (e) landscaping
- Area of built up AC
- Area of (n) construction
- Accessible entrance
- Accessible path:
  1 Continuously accessible
  2 max. 1/2" changes in elevation
  3. min. 48" in width
  4. 5% max slope and 2% max cross slope
  or
  where elevation changes at a slope > 5%, shall have pedestrian ramps complying with CBC 2013 11B-403 - walking surface CBC 2013 11B-405 - ramps & CBC 2013 11B-405 - curb ramps
- Fire Hydrant
- Exterior wall mounted LED light w/ high cut off angle: Gardco 101L w/ bronze finish See attached cut sheet
- Slope adapted recessed downlight MaxiLume Lightology C922LEDG4 35K 1 See attached cut sheet

10 0 10 20 30

North
Project North

## Sheet Notes

1 Restripe parking stalls
2 Add AC overlay to create max 2% cross slope
3 Accessible parking stall Add AC overlay to create max 2% cross slope
4 Accessible striped access aisle Add overlay to create max 2% cross slope
5 Parking bumper
6 Curb cut
7 6" Curb
8 Truncated dome 3 0" wide at edge of sidewalk where it abuts the driveway
9 Not used
10 Crosswalk
11 Accessible ramp from church egress doors
12 Concrete stairs
13 (e) Transformer
14 (e) Bell tower
15 (e) Pole mounted light
16 (e) Shrine
17 Reconfigure (e) planter for (n) sidewalk
18 Conc sidewalk
19 (e) Electric switchgear
20 Fenced mechanical enclosure replace w/ (n)
21 Relocate gate at mechanical enclosure
22 (e) Tree to be removed
23 Remove (e) Juniper shrubs
24 (e) Planter
25 Not used
26 (e) Monument sign
27 Remove & replace (e) monument sign
28 Line of (e) curb to be removed

# St Catherine of Alexandria

**17 400 Peak Avenue**
**Morgan Hill, CA 95037**

## Parish Renewal Project

| No. | Revision | Date |
|---|---|---|
| | CUP Resubmittal | 11 17 20 |
| 1 | Planning resubmittal | 08 05 20 |
| | 100% Design Development | 07 10 20 |
| | 50% Design Development | 06 12 20 |
| | Planning submittal | 05 06 20 |
| | Owner Review | 03 10 20 |

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Mountain View, CA 94043 F: 650 960-0555

## Partial Site Plan

©2020 John Miller, Architect AIA
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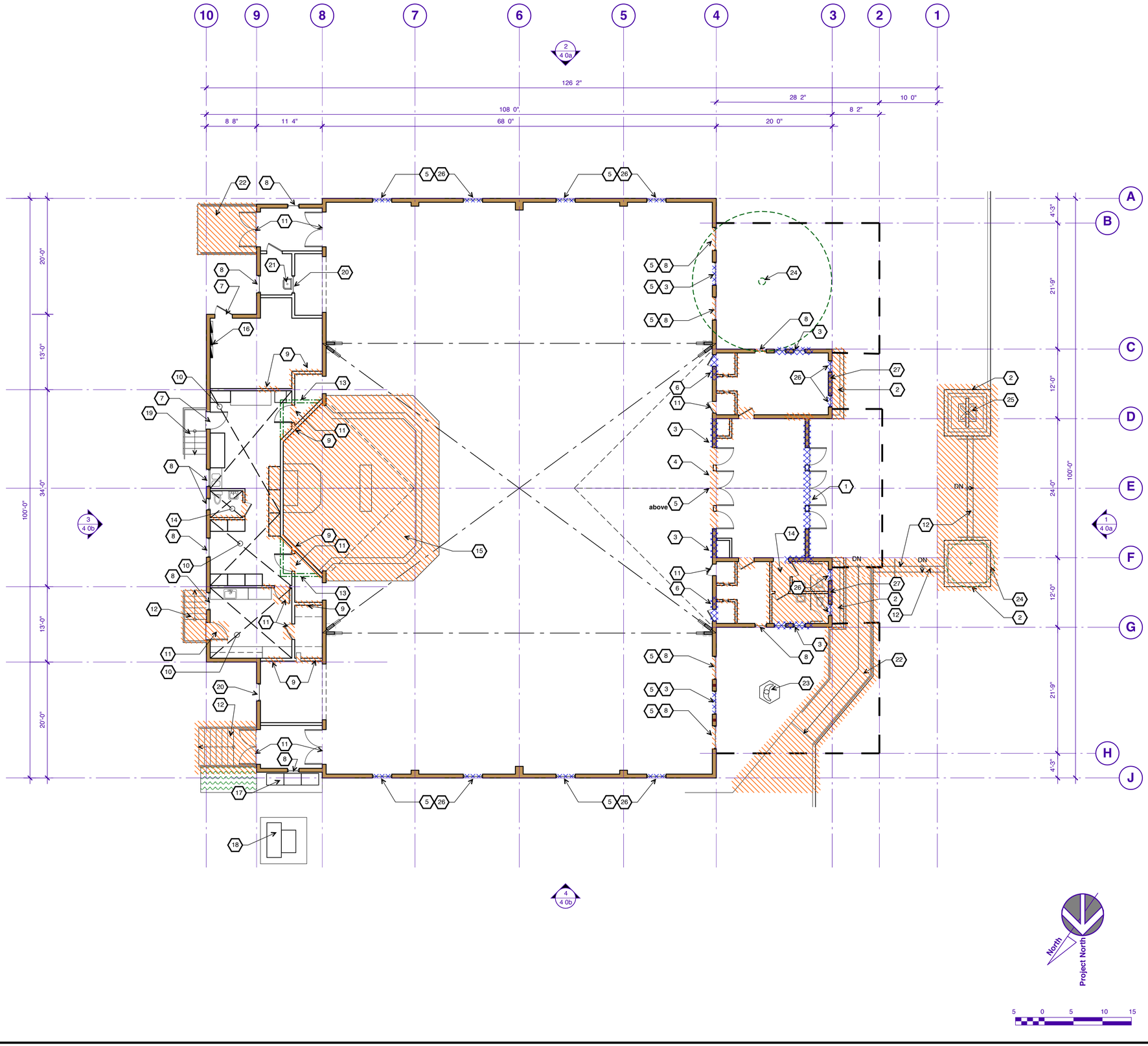
Scale: 1/16" = 1 0"

**A1.2**

File St Catherine Church/DD/A1 part site | Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




## Demolition Plan Notes:

a **Contractor is responsible for shoring and bracing.**

b **No cutting or modification of structural members will be permitted without prior written approval of the Structural engineer. Do not compromise the existing glulam beams between grids C and G**

c. **All floor finishes to be removed throughout.**

d. **All sheetrock to be removed throughout**

e Where existing walls to remain are damaged due to new work they shall be patched to align and match with adjacent walls

f All demolition work shall be coordinated with new construction and work of all sub contractors

g Contractor is responsible for removal and disposal of all materials designated for demolition

h All dimensions shown are existing and approximate Verify all dimensions in field

i See Electrical Drawings for electrical fixtures and conduits to be removed

j See Plumbing drawings for fixtures and supply and drain lines to be removed

k See abatement report for abatement procedures for sheetrock stucco VCT & sheet vinyl flooring & paint

## Legend:

- (e) Stud wall framing to remain Remove sheetrock
- (e) CMU wall
- Extent of (n) addition
- Area of demolition at (e) CMU wall
- Area of demolition at wood frame construction

## Sheet Notes:

1 Remove (e) CMU wall entry doors below and windows above

2 Remove (e) CMU raised planter

3 Remove (e) CMU walls for new opening

4 Remove (3) (e) interior entry doors and stud frame wall

5 Remove (e) stained glass window and retain for reuse

6 Remove (e) CMU walls and interior door

7 Remove (e) door without disturbing CMU walls

8 Remove (e) window without disturbing CMU walls

9 Remove (e) stud wall

10 Remove (e) wall ceiling and floor finishes and cabinets

11 Remove (e) door

12 Remove (e) concrete stops landing and tube steel handrail

13 Line of existing wall above existing roof framing to remain

14 Remove restroom floor wall and ceiling finishes remove fixtures and cap plumbing

15 Remove (e) altar platform framing to floor framing at +0 0"

16 (e) Electrical panel to remain

17 (e) Electrical switch to remain

18 (e) Transformer to remain

19 Retain (e) Concrete stair and handrail

20 (e) Stained glass window to remain

21 Remove (e) janitor s sink retain plumbing and water supply

22 Remove (e) concrete ramp and handrail

23 Remove statue and retain for reuse

24 Remove (e) tree

25 Remove free standing metal cross and retain for re use

26 Remove CMU @ (e) window sill for resized window

27 Remove CMU above for mechanical grille SMD

# St Catherine of Alexandria

**17 400 Peak Avene**
**Morgan Hill, CA 95037**

## Parish Renewal Project

| No. | Revision | Date |
|---|---|---|
| | CUP resubmittal | 11 17 20 |
| | Planning resubmittal | 08 05 20 |
| | 100% Design Development | 07 10 20 |
| | 50% Design Development | 06 12 20 |
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| | Owner Review | 03 10 20 |

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Mountain View, CA 94043 F: 650 960-0555

# Demolition Floor Plan

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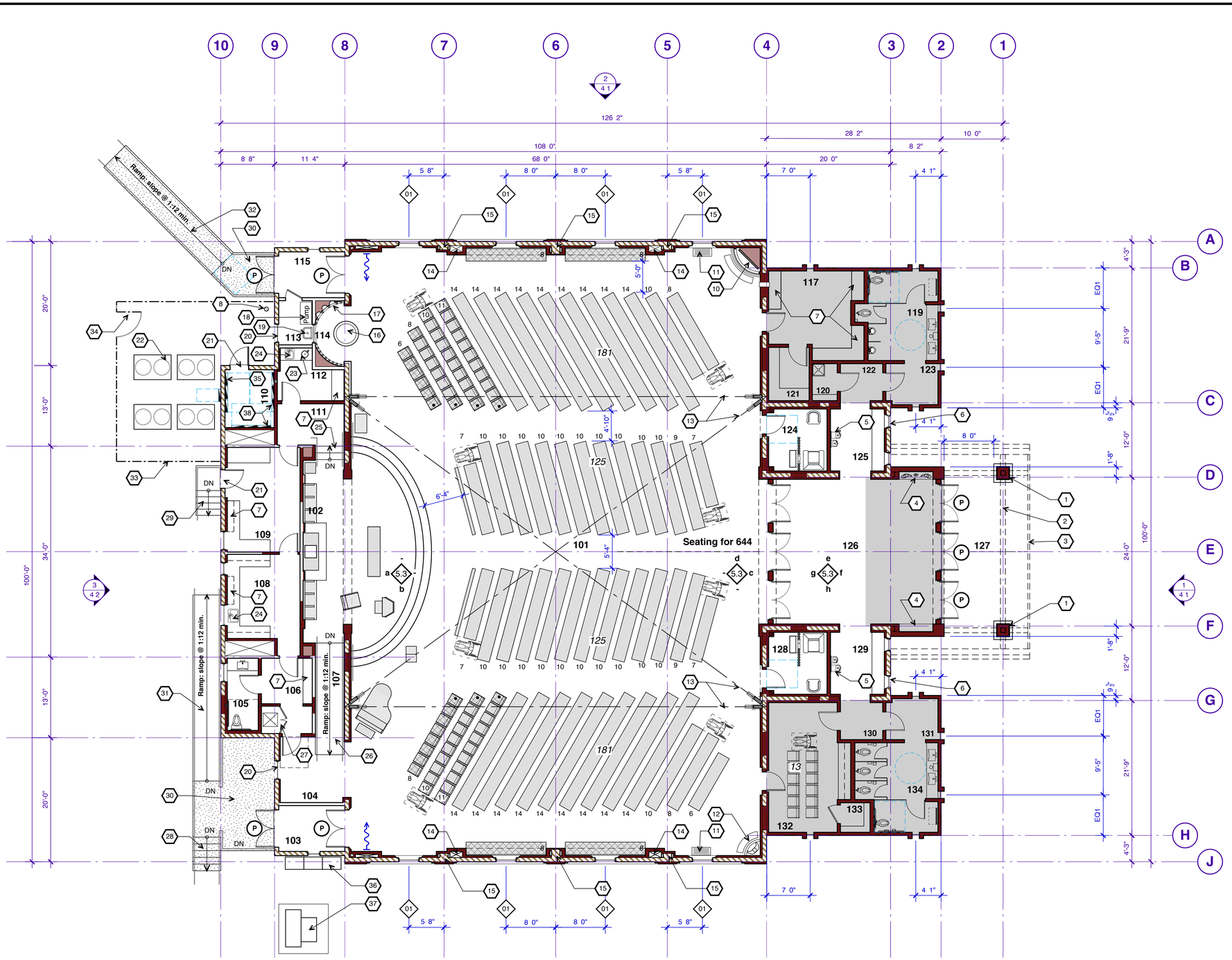
Brad Cox, Architect, Inc.

Scale: 1/8" = 1 0"

**A2.0**

File St Catherine Church/DD/A2 | Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




## Floor Plan Notes:

a All dimensions are to face of plywood face of concrete to centerlines of columns and other grid points and to center lines of doors and other scheduled openings unless otherwise noted Verify in field all dimensions at existing construction

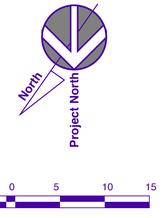
b Provide assistive listening system complying with the specific requirements of CBC 2019 11B 219 and 11B 706 Assistive Listening Systems Provide (27) receivers for use in rooms 101 and 132 of which (7) must be hearing aid compatible (CBC 2013 11B 219 3)

## Legend

- Area of new construction
- (e) 2x Wall framing Provide new gyp bd
- 2x Wall
- (e) CMU Wall
- 01 — (n) Aluminum framed Double glazed window in reconfigured (e) window opening in CMU wall Retain (e) CMU window head and drop sill nstall Owner provided stained glass window at interior of aluminum window w/ air gap
- P — ndicates panic hardware
- Seating for semi ambulant individuals per CBC 2019 11B 221 6 (1% of 644 = 7 seats) allows 24" leg room per 11B 802 5
- Wheelchair seating per CBC 2019 Table11B 221 2 1 1 (7) Wheelchair accessible seats required (8) Wheelchair accessible seats provided Each seating area is 33"x48" min w/ an adjacent companion seat per *11B*-802.3
- Accessible path 1/2" max threshold 1:20 max slope 1% max cross slope
- Designated aisle seats per CBC 2019 11B 221 4 5% of aisle seats 104 Aisle seats @ 5% = 6 seats Provide accessibility symbol on the side of the pew to indicate location of pew with lowered arm rest at pew end as per CBC 2019 11B 802 4
- Page # e / g 5.3 f / h — nterior elevation tag

## Sheet Notes

1 Steel column enclosed in wood framing & ply finish
2 Line of framing above SSD
3 Line of edge of roof above
4 Niche w/ fixed shelf
5 Hi Low drinking fountain
6 Remove (e) window: retain CMU header and lower sill for (n) fixed window
7 Cabinet
8 Fire sprinkler riser
9 Not used
10 Our Lady of Guadalupe shrine w/ railing and kneeler
11 Electric votive stand
12 Shrine with kneeler
13 Line of (e) Glu lam arch above
14 Supply air duct from under floor to wall mounted diffuser
15 (e) CMU pilaster w/ (n) tube steel reinforcing
16 (f) Baptismal font drains to drywell
17 (f) Backlit Ambry
18 (f) Baptismal font pump
19 Replace janitor s sink
20 (e) Stained glass window to remain
21 Replace door in (e) opening
22 Mechanical unit
23 Sacrarum drains to drywell
24 Sink drains to sewer
25 nterior stair wood frame
26 nterior ramp wood frame
27 Audio/visual closet w/ louver doors
28 Exterior concrete stair
29 Existing concrete stair to remain
30 Concrete landing
31 Exterior ramp: metal
32 Exterior ramp: concrete
33 Remove & replace 6 0" fence
34 Gate at fenced mechanical enclosure
35 (e) Electric panels
36 (e) Electric switchgear
37 (e) Transformer
38 (n) Electric panels fire alarm panel sprinkler controller etc




