



Regular Meeting Agenda

Planning Commission

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

Tuesday, September 28, 2021 7:00 pm

Virtual Meeting

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 hand 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 *6 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

MINUTES APPROVAL

1. APPROVE THE SEPTEMBER 14, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

2. PRELIMINARY REVIEW HEARING ON APPLICATION SR2021-0004: MONTEREY-CULLEN/DELGATTY: FIRST PHASE OF A PLANNED DEVELOPMENT MASTER PLAN DESIGN CONCEPT AT 15355 MONTEREY ROAD IDENTIFIED BY ASSESSOR PARCEL NUMBER: 779-04-030, LOCATED SOUTH OF THE SOUTHWEST CORNER OF MONTEREY HIGHWAY AND WATSONVILLE ROAD (CULLEN DEVELOPMENT LLC AND VERN DELGATTY, OWNER)

Recommendation:

Planning Commission to provide preliminary comments on the concept plan.

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.

DRAFT



Meeting Minutes Planning Commission

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

Tuesday, September 14, 2021 7:00 pm

Virtual Meeting

CALL TO ORDER

Chair Kumar called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance.

Attendee Name	Title	Status	Arrived
Malisha Kumar	Chair	Remote	
Laura Gonzalez-Escoto	Vice-Chair	Remote	
Joseph Mueller	Planning Commissioner	Remote	
Wayne Tanda	Planning Commissioner	Remote	
Liam Downey	Planning Commissioner	Remote	
Mohammad Habib	Planning Commissioner	Remote	
Juan Miguel Munoz-Morris	Planning Commissioner	Remote	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Downey led the Pledge of Allegiance at 7:01 p.m.

Minutes Acceptance: Minutes of Sep 14, 2021 7:00 PM (MINUTES APPROVAL)

OPEN PUBLIC COMMENT PERIOD

Chair Kumar opened the Public Comment Period at 7:05 p.m. The following individual was called to speak:

- Joe Baranowski

Hearing no further requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. APPROVE THE AUGUST 24, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Laura Gonzalez-Escoto, Vice-Chair
SECONDER:	Joseph Mueller, Planning Commissioner
AYES:	Kumar, Gonzalez-Escoto, Mueller, Tanda, Downey, Habib, Munoz-Morris

PUBLIC HEARINGS

None.

OTHER BUSINESS

2. ECONOMIC DEVELOPMENT UPDATE

Recommendation:

Receive Economic Development update and provide feedback on policy-related items.

Economic Development Director Matt Mahood gave a presentation at 7:08 p.m. The Assistant City Manager to Community Development Edith Ramirez along with Economic Development Director Matt Mahood discussed the updates with the Planning Commission.

Chair Kumar Opened Public Comment Period at 8:09 p.m. The following individuals addressed the Planning Commission:

- Joe Baranowski
- Brandon Kavitsky

Hearing no further requests to speak the Public Comment Period was closed.

No action taken. The Planning Commission received the Economic Development updates and provided feedback on policy-related items.

RESULT:	NO ACTION TAKEN
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DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement at 8:46 p.m.

Minutes Acceptance: Minutes of Sep 14, 2021 7:00 PM (MINUTES APPROVAL)

ADJOURNMENT

There being no further business, Chair Kumar adjourned the meeting at 8:49 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

Minutes Acceptance: Minutes of Sep 14, 2021 7:00 PM (MINUTES APPROVAL)



PLANNING COMMISSION STAFF REPORT

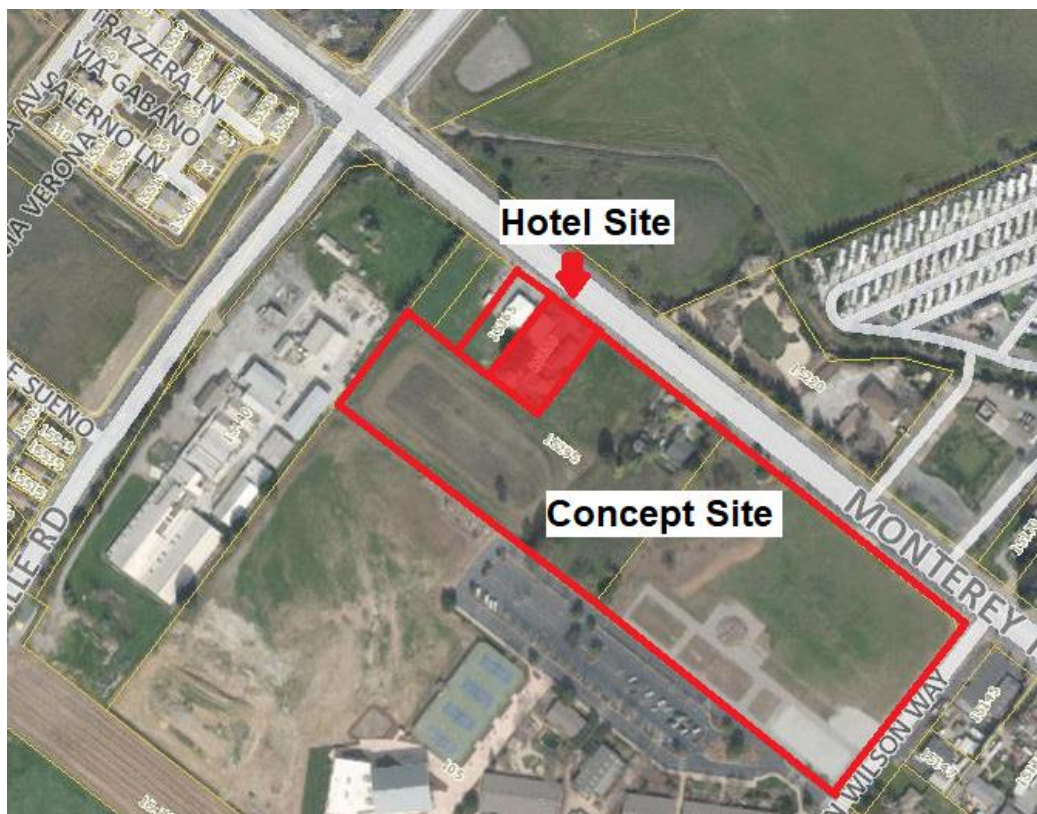
MEETING DATE: September 28, 2021

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

**PRELIMINARY REVIEW HEARING ON APPLICATION SR2021-0004:
 MONTEREY-CULLEN/DELGATTY: FIRST PHASE OF A PLANNED
 DEVELOPMENT MASTER PLAN DESIGN CONCEPT AT 15355
 MONTEREY ROAD IDENTIFIED BY ASSESSOR PARCEL NUMBER:
 779-04-030, LOCATED SOUTH OF THE SOUTHWEST CORNER OF
 MONTEREY HIGHWAY AND WATSONVILLE ROAD (CULLEN
 DEVELOPMENT LLC AND VERN DELGATTY, OWNER)**

RECOMMENDATION(S)

Planning Commission to provide preliminary comments on the concept plan.



PROJECT