5 0 5 10 15

# St Catherine of Alexandria

**17 400 Peak Avene**
**Morgan Hill, CA 95037**

## Parish Renewal Project

### Room Number Index

101 Nave
102 Chancel
103 Exit Hallway
104 Niche
105 All-gender Restroom
106 Hallway
107 Ramp
108 Flower / Storage
109 Sacristy
110 Elect / Mech.
111 Hallway
112 Sacristy
113 Mechanical
114 Font
115 Exit Hallway

117 Vestry
118 Not used
119 Men's Restroom
120 Janitor
121 Storage
122 Hallway
123 Men's Vestibule
124 Reconciliation
125 Waiting
126 Narthex
127 Covered Entry
128 Reconciliation
129 Waiting
130 Hallway
131 Women's Vestibule
132 Crying Room
133 Closet
134 Women's Restroom

| No. | Revision | Date |
|---|---|---|
| | CUP resubmittal | 11 17 20 |
| | Planning resubmittal | 08 05 20 |
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Mountain View, CA 94043 F: 650 960-0555

## Floor Plan

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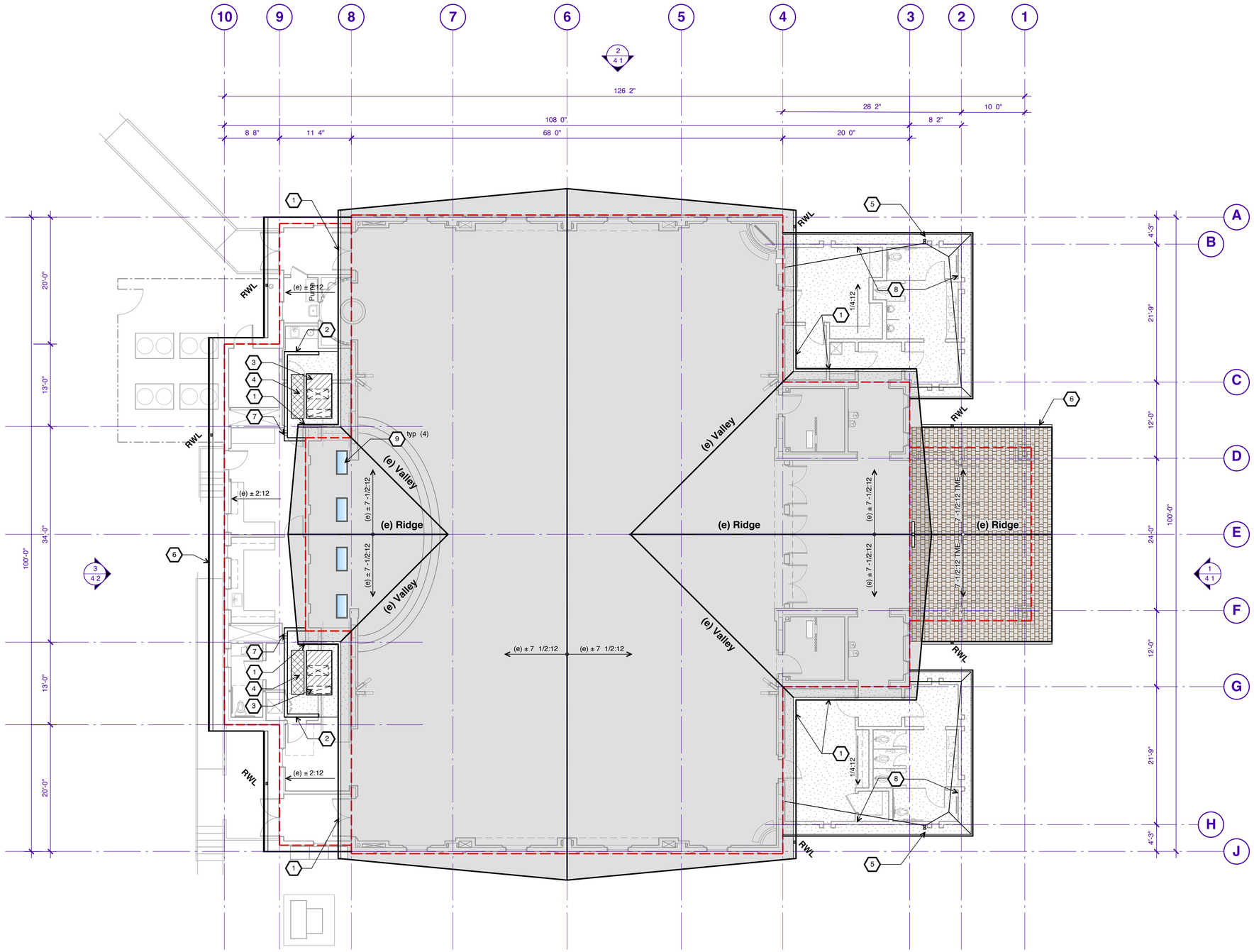
Brad Cox, Architect, Inc.
Scale: 1/8" = 1 0"

**A2.1**

File St Catherine Church/DD/A2 | Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




## Roof Plan Notes:

a See mechanical drawings(SMD) for sheet metal vent and other roof flashing details

b Entire existing sloped roof to be reroofed w/ new rigid insulation and cover board below comp shingle roofing

## Legend

New Composite shingle roofing:
Roof slope TME ± 7 5:12
Solar Reflectance: 0 21
Thermal Emittance: 0 94
Landmark Pro Solaris 0668 0125
Max Def "Weathered Wood"
o/ nsulation polyiso / nail base 2"
o/ (n) 1/2" ply SSD

Roof slope @ 1/4:12
Built up roofing o/ underlayment

New Composite shingle roofing:
Roof slope TME ± 7 5:12
Solar Reflectance: 0 21
Thermal Emittance: 0 94
Landmark Pro Solaris 0668 0125
Max Def "Weathered Wood"
o/ nsulation polyiso / nail base 2"
o/ (n) 3/8" ply SSD
o/ (e) 3/8" ply
o/ (e) Roof framing

Line of wall below

Roof mat

RWL Rain Water Leader

DS Down Spout

## Sheet Notes:

1 Cut back existing eave add fascia and replace gutter
2 Mechanical screen/parapet
3 Mechanical unit
4 Horizontal work area w/ roof mat
5 Roof drain and overflow
6 Sheet metal gutter
7 Scupper & overflow
8 Cricket
9 Skylight
10 Metal cross

## Sheet Notes

1 Relocated metal cross
2 Relocate (e) metal cross patch roof as req d
3 Remove (e) metal cross patch roof as req d
4 Skylight below roof overhang

North
Project North

5 0 5 10 15

# St Catherine of Alexandria

**17 400 Peak Avene**
**Morgan Hill, CA 95037**

## Parish Renewal Project

| No. | Revision | Date |
|---|---|---|
| | CUP resubmittal | 11 17 20 |
| | Planning resubmittal | 08 05 20 |
| | 100% Design Development | 07 10 20 |
| | 50% Design Development | 06 12 20 |
| | Planning submittal | 05 06 20 |
| | Owner Review | 03 10 20 |

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Mountain View, CA 94043 F: 650 960-0555

## Roof Plan

©2020 John Miller, Architect AIA
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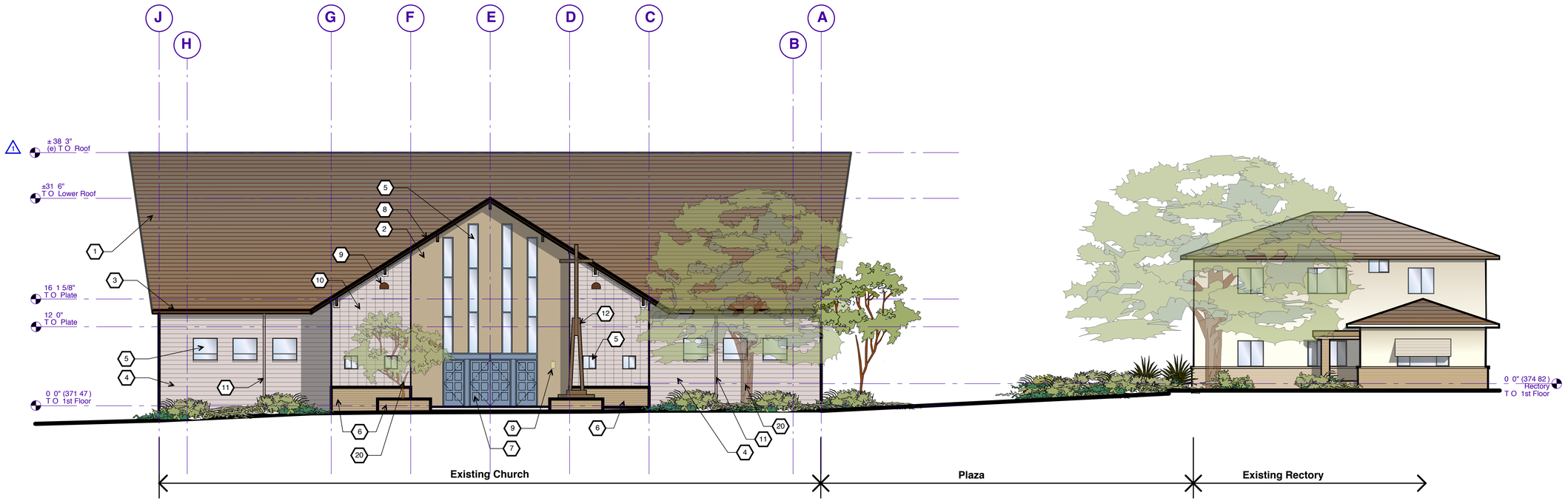
Scale:
1/8" = 1 0"

**A2.2**

File St Catherine Church/DD/A2

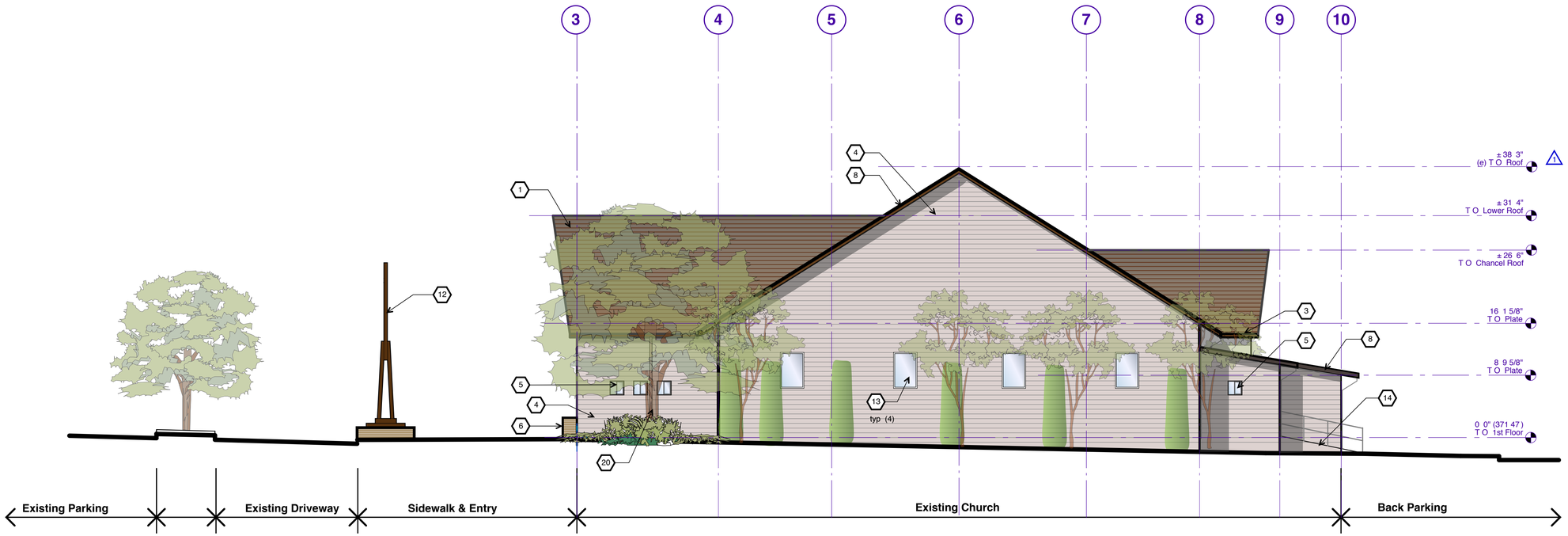
Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




## Existing West Elevation 1

Scale: 1/8" = 1 0"




## Existing South Elevation 2

Scale: 1/8" = 1 0"

# St Catherine of Alexandria

**17 400 Peak Avene**
**Morgan Hill, CA 95037**

## Parish Renewal Project

### Sheet Notes

1 (e) Comp shingle roofing
2 (e) Pebble dashfinish
3 (e) Sheet metal gutter
4 (e) CMU walls
5 (e) Window
6 (e) Brick faced planters
7 (e) Wood entry doors
8 (e) Fascia
9 (e) Exterior lighting
10 (e) Decorative chevron pattern CMU
11 (e) Downspout
12 (e) Free standing metal cross to be relocated
13 (e) Stained glass window to be removed modified and reinstalled
14 (e) Non conforming concrete ramp
15 (e) Switchgear
16 (e) Transformer
17 (e) Conc stair and metal handrail
18 (e) Fenced utility enclosure
19 (e) Stucco o/ wood framed wall
20 (e) Tree to be removed
21 (e) Door
22 (e) Underfloor access: 24" x 24"

| No. | Revision | Date |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
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## Existing Exterior Elevation

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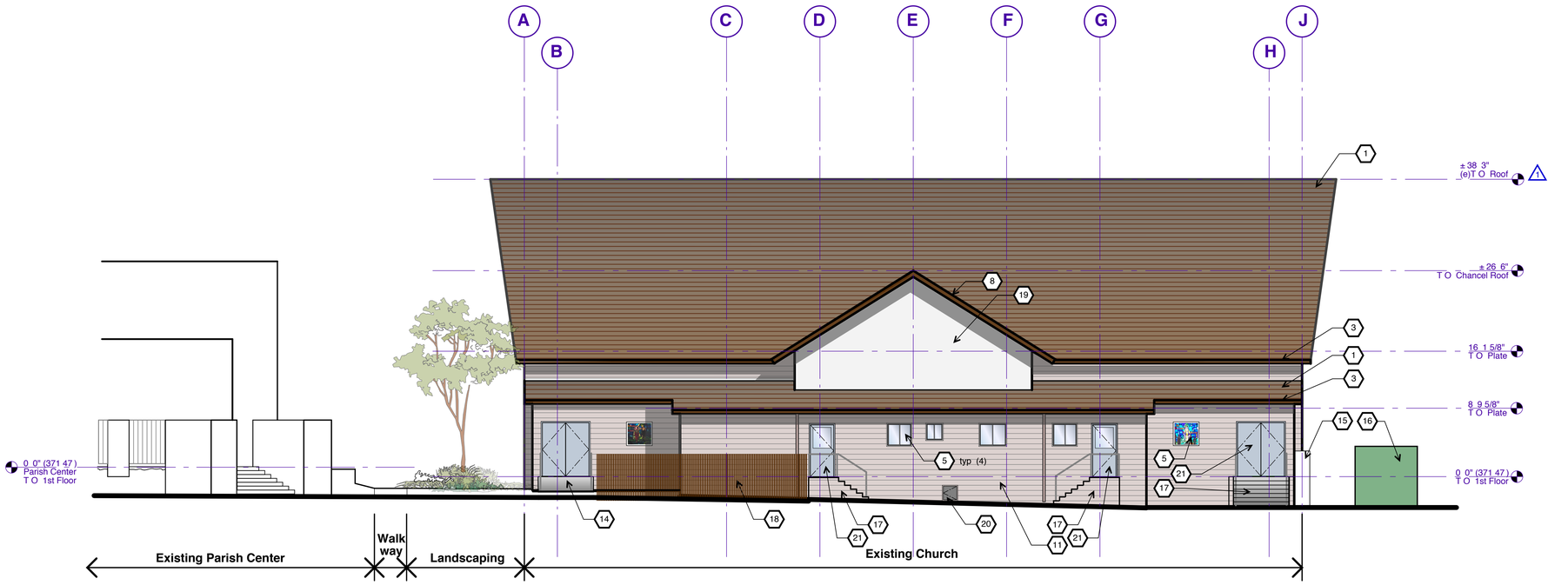
Scale: 1/8" = 1 0"

**A4.0a**

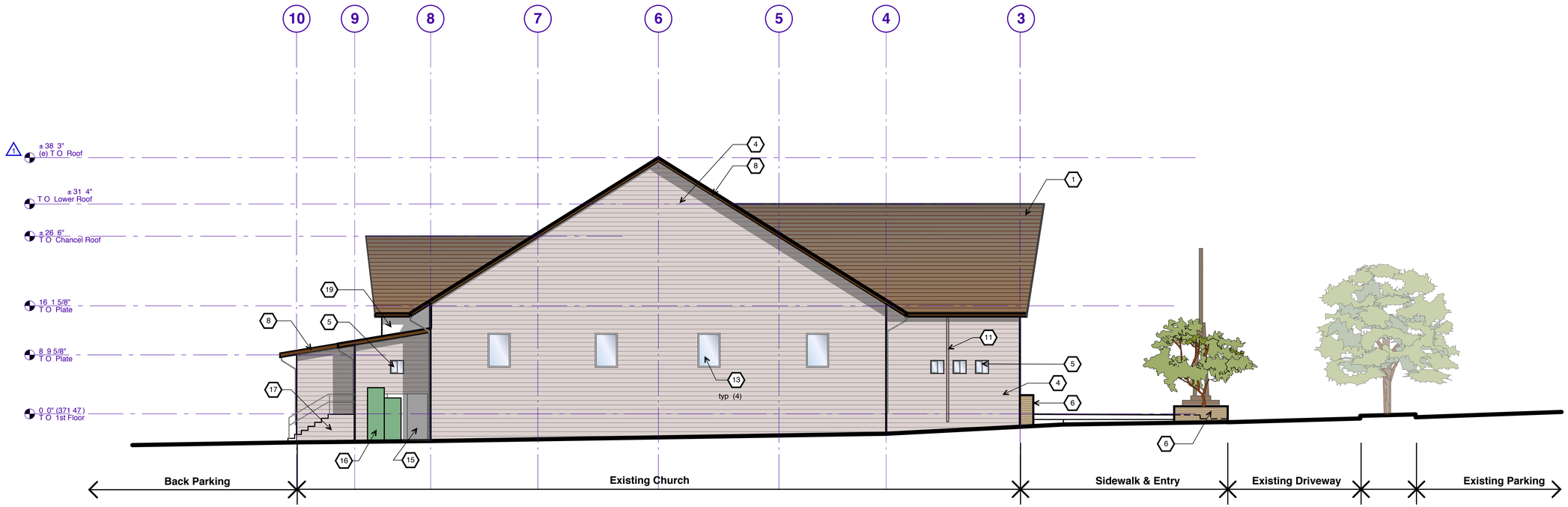
File St Catherine Church/DD/A2 | Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




## Existing East Elevation 3

Scale: 1/8" = 1 0"




## Existing North Elevation 4

Scale: 1/8" = 1 0"

# St Catherine of Alexandria

**17 400 Peak Avenue**
**Morgan Hill, CA 95037**

## Parish Renewal Project

### Sheet Notes

1 (e) Comp shingle roofing
2 (e) Pebble dashfinish
3 (e) Sheet metal gutter
4 (e) CMU walls
5 (e) Window
6 (e) Brick faced planters
7 (e) Wood entry doors
8 (e) Fascia
9 (e) Exterior lighting
10 (e) Decorative chevron pattern CMU
11 (e) Downspout
12 (e) Free standing metal cross to be relocated
13 (e) Stained glass window to be removed modified and reinstalled
14 (e) Non conforming concrete ramp
15 (e) Switchgear
16 (e) Transformer
17 (e) Conc stair and metal handrail
18 (e) Fenced utility enclosure
19 (e) Stucco o/ wood framed wall
20 (e) Tree to be removed
21 (e) Door
22 (e) Underfloor access: 24" x 24"

| No. | Revision | Date |
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## Existing Exterior Elevation

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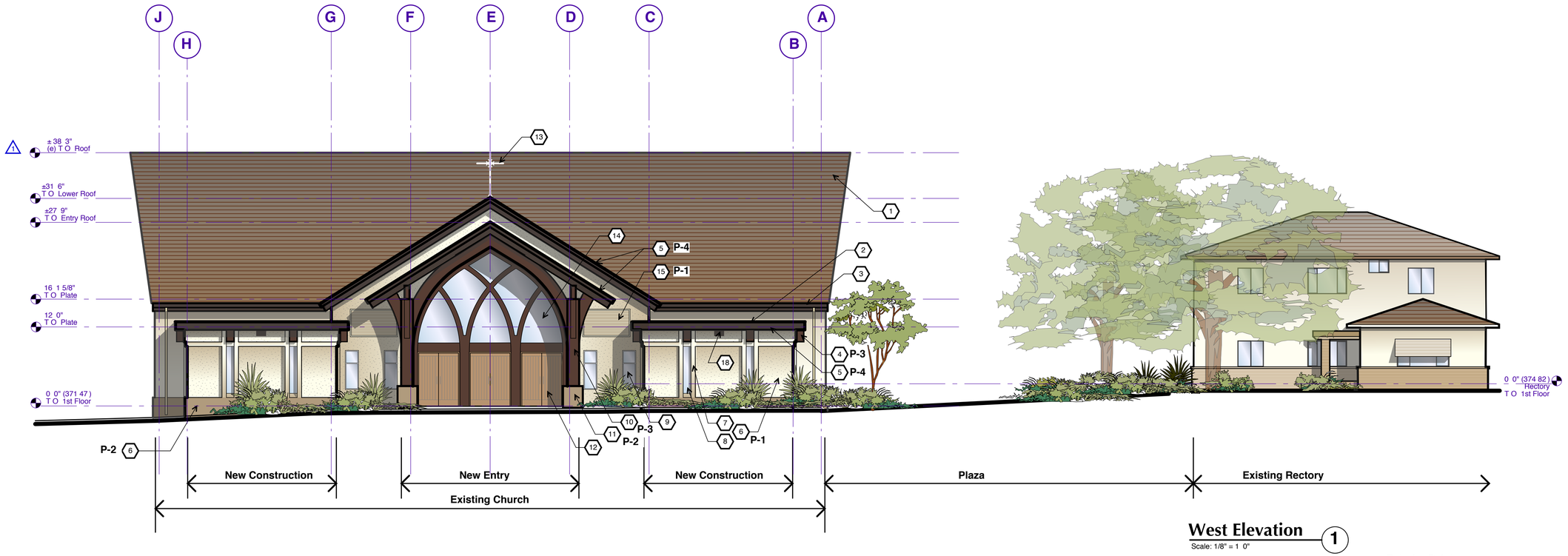
Scale: 1/8" = 1 0"

**A4.0b**

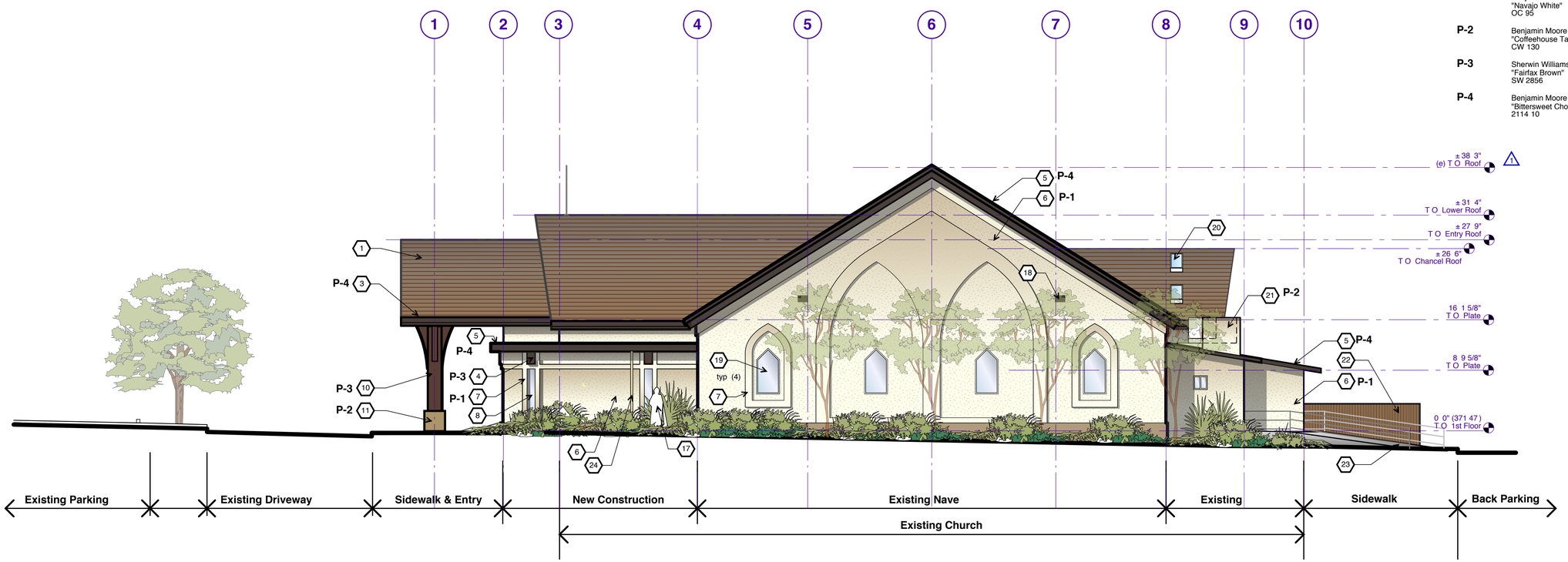
File St Catherine Church/DD/A2 | Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




## West Elevation 1

Scale: 1/8" = 1 0"




## South Elevation 2

Scale: 1/8" = 1 0"

### Exterior Paint

| | |
|---|---|
| P-1 | Benjamin Moore "Navajo White" OC 95 |
| P-2 | Benjamin Moore "Coffeehouse Tan" CW 130 |
| P-3 | Sherwin Williams "Fairfax Brown" SW 2856 |
| P-4 | Benjamin Moore "Bittersweet Chocolate" 2114 10 |

# St Catherine of Alexandria

**17 400 Peak Avenue**
**Morgan Hill, CA 95037**

## Parish Renewal Project

### Sheet Notes

1 Comp shingle roofing
2 Built up roofing on lower roof
3 Sheet metal gutter
4 Wood trim
5 Wood fascia
6 Stucco
7 Stucco trim
8 Window frosted glass
9 Window clear glass fixed
10 Steel column enclosed in wood framing & ply finish
11 Column base: stucco
12 Wood doors
13 Metal cross
14 Glass infill panel
15 Mechanical grille
16 Not used
17 Relocate (e) shrine
18 Exterior lighting high cut off angle wall mounted
19 Aluminum framed window in front of Owner provided stained glass window (e) Rectangular stained glass windows to be modified to add peaked top Winodw opening adjusted to accommodate new size by lowering the existing sill
20 Skylight: alum frame
21 Mechanical screen metal louver panels
22 Fenced utility enclosure
23 Concrete ramp w/ tube steel handrail
24 Downspout
25 Concrete stair w/ tube steel handrail
26 (e) Transformer
27 (e) Electrical switchgear
28 Door: metal
29 (e) Stained glass windows
30 Metal ramp w/ tube steel handrail
31 (e) Conc stair to remain
32 (e) Door to remain
33 Alum frame windows to replace (e) typ (4)
34 (e) Door removed nfill wall stucco finish to match adjacent finish
35 (e) Underfloor access

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## Exterior Elevation

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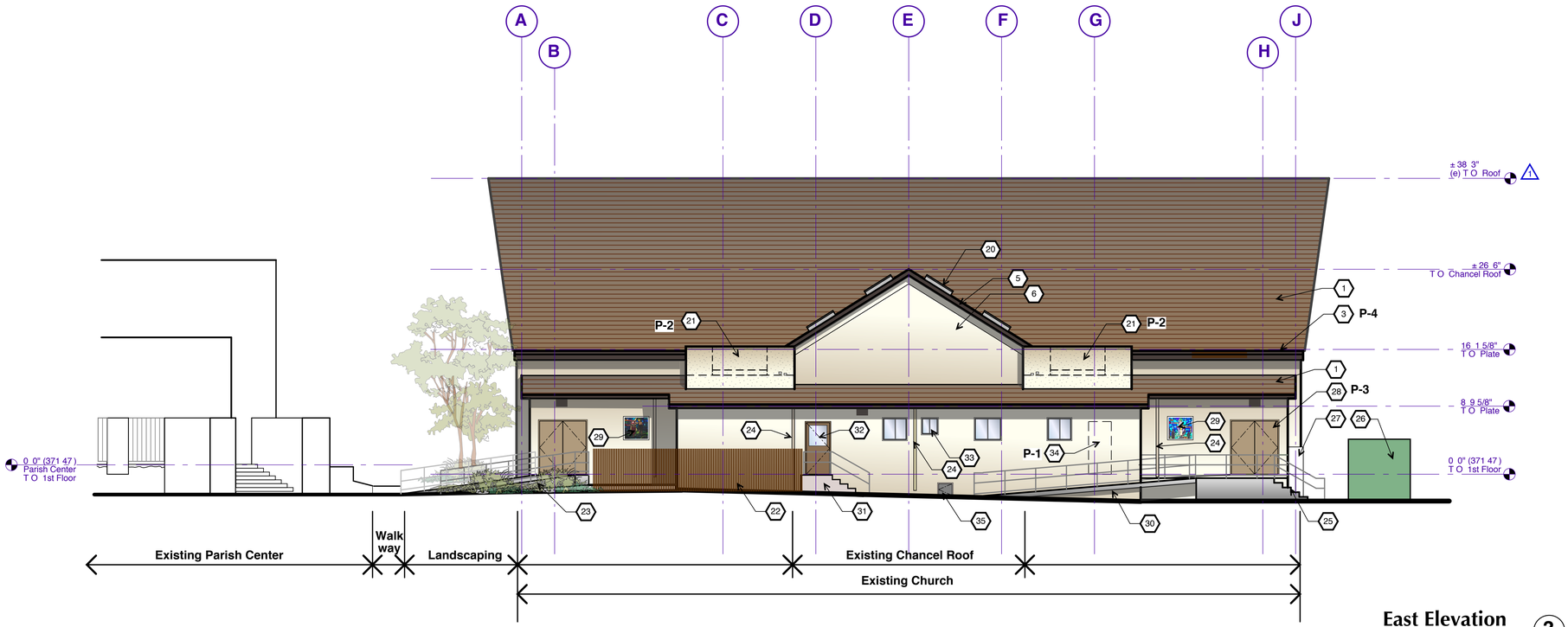
Scale: 1/8" = 1 0"

**A4.1**

File St Catherine Church/DD/A2 | Job #247C

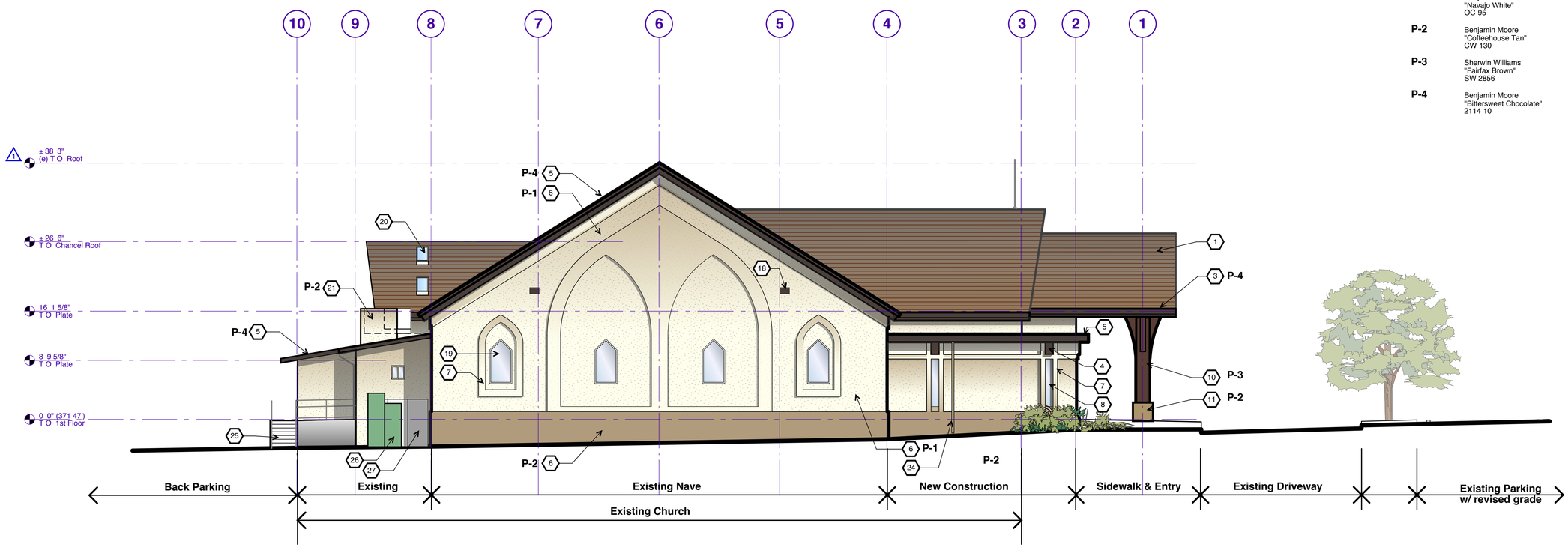
Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




## East Elevation

Scale: 1/8" = 1 0"

3




## North Elevation

Scale: 1/8" = 1 0"

4

### Exterior Paint

| | |
|---|---|
| **P-1** | Benjamin Moore "Navajo White" OC 95 |
| **P-2** | Benjamin Moore "Coffeehouse Tan" CW 130 |
| **P-3** | Sherwin Williams "Fairfax Brown" SW 2856 |
| **P-4** | Benjamin Moore "Bittersweet Chocolate" 2114 10 |

# St Catherine of Alexandria

**17 400 Peak Avene**
**Morgan Hill, CA 95037**

## Parish Renewal Project

### Sheet Notes

1 Comp shingle roofing
2 Built up roofing on lower roof
3 Sheet metal gutter
4 Wood trim
5 Wood fascia
6 Stucco
7 Stucco trim
8 Window frosted glass
9 Window clear glass fixed
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33 Alum frame windows to replace (e) typ (4)
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## Exterior Elevation

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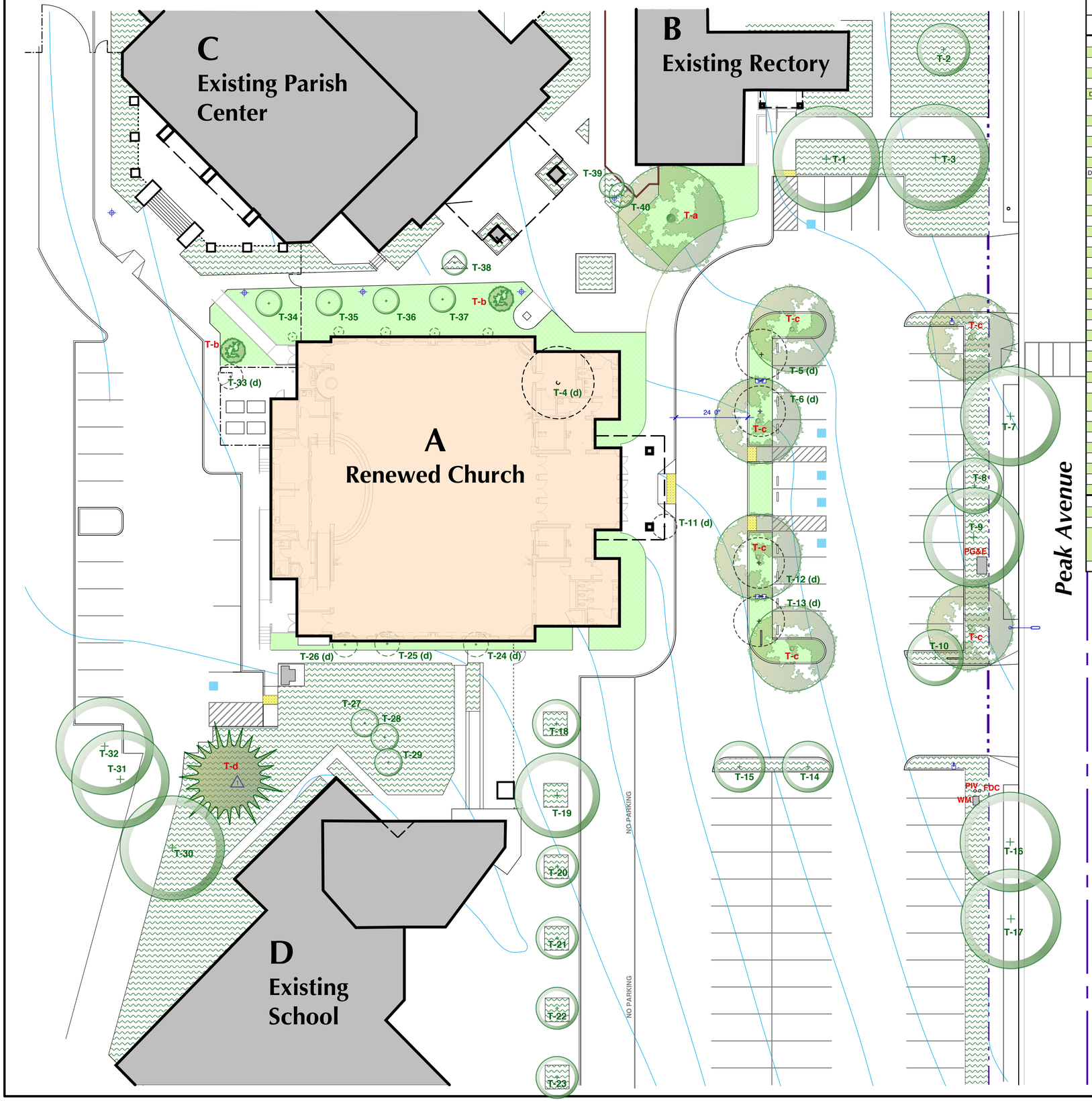
Scale:
1/8" = 1 0"

**A4.2**

File St Catherine Church/DD/A2 | Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




## Tree Schedule

| Remarks | Status | Canopy Size | Trunk Size | Species | Common Name | No. |
|---|---|---|---|---|---|---|
| | | | | | **Existing** | |
| Healthy | Remain | ± 37' 0" | " | Cinnamomum camphora | Camphor Tree | T-1 |
| Healthy | Remain | ± 18' 0" | " | Podacarpus | Podacarpus | T-2 |
| Healthy | Remain | ± 37' 0" | " | Cinnamomum camphora | Camphor Tree | T-3 |
| Removed for construction | Demo | ± 25' 0" | " | Cinnamomum camphora | Camphor Tree | T-4 |
| Dead tree to be replaced w/ T c | Demo | ± 0' 0" | " | Cinnamomum camphora | Camphor Tree | T-5 |
| nappropriate location replaced w/ T c | Demo | ± 17' 0" | " | Cinnamomum camphora | Camphor Tree | T-6 |
| | Remain | ± 33' 0" | " | Quercus agrifolia | Coast Live Oak | T-7 |
| | Remain | ± 19' 0" | " | | Deciduous | T-8 |
| | Remain | ± 34' 0" | " | | Deciduous | T-9 |
| | Remain | ± 19' 0" | " | Lagerstroemia indica | Crepe Myrtle | T-10 |
| Removed for construction | Demo | ± 8' 0" | " | | Flowering fruit tree | T-11 |
| Dead tree to be replaced w/ T c | Demo | ± 0' 0" | " | Cinnamomum camphora | Camphor Tree | T-12 |
| nappropriate location replaced w/ T c | Demo | ± 17' 0" | " | Cinnamomum camphora | Camphor Tree | T-13 |
| | Remain | ± 17' 0" | " | | Flowering fruit tree | T-14 |
| | Remain | ± 17' 0" | " | | Flowering fruit tree | T-15 |
| | Remain | ± 33' 0" | " | Quercus agrifolia | Coast Live Oak | T-16 |
| | Remain | ± 33' 0" | " | Quercus agrifolia | Coast Live Oak | T-17 |
| | Remain | ± 16' 0" | " | Cinnamomum camphora | Camphor Tree | T-18 |
| | Remain | ± 28' 0" | " | Cinnamomum camphora | Camphor Tree | T-19 |
| | Remain | ± 14' 0" | " | Cinnamomum camphora | Camphor Tree | T-20 |
| | Remain | ± 14' 0" | " | Cinnamomum camphora | Camphor Tree | T-21 |
| | Remain | ± 14' 0" | " | Cinnamomum camphora | Camphor Tree | T-22 |
| | Remain | ± 14' 0" | " | Cinnamomum camphora | Camphor Tree | T-23 |
| Removed for construction | Demo | ± 8' 0" | " | Cedrus deodara | Cypress | T-24 |
| Removed for construction | Demo | ± 8' 0" | " | Cedrus deodara | Cypress | T-25 |
| nappropriate location | Demo | ± 8' 0" | " | Deciduous | Deciduous | T-26 |
| | Remain | ± 9' 0" | " | Liquidamber styraciflua | Liquid Amber | T-27 |
| | Remain | ± 9' 0" | " | Liquidamber styraciflua | Liquid Amber | T-28 |
| | Remain | ± 9' 0" | " | Liquidamber styraciflua | Liquid Amber | T-29 |
| | Remain | ± 34' 0" | " | | Deciduous | T-30 |
| | Remain | ± 32' 0" | " | Sequoia sempervirens | Redwood | T-31 |
| | Remain | ± 32' 0" | " | Sequoia sempervirens | Redwood | T-32 |
| Removed for construction Replaced w/ T b | Demo | ± 8' 0" | " | Maytenus boaria | Mayten | T-33 |
| | Remain | ± 9' 0" | " | Maytenus boaria | Mayten | T-34 |
| | Remain | ± 9' 0" | " | Maytenus boaria | Mayten | T-35 |
| | Remain | ± 9' 0" | " | Maytenus boaria | Mayten | T-36 |
| | Remain | ± 9' 0" | " | Maytenus boaria | Mayten | T-37 |
| | Remain | ± 9' 0" | " | Maytenus boaria | Mayten | T-38 |
| | Remain | ± 9' 0" | " | Maytenus boaria | Mayten | T-39 |
| | Remain | ± 9' 0" | " | Maytenus boaria | Mayten | T-40 |
| | | | | | | |
| | | | | | **Proposed** | |
| | New | 15" box | | Cinnamomum camphora | Camphor Tree | T-a |
| | New | 15 gal | | Maytenus boaria | Mayten | T-b |
| | New | 15 gal | | Pistacia chinensis or Lagerstroemia indica or Prunus Serrulata | Chinese Pistache or Crepe Myrtle or Flowering Cherry | T-c |
| | New | 15 gal | | Sequoia sempervirens | Redwood | T-d |

**Legend**

- Existing tree to remain see Tree Schedule
- Existing tree to be demolished see Tree Schedule
- New tree see Tree Schedule
- Area of (n) landscaping Species to be determined by negotiation between City and Owner
- Area of (e) landscaping

North
Project North

# St Catherine of Alexandria

17 400 Peak Avenue
Morgan Hill, CA 95037

## Parish Renewal Project

| No. | Revision | Date |
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## Tree Schedule

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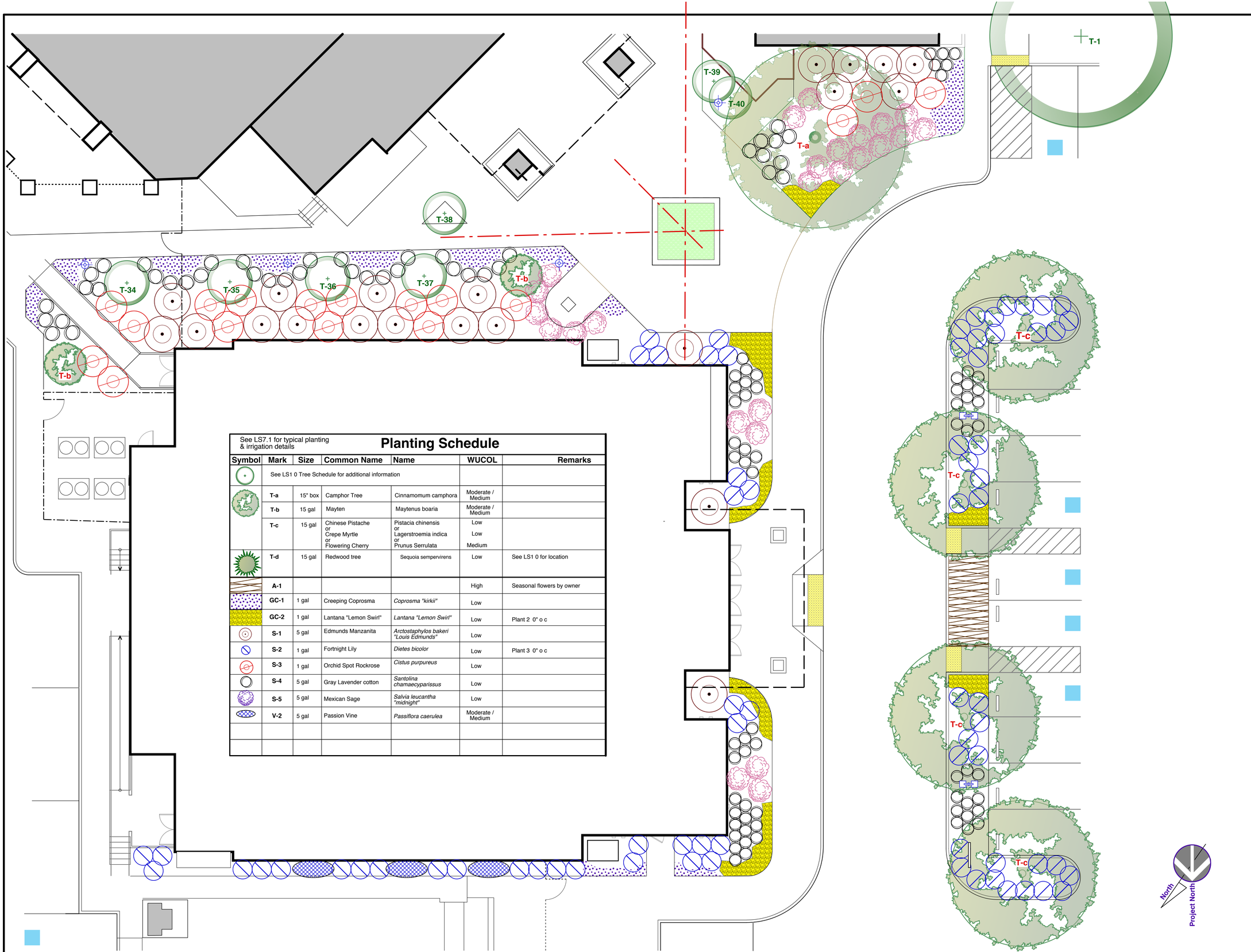
**LS1.0**

File St Catherine Church/DD/A1 part site | Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




See LS7.1 for typical planting & irrigation details

## Planting Schedule

| Symbol | Mark | Size | Common Name | Name | WUCOL | Remarks |
|---|---|---|---|---|---|---|
| | See LS1 0 Tree Schedule for additional information | | | | | |
| | T-a | 15" box | Camphor Tree | Cinnamomum camphora | Moderate / Medium | |
| | T-b | 15 gal | Mayten | Maytenus boaria | Moderate / Medium | |
| | T-c | 15 gal | Chinese Pistache or Crepe Myrtle or Flowering Cherry | Pistacia chinensis or Lagerstroemia indica or Prunus Serrulata | Low Low Medium | |
| | T-d | 15 gal | Redwood tree | Sequoia sempervirens | Low | See LS1 0 for location |
| | A-1 | | | | High | Seasonal flowers by owner |
| | GC-1 | 1 gal | Creeping Coprosma | *Coprosma "kirkii"* | Low | |
| | GC-2 | 1 gal | Lantana "Lemon Swirl" | *Lantana "Lemon Swirl"* | Low | Plant 2 0" o c |
| | S-1 | 5 gal | Edmunds Manzanita | *Arctostaphylos bakeri "Louis Edmunds"* | Low | |
| | S-2 | 1 gal | Fortnight Lily | *Dietes bicolor* | Low | Plant 3 0" o c |
| | S-3 | 1 gal | Orchid Spot Rockrose | *Cistus purpureus* | Low | |
| | S-4 | 5 gal | Gray Lavender cotton | *Santolina chamaecyparissus* | Low | |
| | S-5 | 5 gal | Mexican Sage | *Salvia leucantha "midnight"* | Low | |
| | V-2 | 5 gal | Passion Vine | *Passiflora caerulea* | Moderate / Medium | |
| | | | | | | |
| | | | | | | |

North

Project North

# St Catherine of Alexandria

17 400 Peak Avene
Morgan Hill, CA 95037

## Parish Renewal Project

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## 1 Landscape Plan

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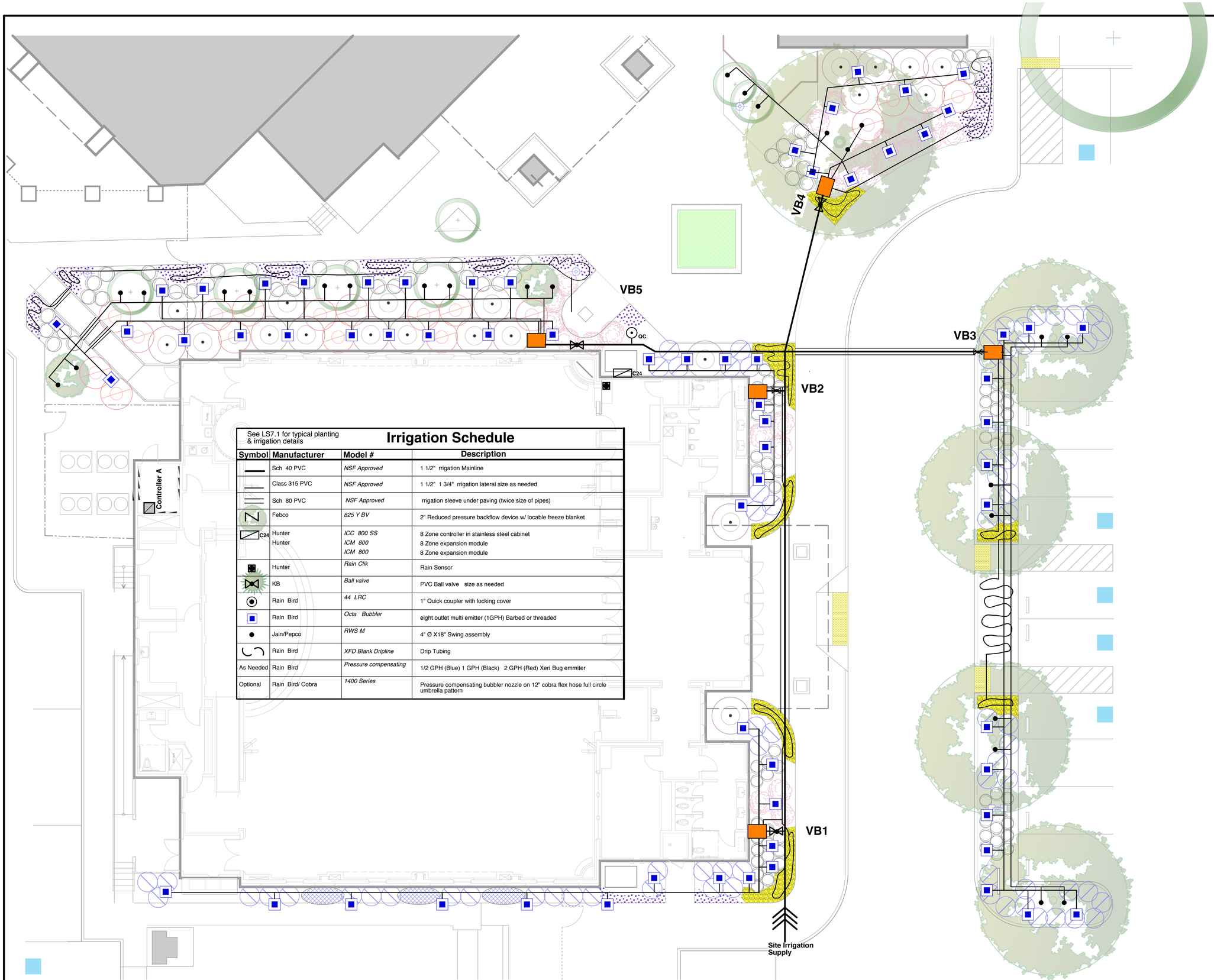
Scale:
1/8" = 1 0"

**LS1.1**

File St Catherine Church/DD/LS1 1

Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)




See LS7.1 for typical planting & irrigation details

## Irrigation Schedule

| Symbol | Manufacturer | Model # | Description |
|---|---|---|---|
| | Sch 40 PVC | *NSF Approved* | 1 1/2" rrigation Mainline |
| | Class 315 PVC | *NSF Approved* | 1 1/2" 1 3/4" rrigation lateral size as needed |
| | Sch 80 PVC | *NSF Approved* | rrigation sleeve under paving (twice size of pipes) |
| | Febco | *825 Y BV* | 2" Reduced pressure backflow device w/ locable freeze blanket |
| C24 | Hunter<br>Hunter | *ICC 800 SS*<br>*ICM 800*<br>*ICM 800* | 8 Zone controller in stainless steel cabinet<br>8 Zone expansion module<br>8 Zone expansion module |
| | Hunter | *Rain Clik* | Rain Sensor |
| | KB | *Ball valve* | PVC Ball valve size as needed |
| | Rain Bird | *44 LRC* | 1" Quick coupler with locking cover |
| | Rain Bird | *Octa Bubbler* | eight outlet multi emitter (1GPH) Barbed or threaded |
| | Jain/Pepco | *RWS M* | 4" Ø X18" Swing assembly |
| | Rain Bird | *XFD Blank Dripline* | Drip Tubing |
| As Needed | Rain Bird | *Pressure compensating* | 1/2 GPH (Blue) 1 GPH (Black) 2 GPH (Red) Xeri Bug emmiter |
| Optional | Rain Bird/ Cobra | *1400 Series* | Pressure compensating bubbler nozzle on 12" cobra flex hose full circle umbrella pattern |

# St Catherine of Alexandria

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Morgan Hill, CA 95037

**Parish Renewal Project**

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## Irrigation Plan

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**LS1.2**

File St Catherine Church/DD/LS1 1 | Job #247C

Attachment: Project Plans [Revision 2] (2960 : UP2020-0007: Peak - St. Catherine)

# Notice of Exemption

**To:** County Clerk
County of: Santa Clara
70 West Hedding Street, 1st Floor
San Jose, CA 95110

**From:** (Public Agency): City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Project Title: UP2020-0007: Peak-St. Catherine

Project Applicant: St. Catherine of Alexandria Church

Project Location - Specific:

The project site is at the northwest corner of Noble Court and Peak Avenue, located at 17400 Peak Ave in the City of Morgan Hill, California. The site is identified by Assessor's Parcel Number (APN) 767-04-010.

Project Location - City: Morgan Hill Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would add approximately 1575 square feet of additional space to an existing church building. The remodel would add a new covered entry/portico, accessible restrooms, crying room, and vestry. Approval of the proposed project would require issuance of a design permit and building permit.

Name of Public Agency Approving Project: City of Morgan Hill

Name of Person or Agency Carrying Out Project: St. Catherine of Alexandria Church

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
✖ Categorical Exemption. State code number: Section 15301, Class 1

Reasons why project is exempt:

The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the First Amendment. This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed would add approximately 1575 square feet of additional space to an existing church building. The remodel would add a new covered entry/portico, accessible restrooms, crying room, and vestry.. The height and overall footprint of the facility will not change and is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.

Lead Agency
Contact Person: Joey Dinh, Associate Planner, City of Morgan Hill Development Services Department
Area Code/Telephone/Extension: (408) 310-4676

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Date: Title:
☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Attachment: UP2020-0007 NOE (2960 : UP2020-0007: Peak - St. Catherine)

CITY OF MORGAN HILL

# PLANNING COMMISSION STAFF REPORT
# MEETING DATE: January 12, 2021

PREPARED BY: Joey Dinh, Associate Planner
APPROVED BY: Jennifer Carman, Community Development Director

## UP2020-0004: MAST-TITAN SPORTS ACADEMY/KINETIC PERFORMANCE INSTITUTE - CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL RECREATION INSIDE AN EXISTING INDUSTRIAL BUILDING FOR A YOUTH GYMNASTICS ACADEMY AND YOUTH BASEBALL ATHLETIC TRAINING FACILITY FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 817-02-063 LOCATED AT 195 MAST STREET, APPROXIMATELY 250 FEET WEST OF THE INTERSECTION WHERE MAST STREET TURNS INTO VINEYARD BOULEVARD.

**RECOMMENDATION(S)**

1. Open/close public hearing; and
2. Adopt a resolution to approve a conditional use permit to allow indoor commercial recreation inside an existing industrial building; or
3. Adopt a resolution to deny a conditional use permit to allow indoor commercial recreation inside an existing industrial building.

**LOCATION MAP:**

**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | North side of Mast Street approximately 250 feet west of intersection with Vineyard Boulevard (APN 817-02-063) |
| Site Area: | 2.46 acres |
| General Plan: | Industrial (I) |
| Zoning: | General Industrial (IG) |

**BACKGROUND:**

The existing industrial building was originally constructed in 1964 and is approximately 44,855 square feet in size. The building is split up into individual tenant suites that are leased out to various users. This building is currently occupied by other businesses such as Morgan Hill Moving & Storage and Angelstar Inspired Products. Morgan Hill Moving & Storage is considered a business support warehouse while Angelstar Inspired Products is a small warehouse, both of which are land uses that are permitted in the IG zone district. Titan Sports Academy and Kinetic Performance Institute are requesting a Conditional Use Permit to allow for indoor commercial recreation within an existing industrial building. Both businesses would be sharing the same tenant space. Detailed project plans are included (Attachment 3).

**PROJECT DESCRIPTION:**

Titan Sports Academy is a youth gymnastic gym that offers training and classes to youth. Titan Sports Academy will have 2 to 3 full time employees and 4 to 6 part time or seasonal employees. The proposed hours of operation will be from Monday and Wednesday from 9:00am to 9:00pm, Tuesday, Thursday, and Friday from 3:00 PM to 9:00 PM, Saturday from 8:00am to 4:00pm, and Sundays as needed for special events

(birthday parties by request). Most of the classes are scheduled in the evening. Typical attendance for classes is between 6 to 14 participants. Parents typically drop off their kids for classes or training; however, there is a waiting area with seating offered. Titan Sports Academy will also offer birthday parties on Saturday or Sunday by request and estimates approximately 12 to 16 participants per birthday party. Titan Sports Academy is looking to relocate from their previous location within the Morgan Hill Business Ranch Industrial Park. Titan's statement of operation is included (Attachment 4).

Kinetic Performance Institute is a youth baseball athletic developing and training gym. Training sessions are typically 1-2 hours in duration. Most of the athletes are from local Morgan Hill youth baseball teams looking for supplemental athletic training. According to the statement of operations, most athletes live locally and are dropped off by parents who usually do not wait or occupy the facility. Kinetic is typically open Monday through Friday from 4:00 PM to 8:00 PM, with limited weekend hours. Sessions vary in participant size, however Kinetic estimates that there are approximately 10 athletes every 2-hour training session, working with their three trainers. Kinetic's statement of operation is included (Attachment 5).

**ANALYSIS:**
The proposed Conditional Use Permit was analyzed with respect to the 1) General Plan; 2) Zoning Ordinance; and 3) Conditional Use Permit Findings:

1. **General Plan**

The site has an Industrial General Plan designation in the Morgan Hill General Plan. Additionally, the site is located within Subarea 4 which is considered an Established Employment Area, as identified in the Morgan Hill 2035 General Plan. As an Established Employment Area, it contains heavier industrial uses and provides future opportunities for a diverse range of industrial uses, including manufacturing, materials processing, and indoor storage. Because of this, policies were adopted within the General Plan discouraging the conversion of industrial land to non-industrial uses:

> ***Policy CNF-17.1 Industrial Land Conversion****. Discourage the conversion of property designated for industrial to non-industrial uses.*
>
> ***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.*
>
> ***Policy CNF-17.3 Buffer between Industrial and Incompatible Uses.*** *Ensure that all industrial uses are well sited and buffered from incompatible uses; buffers may include offices adjacent to sensitive uses, landscaping, berms, etc.*

Both Titan and Kinetic are non-industrial users and could be considered incompatible with surrounding industrial uses. While recreational services support retail and tourism efforts, and it is a use that could be considered with a Conditional Use Permit in an IG zone, this use does not align with the General Plan policies and is not consistent with

the City's Economic Blue Print, Item No. 1. Preservation of Industrial Land. At the September 22, 2020 Planning Commission workshop on industrial preservation, the following policy recommendations were discussed as part of a potential industrial conservation policy:

- Hold the line. Prioritize wanted uses such as OEM
- Use It! Preserve industrial/employment lands to use them for industrial purposes
- Limit discretion of CUP use to employment-generating uses

Additionally, according to Colliers, a leading provider of commercial real estate services and information, in the third quarter of 2020 the vacancy rate of warehouse space in Morgan Hill is 3.2 percent. For R&D uses the vacancy rate is 8.4 percent. In the last 60 days the City has received three direct inquires by R&D/manufacturing firms looking for available space in Morgan Hill and struggling to find a match. A Conditional Use Permit for recreation services within an approximately 24,000 square foot warehouse has not been recommended by Economic Development. It is believed that the site amenities and improvements that include 20-foot clear heights, dock doors, high speed access to fiber in the IG zoning district would be better suited for an industrial use.

Titan is an existing business in Morgan Hill, previously located within an existing 13,200 square foot industrial building within the Morgan Hill Business Ranch Industrial Park area. A gymnastics academy has been operating within the Morgan Hill Business Ranch Industrial Park since 2009 with a Conditional Use Permit (UP-09-06: Jarvis-Champions). Although Titan will be relocating to the new location, because Conditional Use Permits run with the land, a subsequent gymnastics facility could establish in the former location. Therefore, it could be perceived that there would be a loss of industrial land with the approval of a Conditional Use Permit at the new location.

Conditional Use Permits run with the land; however, the Planning Commission may revoke a use permit if the structure or approved use no longer exists or ceases operations for a continuous period of 12 months. This would allow the City an opportunity to reanalyze the industrial preservation policies and gauge the market demand for recreational uses upon cease of operation.

## 2. Zoning Ordinance

The project site is located within the General Industrial (IG) zoning district. The purpose of the IG zoning district is to provide areas for general industrial, manufacturing, wholesale and service uses needed by the city and region subject to regulations necessary to protect other nearby uses from hazards and noise and other disturbances. Pursuant to Section 18.26.020.A (Permitted Land Uses) of the Morgan Hill Municipal Code, indoor commercial recreation would be allowed within the IG zone district with a Conditional Use Permit.

Titan and Kinetic do not propose exterior changes to the building. All improvements would occur within the interior of the building. The parking lot would be restriped to accommodate additional parking spaces.

Parking Requirements

The property will provide 69 onsite parking spaces. When analyzing parking, all uses and hours of operation have been reviewed to determine adequacy of onsite parking.

Based on the statement of operations provided by Angelstar and MH Moving (Attachments 6 and 7), both businesses are aligned with storing and warehousing of equipment. Angelstar is currently using the space as long-term equipment storage of pallet racking, computer equipment, and other miscellaneous equipment with no operations or employees at this time. MH Moving rents out portable on demand storage (PODS) units to customers, with no customer access at the site. The space is currently being used to store the PODS between uses. There are two employees that visit the site approximately 3 times a week between the hours 8:00 AM and 3:00 PM. Due to the nature of the operations described, the required parking for the uses was based upon a small-scale warehouse (less than 10,000 square feet of floor area).

| **Parking Requirement: Warehousing (Small)** | | | | |
|---|---|---|---|---|
| Proposed Use | Square footage | Code Requirement | Required Parking | Total Parking Required |
| Angelstar | 10,389 | 1 for every 1000 square feet | 10 | 21 spaces |
| MH Moving | 10,633 | 1 for every 1000 square feet | 11 | |

Two scenarios have been used to calculate onsite parking requirements for Titan and Kinetic, using the City's indoor commercial recreation parking requirements, using fixed or movable seating and the athletic club requirement. The following table demonstrates the required parking for each scenario:

| **Parking Requirement Scenario No. 1: Fixed or Movable Seating** | | | | |
|---|---|---|---|---|
| Proposed Use | Square footage/seating/No. employees | Code Requirement | Required Parking | Total Parking Required |
| Establishment with Seating | 300 square feet | 1 for every 30 square feet | 10 spaces | 22 spaces |
| Commercial Parking | 12 employees | 1 per employee | 12 spaces | |
| **Parking Requirement Scenario No. 2: Athletic Clubs** | | | | |
| Athletic club | 17,251 square feet | 1 per 150 square feet | 115 spaces | 127 |
| Commercial Parking | 12 employees | 1 per employee | 12 spaces | |

Titan and Kinetic will have up to a total of 12 employees, requiring 12 onsite parking

spaces. The proposed floor plan shows a seating area of approximately 300 square feet and would require an additional 10 onsite parking spaces. In this scenario, the total onsite parking requirements will be 43 spaces. However, if the stricter onsite parking standard for typical athletic clubs is applied, the combined total of 17,251 square feet of floor/gym area will require 115 spaces. Therefore, scenario 2 would require a total of 148 onsite parking spaces. The proposed uses are not the typical athletic club, therefore requiring a total of 148 parking spaces for the proposed uses would be excessive.

Based on the applicants' project description, most parents drop their children off for class and pick them up when class ends. Whereas typical athletic clubs have a membership program and members visit the club at any time during business hours and park onsite for several hours. The only time when additional parking may be needed is when the facility has birthday parties, but again the parties are limited in capacity, and would not generate the need for additional parking. In addition, there is available street parking along Mast Street and Vineyard Boulevard. This area also does not have a high amount of traffic and therefore street parking is usually available.

The applicants are prepared to pursue an off-site parking agreement with the surrounding property owners/businesses if determined that the more restrictive parking requirement would apply. An off-site parking agreement must be approved by the Planning Commission and can be incorporated as a condition of approval, if found necessary. The applicant would be required to record covenants with the surrounding property owners to ensure that the required off-site parking spaces remain available in perpetuity. In the event that the applicant is not able to secure enough covenants to provide the required parking, the Conditional Use Permit would require additional review by the Planning Commission. As previously stated, it is believed that the onsite parking provided would be sufficient for the uses, and the more restrictive parking requirement should not be applied.

## 3. Conditional Use Permit Findings

A Conditional Use Permit is required for land uses that are generally appropriate within a district, but potentially undesirable on a particular parcel or in large numbers. A Conditional Use Permit is a discretionary action that enables the Planning Commission to ensure that a proposed use is consistent with the general plan and will not create negative impacts to adjacent properties or the general public. When considering a Conditional Use Permit, the Planning Commission can only approve the application if it can make all of the following findings:

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

The project site is located within the IG zoning district. The purpose of the IG zoning district is to provide areas for general industrial, manufacturing, wholesale and service uses needed by the city and region subject to regulations necessary to protect other nearby uses from hazards and noise and other disturbances. Pursuant to Section

18.26.020.A (Permitted Land Uses) of the Morgan Hill Municipal Code, commercial recreation-indoor uses would be allowed within the IG zone district with a Conditional Use Permit.

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 uses are designated as an allowed use within industrial designated areas of the General Plan. Although there are policies in the General Plan that discourage the conversion of industrial lands for non-industrial uses, it is important to note that these are existing businesses within the City of Morgan Hill looking to relocate from one industrial property to another.

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

Indoor commercial recreation is allowed in the IG zone district with an approved Conditional Use Permit. The industrial building is approximately 45,000 square feet which has been divided into individual tenant suites. No expansion of the industrial building is required for the proposed uses. Onsite parking includes 69 parking spaces for all uses at the site. The surrounding area has little traffic with street parking available. The parking lot would be restriped with approval of the Conditional Use Permit.

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 uses would be contained within an existing industrial tenant building. Although this is an industrial area, most of the surrounding businesses reduce operations or close by 6 pm. Most of the training sessions or classes are scheduled in the evening and therefore there will be minimized interaction between other uses at the site.

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

The proposed indoor commercial recreation will not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area, or impair the utility or value of property of other persons located in the vicinity of the site. Most of the classes will be held in the evening when most of the surrounding businesses have closed. The facility will not utilize hazardous materials, equipment, or processes. The proposed uses would not impact the general character of the surrounding area at this time. However, there is concern that future industrial users will require additional CEQA analysis and wider notification for Bay Area Air Quality Management District (BAAQMD) if the use employs chemicals or processes that require BAAQMD approval. Not all potential industrial users would be affected but some may have to meet a broader notification requirement due to the proximity of the gym and

presence of children.

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

Class and training sessions are typically held during the evening hours, when other uses are not operating. The expected increase in traffic will be minimal and will not have a significant effect on the planned capacity of the street system.

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

The property is located within City limits and the City's Urban Service Area. Water and sewer are adequately provided by the City, while electricity will be provided by PG&E.

**Conclusion**

While recreational services support retail and tourism efforts, this use does not align with the General Plan policies and is not consistent with the City's Economic Blue Print. In addition, the site amenities and improvements would be better suited for an industrial use, therefore, Economic Development has not recommended approval of the Conditional Use Permit.

Although Titan will be relocating to the new location, because Conditional Use Permits run with the land, a subsequent gymnastics facility could establish in the former location. Therefore, it could be perceived that there would be a loss of industrial land with the approval of a Conditional Use Permit at the new location.

The project has been comprehensively analyzed and it has been determined that the proposed use would be compatible with the surrounding uses; however, approval of the Conditional Use Permit would eliminate an opportunity for an industrial user to occupy the space. Because of this, two resolutions have been provided for Planning Commission consideration. If the Planning Commission determines that the use should be denied, appropriate findings would need to be made.

**CEQA (California Environmental Quality Act):**
This action is categorically exempt by Section 15301 of the California Environmental Quality Act. There would be no expansion of the existing building, all improvements would be contained within the building (except for restriping the parking lot) to accommodate the proposed uses, therefore, no further environmental review is warranted. A Notice of Exemption has been prepared and will be posted pending the approval of the Conditional Use Permit (Attachment 8).

**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. A sign was also posted on the site for the minimum 10-day period.

**LINKS/ATTACHMENTS:**

1. Resolution for Approval
2. Resolution for Denial
3. Project Plans
4. Statement of Operations-Titans Sports Academy
5. Statement Operations-KPI
6. Statement of Operations-AngelStar
7. Statement of Operation-MH Moving
8. Notice of Exemption

# RESOLUTION NO. 20-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL RECREATION FOR A YOUTH GYMNASTICS GYM AND A YOUTH ATHLETIC BASEBALL TRAINING FACILITY LOCATED NORTH OF MAST STREET AND WEST OF VINEYARD BOULEVARD AT 195 MAST STREET (APN 817-02-063)**

**WHEREAS**, on August 24, 2020, Titan Sports Academy and Kinetic Performance Institute submitted an application for a Conditional Use Permit to allow for indoor commercial recreation at an existing industrial building; and

**WHEREAS,** such request was considered by the Planning Commission at their regular meeting of January 12, 2021; and

**WHEREAS,** the Development Services Director has determined that the Mast-Titan Sports Academy and Kinetic Performance Institute project proposed is categorically exempt from the California Environmental Quality Act pursuant to Section 15301 (existing facilities); 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 use is allowed in the applicable district.

The project site is located within the General Industrial (IG) zoning district. The purpose of the IG zoning district is to provide areas for general industrial, manufacturing, wholesale and service uses needed by the city and region subject to regulations necessary to protect other nearby uses from hazards and noise and other disturbances. Pursuant to Section 18.26.020.A (Permitted Land Uses) of the Morgan Hill Municipal Code, commercial recreation-indoor uses would be allowed within the IG zone district with a Conditional Use Permit.

**SECTION 2.** The approved conditional use is consistent with the Zoning Ordinance and the General Plan.

Commercial uses are designated as allowed used within industrial designated areas of the General Plan. Although there are policies in the General Plan that discourage the conversion of industrial lands for non-industrial uses, it is important to note that these are existing businesses

Attachment: Resolution for Approval [Revision 4] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

within the City of Morgan Hill looking to relocate from one industrial area to another, so there is no net loss of industrial space.

**SECTION 3.** The site is suitable and adequate for the proposed use.

Indoor commercial recreation is allowed in the IG zone district with an approved Conditional Use Permit. The industrial building is approximately 45,000 square feet which has been divided into individual tenant suites. No expansion of the industrial building is required for the proposed uses. Onsite parking includes 61 parking spaces for all uses at the site. The surrounding area has little traffic with street parking available. The parking lot would be restriped with approval of the Conditional Use Permit.

**SECTION 4.** 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 uses would be contained within an existing industrial tenant building. Although this is an industrial area, most of the surrounding businesses reduce operations or close by 6 pm. Most of the training sessions or classes are scheduled in the evening and therefore there will be minimized interaction between other uses at the site.

**SECTION 5.** The proposed use will not be detrimental to the public health, safety, and welfare.

The proposed indoor commercial recreation will not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area or impair the utility or value of property of other persons located in the vicinity of the site. Most of the classes will be held in the evening when most of the surrounding businesses have closed. The proposed uses would not impact the general character of the surrounding area. The facility will not utilize hazardous materials, equipment, or processes.

**SECTION 6.** The proposed use would not have a substantial adverse effect in traffic circulation and on the planned capacity of the street system.

Class and training sessions are typically held during the evening hours, when other uses are not operating. The expected increase in traffic will be minimal and will not have a significant effect on the planned capacity of the street system.

**SECTION 7.** The proposed use is properly located within the city and adequately

Attachment: Resolution for Approval [Revision 4] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

served by existing or planned services and infrastructure.

The property is located within City limits and the City's Urban Service Area. Water and sewer are adequately provided by the City, while electricity will be provided by PG&E.

**SECTION 8.** The use shall be expressly conditioned in conformance with conditions incorporated herein and as attached as Exhibit "A".

**SECTION 9.** The approved project shall be conducted in a manner consistent with the Conditions of Approval attached hereto as Exhibit A.

**SECTION 10.** 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, fees collected under development agreements, or 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 12th DAY OF JANUARY, 2021, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:**

**AYES: COMMISSIONERS:**

**NOES: COMMISSIONERS:**

**ABSTAIN: COMMISSIONERS:**

**ABSENT: COMMISSIONERS:**

**ATTEST:** **APPROVED:**

Attachment: Resolution for Approval [Revision 4] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

**Jenna Luna, Deputy City Clerk**

**Mohammad Habib, Chair**

**A F F I D A V I T**

We, _____, applicants, hereby agree to accept and abide by the terms and conditions specified in this resolution.

By: _____ Date: _____

Attachment: Resolution for Approval [Revision 4] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

Attachment: Resolution for Approval [Revision 4] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

**EXHIBIT "A"**

**CONDITIONS OF APPROVAL**

**APPLICATION: UP2020-0004: Mast-Titan Sports Academy and Kinetic Performance Institute**

**THE FOLLOWING ARE STANDARD CONDITIONS OF APPROVAL THAT MUST BE MET PRIOR TO THE ISSUANCE OF BUILDING PERMITS AND/OR SITE DEVELOPMENT PERMITS EXCEPT AS MAY BE SPECIFIED IN THE CONDITIONS. THE APPROVAL REQUIREMENTS INCLUDE THESE REQUIREMENTS AND ANY SPECIAL CONDITIONS THAT ARE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS. APPLICANTS ARE REQUIRED TO SIGN THE APPROVAL CERTIFICATE/RESOLUTION FORM INDICATING THEY UNDERSTAND AND AGREE TO IMPLEMENT THESE STANDARD CONDITIONS AND ANY SPECIAL CONDITIONS APPLIED TO THEIR PERMIT APPROVAL.**

**ACRONYMS:**
**MHMC** – Morgan Hill Municipal Code
**MHARH** – Morgan Hill Architectural Review Handbook

**PLANNING DIVISION**

## I. TIME LIMITS

A. Conditional Use Permit Term: The Conditional Use Permit approval granted under this Resolution shall remain in effect for 24 months to January 12, 2023. Failure to commence 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)**

## II. PARKING & VEHICULAR ACCESS

A. Parking area landscaping: The interior of any parking area shall be landscaped with planter areas measuring a minimum five feet in width, minimum inside dimension. Additional planters shall be provided at both ends of a row of spaces with the planter area length equal to the adjoining parking spaces. The landscape planter shall contain a 12” strip extension (created as an integral pour) of concrete inside the 6” curb of the planter, to create an 18” concrete strip. **(MHMC 18.64.050)**

## III. OTHER CONDITIONS

A. Project Description: The Conditional Use Permit is approved solely for the operation of indoor commercial recreation as described in the applicants’ proposed statement of operations on file with the Planning Division date stamped

August 17, 2020 (Titan Sports Academy), December 16, 2020 (Kinetic Performance Institute) and as shown in the set of plans date stamped December 16, 2020. Any expansion, intensification, or changes to the uses approved under this Conditional Use Permit shall be permitted only upon amendment of this Conditional Use Permit or approval of a separate Conditional Use Permit application.

B. Limits of Conditional Use Permit: The Conditional Use Permit is approved solely for the operation of indoor commercial recreation. If the structure or approved use is no longer in operation for a minimum of 12 months continuously, the Conditional Use Permit shall be reviewed for revocation.

C. Defense and indemnity**:** Applicant agrees to defend, indemnify, and hold harmless the City of Morgan Hill, its officers, agents, employees, officials and representatives (Indemnitees) from and against any and all claims, actions, or proceedings arising from any suit for damages or for equitable or injunctive relief which is filed against City to attack, set aside, void or annul its approval of this discretionary project or any related decision, or the adoption of any environmental documents which relates to said approval. The City shall promptly notify the Applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. This indemnification shall include, but is not limited to, (a) 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; (b) reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted; and (c) all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision. City may, in its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of its obligations under this condition. 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.

D. Signed copies of Resolution: Submit two (2) signed copies of Resolution 21-xx to the Planning Division prior to issuance of building permits.

Attachment: Resolution for Approval [Revision 4] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

# RESOLUTION NO. 21-xx

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL DENYING A CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL RECREATION FOR A YOUTH GYMNASTICS GYM AND ALSO YOUTH ATHLETIC BASEBALL TRAINING LOCATED NORTH OF MAST STREET AND WEST OF VINEYARD BOULEVARD AT 195 MAST STREET (APN 817-02-063)**

**WHEREAS**, on August 24, 2020, Titan Sports Academy and Kinetic Performance Institute submitted an application for a Conditional Use Permit to allow for indoor commercial recreation at an existing industrial building; and

**WHEREAS,** such request was considered by the Planning Commission at their regular meeting of January 12, 2021; and

**WHEREAS,** the Development Services Director has determined that the Mast-Titan Sports Academy and Kinetic Performance Institute project proposed is categorically exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities); 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 Conditional Use Permit for Titan Sports Academy and Kinetic Performance Institute is denied based upon the following findings:

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

While the use is allowed with a Conditional Use Permit, it is undesirable on this particular parcel for the reasons identified below. The project site is located within the General Industrial (IG) zoning district. Pursuant to Section 18.26.020.A (Permitted Land Uses) of the Morgan Hill Municipal Code, commercial recreation-indoor uses could be allowed with a Conditional Use Permit. However, it has been determined that the proposed non-industrial uses would not align with the General Plan policies and therefore, a Conditional Use Permit could not be approved for the site.

**b. The proposed use is not consistent with the general plan, zoning code, and any applicable specific plan or area plan adopted by the City Council.**

Attachment: Resolution for Denial [Revision 6] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

Although a Conditional Use Permit could be approved for the non-industrial uses, it has been determined that the Conditional Use Permit could not be approved because the proposed uses do not align with the General Plan policies.

**c. The site is not suitable and adequate for the proposed use.**

The site is not suitable for the proposed uses because it would be a conversion of industrial land for a non-industrial use.

**d. The location, size, design, and operating characteristics of the proposed use will not be compatible with the existing and future land uses in the vicinity of the property.**

The proposed non-industrial uses would not be compatible with other industrial uses, therefore, a Conditional Use Permit could not be approved for the site. The proposed use creates potential negative impacts to adjacent properties.

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

The proposed indoor commercial recreation will not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area at this time.

**THE PLANNING COMMISSION HAS DENIED CONDITIONAL USE PERMIT ON THE 12th DAY OF JANUARY 2021, 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** **Mohammad Habib, Chair**

Attachment: Resolution for Denial [Revision 6] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

# Titans Sports Academy & Kinetic Performance Institute

MORGAN HILL, CALIFORNIA

195 MAST AVENUE

## GEN. CONSTRUCTION NOTES

ANY VARIATION FROM THE SPECIFIED DESIGN, FINISH PRODUCTS OR EXTERIOR ELEVATION STYLE IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.

ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF D&Z DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL WORK TO BE IN CONFORMANCE WITH 2019 CBC, CRC, CEC, CMC, CPC, CFC AND 2019 CALIFORNIA ENERGY CODE AND 2019 CALIFORNIA GREEN BUILDING STANDARDS THE UNIFORM CODE FOR BUILDING CONSERVATION. THESE CODES, AS WELL AS THE STATE AND LOCAL AMENDMENT TO THEM.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 10'-0" "AWAY" FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREAS & SLOPE GRADE 2% MIN. @ PAVED AREAS.

THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE ENERGY-SAVING CONSERVATION FEATURES DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY, SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING,AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHERSTRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS. THE INSTRUCTIONS SHALL BE CONSISTANT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR

## SYMBOLS

SHEARWALL
- WALL TYPE
- LENGTH

PLATE LINE HT.

REVISION NUMBER

SECTION
- SECTION NUMBER
- SHEET NUMBER

DETAILS
- DETAIL NUMBER
- SHEET NUMBER

NOTE:
SEE SHEET EM1 FOR ELECTRICAL SYMBOLS LIST

## DRAWING INDEX


T1 Title Sheet

Architectural

A1 Proposed Site Plan
A2.1 Lower Floor Plan
A2.2 Upper Floor Plan


## SCOPE OF WORK

Two New Tenants to occupy as Indoor Commercial Recreational uses within portion of an existing Industrial Building.
Scope to include re-striping of parking spaces to provide required number of spaces for the overall building.

## PROJECT DATA

| | Tenant 1: | Tenant 2: |
|---|---|---|
| | Titan Sports Academy<br>8524 Otoole Court<br>Gilroy, CA 95020<br>(408) 782-2872<br>Contact: Angelica & Tony McDonald | Kinetic Performance Institute<br>195 Mast Avenue<br>Morgan Hill, CA 95037<br>(408) 623-2520<br>Contact: Eric Wagle |
| APN: | | 817-02-063 |
| ZONING: | | (MG) GENERAL INDUSTRIAL DISTRICT |
| TYPE OF CONSTRUCTION: | | V-1 hr<br>FULLY SPRINKLER |
| (E) SITE AREA: | | 107,593 s.f. |
| NUMBER OF STORIES: | | 1 |
| OCCUPANCY GROUP: | | |
| (n) Titans Sports Academy: | | B- Indoor Commercial Recreational |
| (n) Kinetic Performance Institute: | | B- Indoor Commercial Recreational |
| (e) Angel Star (no work): | | S-2 - Storage |
| (e) Morgan Hill Moving (no work): | | S-2 - Warehouse Storage |
| TENANT IMPROVEMENT AREA: | | (Titans Sports Academy) |
| (n) Titans Sports Academy: | | 17,108 s.f. |
| (n) Kinetic Performance Institute: | | 6,725 s.f. |
| (e) Angel Star: | | 10,389 s.f. |
| (e) Morgan Hill Moving: | | 10,633 s.f. |
| (E) Total Building Area: | | 44,855 s.f. |

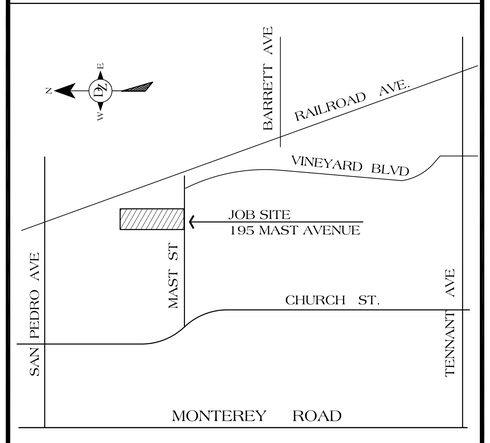
### Parking Requirements:

| | | |
|---|---|---|
| (n) Titans Sports Academy: | 1 per 150 s.f. | (79) |
| -9 employees | 1 per employee | (9) |
| (n) Kinetic Performance Institute: | 1 per 150 s.f. | (36) |
| -3 employees | 1 per employee | (3) |
| (e) Angel Star (wholesaler warehouse): | 1 per 1000 s.f. + | (11) |
| (e) Morgan Hill Moving (warehouse): | 1 per 1000 s.f. + | (11) |
| | total spaces req'd.: | (149) |
| PARKING PROVIDED: | on-site | 69 |
| | off-site (Caliber Collision) | 30 |
| | off-site (Apollo Seeds) | 50 |
| | Total Provided: 149 (incl. 5 ADA) | |

## ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| A.B. | ANCHOR BOLT | GA | GAUGE | R.A. | RETURN AIR |
| A.C. | ASPHALTIC CONCRETE | GALV. | GALVANIZED | RAD | RADIUS |
| A/C | AIR CONDITIONING | G.I. | GALVANIZED IRON | RD | ROUND |
| ALUM. | ALUMINUM | GFI | GROUND FAULT INTERRUPTER | REC. | RECESSED |
| APPROX. | APPROXIMATE | GL. | GLASS | REF. | REFRIGERATOR |
| ARCH. | ARCHITECTURAL | GRD | GROUND, or GRADE | REINF. | REINFORCED/ING |
| ASOS | ASPHALTED | GYP. BD. | GYPSUM BOARD | RES. | RESILIENT |
| ASPH. | ASPHALT | | | RM. | ROOM |
| | | H.C. | HOLLOW CORE | R.O. | ROUGH OPENING |
| BD | BOARD | H.D. | HOLD DOWN | REQ. | REQUIRED |
| BLDG. | BUILDING | HDR. | HEADER | R.W. | RIGHT OF WAY |
| BLKG. | BLOCKING | HDWD | HARDWOOD | RWD | REDWOOD |
| BM. | BEAM | HORIZ. | HORIZONTAL | R.W.L. | RAIN WATER LEADER |
| BOTT. | BOTTOM | HR. | HOUR | | |
| | | H.B. | HOSE BIBB | SCHED. | SCHEDULE |
| CAB. | CABINET | HT. | HEIGHT | S.C. | SOLID CORE |
| CEM. | CEMENT | HC | HANDICAP | SECT. | SECTION |
| C.T. | CERAMIC TILE | HVAC | HEATING VENTILATION AND AIR CONDITIONING | S.F. | SQUARE FEET |
| C.I. | CAST IRON | | | SHL | SINGLE HUNG |
| CLO. | CLOSET | HW | HOT WATER | SHT | SHEET |
| CLR. | CLEAR | | | SHWR | SHOWNER |
| CLG | CEILING | I.D. | INSIDE DIAMETER | SIM. | SIMILAR |
| C.M.U. | CONCRETE MASONRY UNIT | INSUL. | INSULATION | SLD | SLIDER |
| C.O. | CLEAN OUT | INT. | INTERIOR | SLD GL. DR. | SLIDING GLASS DOOR |
| COL. | COLUMN | | | SPECS. | SPECIFICATIONS |
| COMP. | COMPOSITION | J.B. | JUNCTION BOX | SQ. | SQUARE |
| CONC. | CONCRETE | JST. | JOIST | SQ. FT. | SQUARE FEET |
| CONN. | CONNECTION | | | STD. | STANDARD |
| CONST. | CONSTRUCTION | KIT. | KITCHEN | STL. | STEEL |
| CONT. | CONTINUOUS | KP. | KICKER POST | STOR. | STORAGE |
| CSMT. | CASEMENT | KS. | KING STUD | STRUCT. | STRUCTURAL |
| C.W. | COLD WATER | | | SS. | STAINLESS STEEL |
| | | LAVS. | LAVATORIES | SYM. | SYMMETRICAL |
| DBL. | DOUBLE | LIN. | LINEN | | |
| DET. | DETAIL | LT. | LIGHT | TB. | TOWEL BAR |
| DF. | DOUGLAS FIR | | | TEL. | TELEPHONE |
| DIM. | DIMENSION | MAT. | MATERIAL | TEMP. | TEMPERED |
| D.S. | DOWNSPOUT | MAX. | MAXIMUM | THRESH. | THRESHOLD |
| DRY. | DRYER | M.B. | MACHINE BOLT | T&G | TONGUE AND GROOVE |
| DW. | DISH WASHER | MECH. | MECHANICAL | T.O.F. | TOP OF FOOTING |
| DWG. | DRAWING | M.C. | MEDICINE CABINET | T.O. | TOP OF |
| | | MFR. | MANUFACTURER | T.O.P. | TOP OF PLATE |
| EA. | EACH | MIN. | MINIMUM | T.O.S. | TOP OF SLAB |
| ELEC. | ELECTRICAL | MISC. | MISCELLANEOUS | T.O.W. | TOP OF WALL |
| ELEV. | ELEVATION | MTD. | MOUNTED | TP. | TOILET PAPER |
| ENCL. | ENCLOSURE | | | TYP. | TYPICAL |
| EQ. | EQUAL | (N) | NEW | | |
| EXH. | EXHAUST | N.I.C. | NOT IN CONTRACT | U.N.O. | UNLESS NOTED OTHERWISE |
| EXP. | EXPANSION | NO., or # | NUMBER | U.O.N. | UNLESS OTHERWISE NOTED |
| EXIST.or (E) | EXISTING | N.T.S. | NOT TO SCALE | | |
| EXT. | EXTERIOR | | | VERT. | VERTICAL |
| | | O/ | OVER | | |
| FBRGL. | FIBERGLASS | O.C. | ON CENTER | W/ | WITH |
| FD | FLOOR DRAIN | O.F.S. | OUTSIDE FACE OF STUD | WAINS. | WAINSCOT |
| FND. | FOUNDATION | OPP. | OPPOSITE | WC. | WATER CLOSET |
| FF. | FINISH FLOOR | O.D. | OUTSIDE DIAMETER | WD. | WOOD |
| FG. | FINISH GRADE | | | WDW. | WINDOW |
| FLR. | FLOOR | @ | PLATE | W/O | WITH OUT |
| FL. | FLUORESCENT | P/L. | PROPERTY LINE | WP. | WATERPROOF |
| FOC. | FACE OF CONCRETE | PLAS. | PLASTER | WWF. | WELDED WIRE FABRIC |
| FOS. | FACE OF STUD | PLY. | PLYWOOD | | |
| FR DR. | FRENCH DOOR | PNL. | PANEL | | |
| FT. | FOOT, or FEET | PKS. | POLE & SHELF | | |
| FTG. | FOOTING | PT. | POINT | | |
| | | PR. | PAIR | | |

## VICINITY MAP

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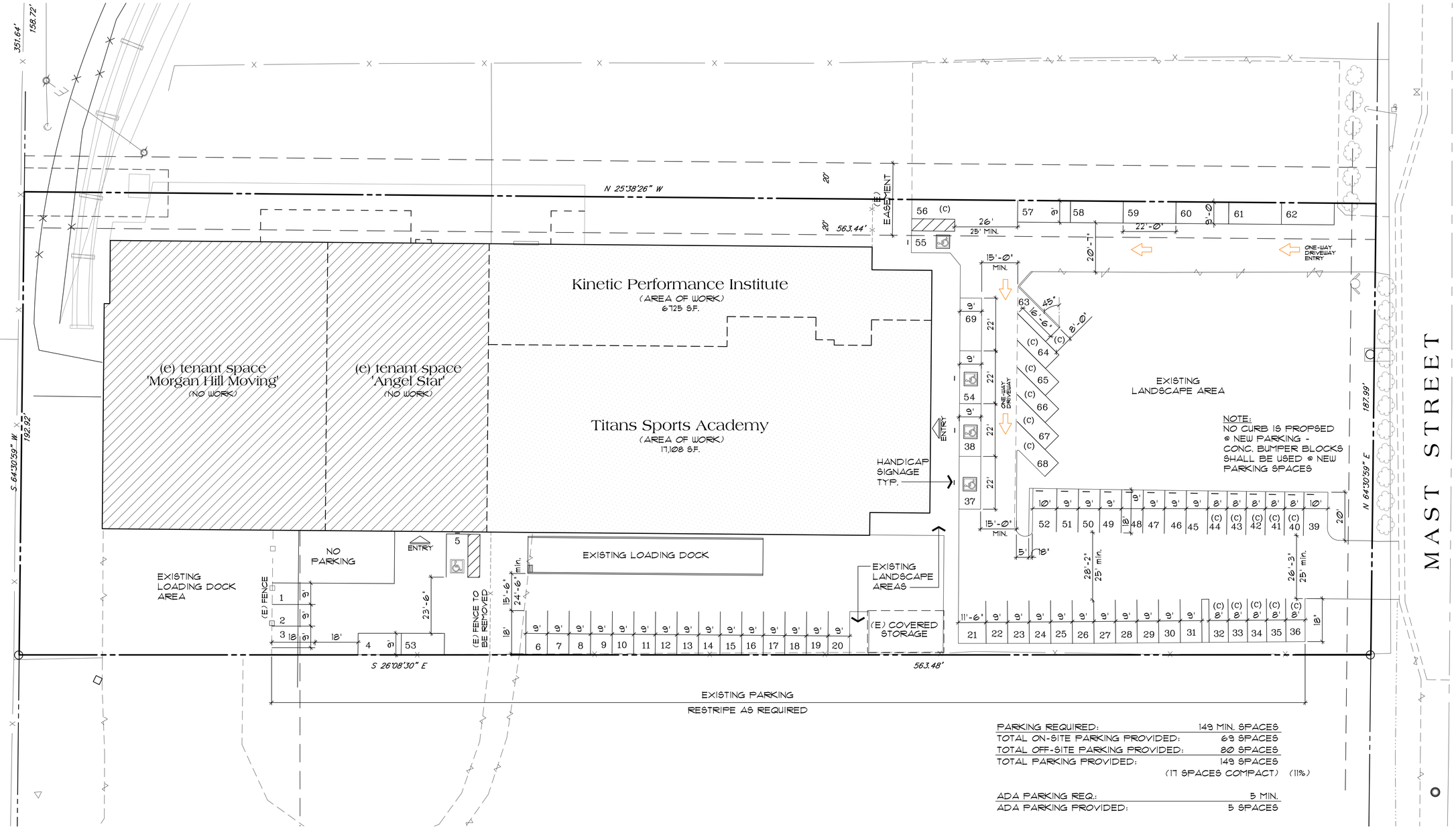
D&Z Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7065 Fax: (408) 778-7064
email: dz-design@pacbell.com

DRAWING TITLE: Title Sheet
JOB TITLE: Titans Sports Academy & Kinetic Performance Institute T.I.
JOB ADDRESS: 195 Mast Avenue, Morgan Hill, California

DATE: DEC. 15, 2020
SCALE: NONE
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: DG
JOB NO.: DZ6120
SHEET: T1


Attachment: Project Plans [Revision 1] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)




| | |
|---|---|
| PARKING REQUIRED: | 149 MIN. SPACES |
| TOTAL ON-SITE PARKING PROVIDED: | 69 SPACES |
| TOTAL OFF-SITE PARKING PROVIDED: | 80 SPACES |
| TOTAL PARKING PROVIDED: | 149 SPACES |
| | (17 SPACES COMPACT) (11%) |
| ADA PARKING REQ.: | 5 MIN. |
| ADA PARKING PROVIDED: | 5 SPACES |

## Proposed Site Plan

817-02-063

scale: 1"=20'-0"

NO./ DATE/ REVISION

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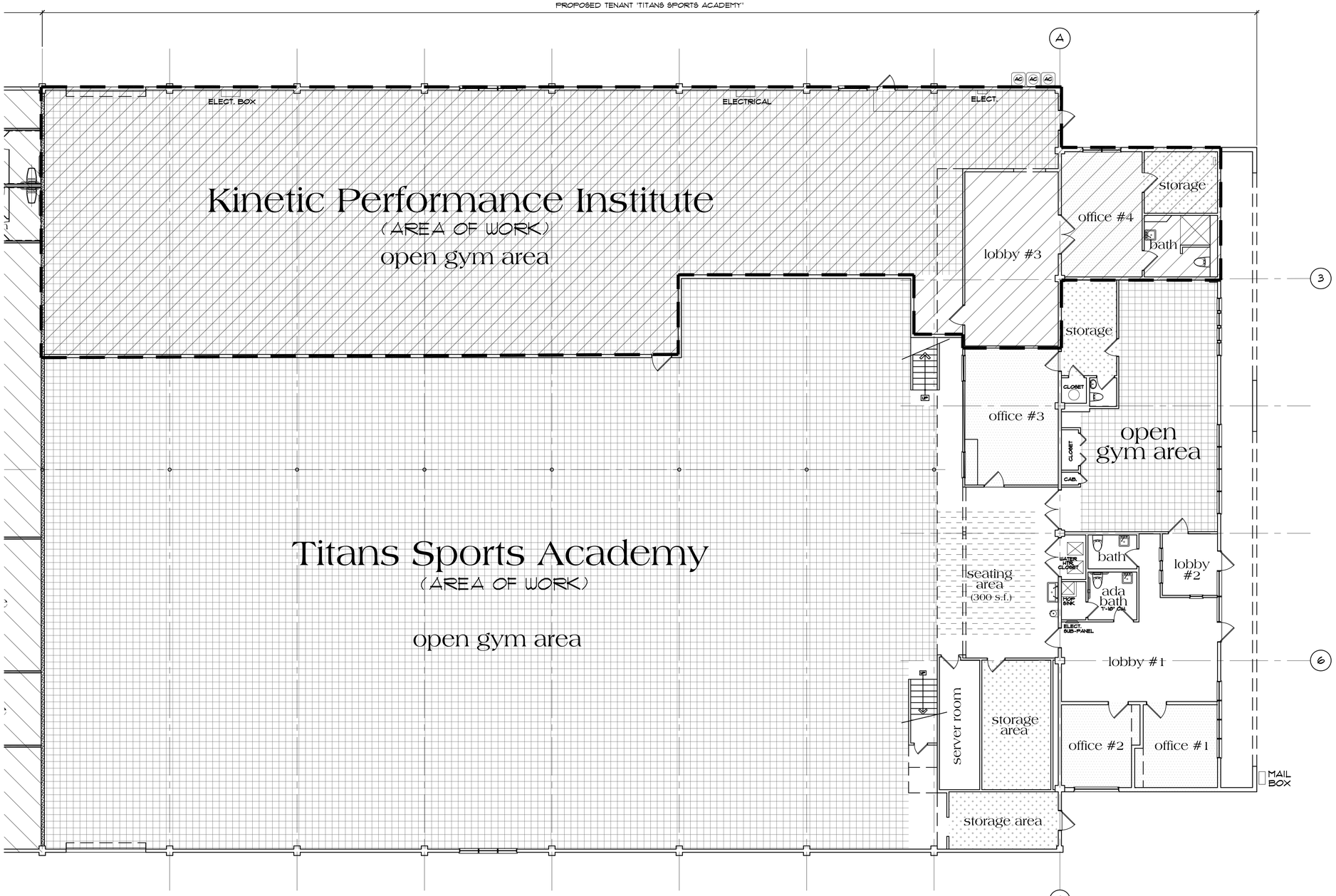
Morgan Hill, California 95037
Phone: (408) 778-7065 Fax: (408) 778-7064
email: dz.designassociates@gmail.com

DRAWING TITLE: Proposed Site Plan
JOB TITLE: Titans Sports Academy & Kinetic Performance Institute T.I.
JOB ADDRESS: 195 Mast Avenue, Morgan Hill, California

DATE: DEC. 15, 2020
SCALE: 1"=20'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: DG
JOB NO.: DZ6120
SHEET: A1

Attachment: Project Plans [Revision 1] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinetic Performance Institute)

PROPOSED TENANT "TITANS SPORTS ACADEMY"




## Lower Floor Plan

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

Kinetic Performance Institute (proposed)

| | |
|---|---|
| open gym area: | 5425 s.f. |
| office area: | 258 s.f. |
| storage area: | 127 s.f. |
| other areas: (bathrooms, lobby hallways) | 915 s.f. |
| Total area: | 6,725 s.f. |

Titans Sport Academy (proposed)

| | |
|---|---|
| open gym areas: | 11,826 s.f. |
| office areas: | (offices upstairs & downstairs) 1384 s.f.<br>(upstairs break rm.) 265 s.f.<br>(downstairs parent seating area) 300 s.f.<br>Total: 1948 s.f. |
| storage areas: (lower & upper levels) | 680 s.f. |
| other areas: (bathrooms, lobby hallways, loft) | 2654 s.f. |
| Total area (Lower & Upper level: | 17,108 s.f. |

| NO./ DATE/ REVISION |
|---|
| |

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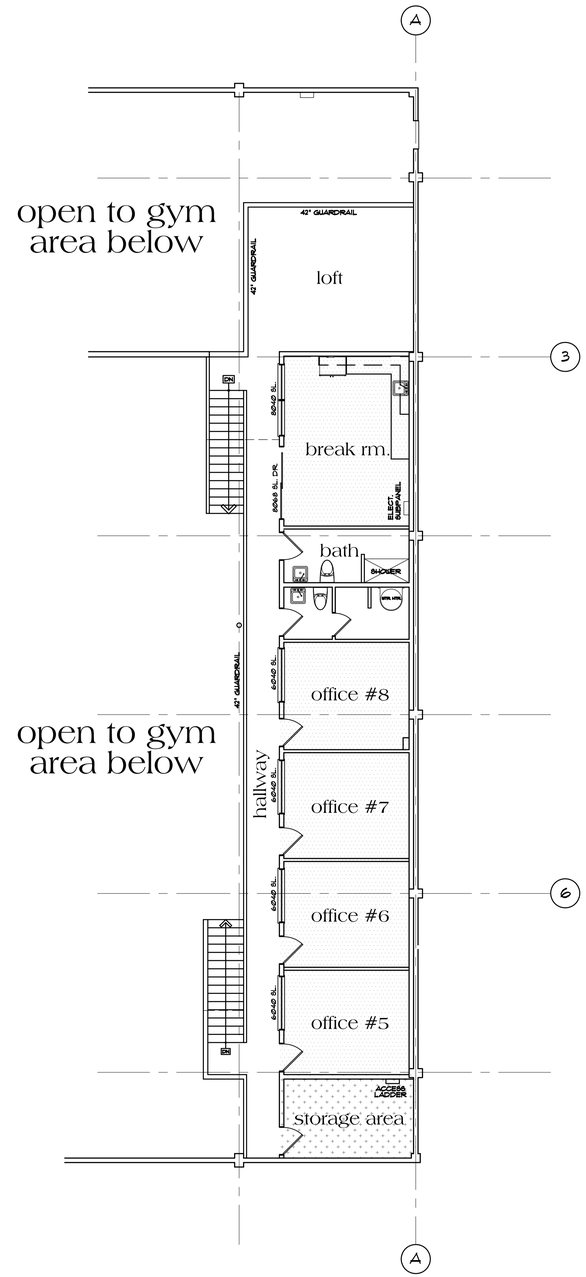
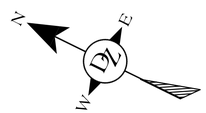
Morgan Hill, California 95037
Phone: (408) 778-7065 Fax: (408) 778-7064
email: dz.design@sbcglobal.net

DRAWING TITLE: Lower Floor Plan
JOB TITLE: Titans Sports Academy & Kinetic Performance Institute T.I.
JOB ADDRESS: 195 Mast Avenue Morgan Hill, California

DATE: DEC. 15, 2020
SCALE: 1/8"=1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: DG
JOB NO.: DZ6120
SHEET: A2.1

Attachment: Project Plans [Revision 1] (2320 : UP2020-0004: Mast-Titan Sports Academy/Kinetic Performance Institute)




## Upper Floor Plan

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

| NO./ DATE/ REVISION |
|---|
| |
| |
| |
| |
| |
| |
| |

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Phone: (408) 778-7065 Fax: (408) 778-7064
email: dz@dzdesignassociates.com

DRAWING TITLE: Upper Floor Plan
JOB TITLE: Titans Sports Academy & Kinetic Performance Institute T.I.
JOB ADDRESS: 195 Mast Avenue, Morgan Hill, California

DATE: DEC. 15, 2020
SCALE: 1/8"=1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: DG
JOB NO.: DZ6120
SHEET: **A2.2**

Attachment: Project Plans [Revision 1] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinetic Performance Institute)

TITANS SPORTS ACADEMY

**Tel:** 408.782.2872 - **Fax:** 408.782.2879 - **Email:** titanssports.mh@gmail.com - **Web:** titansmh.com

# Statement of Proposed Operations

| | |
|---|---|
| Application for: | Conditional Use Permit |
| Owner/Applicant: | Titans Sports Academy, Inc |
| | 8524 O'Toole Court |
| | Gilroy, CA 95020 |
| Project Location: | 195 Mast Street, Morgan Hill |
| Property size: | Titans: 17,108 s.f. |
| Existing land use: | Vacant suite, former "Angel Industries" |

Project Description: The proposed usage of the space located at 195 Mast Road, Morgan Hill, CA 95037 will be for the purposes of providing gymnastics, tumbling, and other recreational activities meant to enhance the lives and wellbeing of the surrounding youth. Titans Sports Academy has been operating its' business in Morgan Hill for the past five years. We pride ourselves in offering the Morgan Hill community, professional quality service in a clean and safe environment.

There are no plans to make any structural changes to the existing space. The empty warehouse will be filled with our current static equipment such as carpet bonded flooring, balance beams, uneven bars, 40x40 competition floor, vaulting station, and basic tumbling mats.

- Titans estimates to have 2-3 full-time employees and 4-6 part-time employees.
- Our estimated hours of operation Monday & Wednesday 9:00 am - 9:00 pm, Tuesday, Thursday, Friday 3:00-9:00 pm, Saturday 8:00 am - 4:00 pm, and closed Sundays (special events only as needed).
- Class start times are staggered to avoid overcrowding and congestion.
- Recreational classes range from 45-90 minutes and competitive groups from 2-4 hours.
- There will be a small waiting area with 8-10 seats reserved for our recreational parents.
- Parents are asked to drop off and pick-up participants at the end of their class time.
- We offer Birthday parties on Saturday and Sundays with limited time slots.
- General office equipment, such as a copy machine, printer, and several desk top computers, will be utilized for normal business operations.
- We do not plan on hosting any competitions at this location.
- There will be no use or disposal of hazardous materials.

Angelica McDonald

Attachment: Statement of Operations-Titans Sports Academy (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

DUB
Developing Greatness

## Statement of Operation

**History:** Dub Baseball/Softball, LLC is a small business that has been operating in Morgan Hill since 2012. Kinetic Performance Institute is a Fictitious Business Name of Dub Baseball/Softball, LLC registered with Santa Clara County and the State of California.

**Nature of Business**: Dub is a small recreational program that trains youth athletes and also provides club baseball teams. All clients are under 18 years of age and most of them live in Morgan Hill.

**Operation of Business**: Most training sessions or practices are 1-2 hours in duration. The vast majority of the clients are dropped off and picked-up by their parents. The parents live locally and do not usually wait or occupy the facility or the parking lot. There are usually only 10 trips to the facility every 2 hours for practice or training.

**Hours of Operation**: Dub is normally open during the week 4-8pm with limited weekend hours

**Employees**: Dub Baseball/Softball, LLC is solely owned by Erik Wagle and the company has 3 employees.

**Equipment:** Dub uses general training and workout equipment. There is not any usage of heavy machinery or equipment outside of the normal realm of training. There is never any use or storage of hazardous materials in the facility.

**Square footage** – Dub's square facility square footage is 6,725

City of Morgan Hill
Development Services Department
12/16/2020



Attachment: Statement Operations-KPI [Revision 1] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

# Statement of Operations

Company: AngelStar Inspired Products Inc.
Existing tenant at 195 Mast Avenue, Morgan Hill, CA

Owner: John Monaco
195 Mast Avenue
Morgan Hill, CA
(408) 472-7469

Project Description:
AngelStar Inspired Products, Inc. is using the space as long term equipment storage with no operations currently being conducted in the unit.

Hours & Days or operation:
Hours and days of operation are less than one day per month

# Employees:
Currently 0 employees

#Daily trips generated:
Less than 1 trip per week to the storage facility

Type of equipment or processes used:
Pallet racking and some limited computer equipment to store equipment and furniture

No hazardous materials or chemicals are being used.

Operations are no longer performed out of this location. There is no visiting the building or work being conducted at the building on a regular basis.

Thank you,

John Monaco

Attachment: Statement of Operations-AngelStar (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

# Statement of Operations

Company: Morgan Hill Moving & Storage
Existing tenant at 195 Mast Avenue, Morgan Hill, CA

Owner: Jeff Krogen
195 Mast Avenue, Suite 150
Morgan Hill, CA

Project Description:
Morgan Hill Moving is using the space as Storage only.
They are a moving company that moves items from one location to another (locally or nationally). Some clients need temporary storage between the moves, therefore storing their items in PODS within the building until the final move is completed. There is no public access to the tenant space.

Hours & Days or operation:
There are no normal hours nor days of operation since it is only storage space.

# Employees:
2 employees, rarely in office as they work remotely offsite, packing, transporting and unloading items at movers' destinations.
Employees visit tenant space only to load & unload items for temporary storage.

#Daily trips generated:
Average of (1) 3-4 hour visit every 3 days per week as needed during the hours of 8am and 3pm.

Type of equipment or processes used:
Forklift and pallet jacks are used for loading and unloading of storage which is performed using the loading docks at the north end of the building which can be accessed from Church Street via an existing easement. Tenant therefore does not require access from the existing front parking lot area nor parking spaces.

There are no hazardous materials or chemicals are being used.

Thank you,
Jeff Krogen

Attachment: Statement of Operation-MH Moving (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)

# Notice of Exemption

**To:** County Clerk
County of: Santa Clara
70 West Hedding Street, 1st Floor
San Jose, CA 95110

**From:** (Public Agency): City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Project Title: UP2020-0004: Mast – Titan Sports Academy & Kinetic Performance Institute

Project Applicant: Titan Sports Academy & Kinetic Performance Institute

Project Location - Specific:

The project site is north of Mast Street, approximately 150 feet west of its intersection with Vineyard Boulevard, located at 195 Mast Street in the City of Morgan Hill, California. The site is identified by Assessor's Parcel Number (APN) 817-02-063.

Project Location - City: Morgan Hill Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project is a conditional use permit to allow indoor commercial recreation for a youth gymnastics academy and youth athletic baseball training to be located inside an existing industrial building. The two businesses are separate but will occupy the same tenant space. The project will not construct any new buildings or additions and would only require interior tenant improvements for office space, storage partitions, and installation of gymnastic or training equipment. Exterior work would be limited to restriping the site to accommodate additional parking spaces. Titan will have 3-4 full time employees and 6-10 part time or seasonal employees. The proposed hours of operation will be from Monday through Friday from 9:00am to 9:00pm, Saturday from 8:00am to 4:00pm, and Sundays as needed for special events (birthday parties by request). Most of the classes are scheduled in the evening. Typical attendance for classes is between 6-14 participants. Titan will also offer birthday parties on Saturday or Sunday by request and estimate approximately 12-16 participants per birthday party. Kinetic will have 3 employees running 1 to 2-hour training sessions with approximately 10 athletes at a time weekdays Monday through Friday from 4:00 PM to 8:00 PM. Parents typically drop off their kids for classes or training but there is a waiting area and seating area offered.

Name of Public Agency Approving Project: City of Morgan Hill

Name of Person or Agency Carrying Out Project: Titan Sports Academy & Kinetic Performance Institute

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ✖ Categorical Exemption. State code number: Section 15301, Class 1

Reasons why project is exempt:

The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the First Amendment. This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, will not construct any new buildings or additions. The footprint of the building will remain the same, the only changes will occur interior to the building for tenant improvements for the business. There will be a minor increase in traffic due parents dropping off/picking up their kids for instruction. However, this is an insignificant amount of traffic and the surrounding roadways will adequately handle the addition. Therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines. Therefore, the proposed project would be considered exempt under CEQA Guidelines Section 15301, Class 1 for "Existing Facilities".

Lead Agency
Contact Person: Joey Dinh, Associate Planner, City of Morgan Hill Development Services Department
Area Code/Telephone/Extension: (408) 310-4676

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Date: Title:
☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Attachment: Notice of Exemption [Revision 1] (2920 : UP2020-0004: Mast-Titan Sports Academy/Kinectic Performance Institute)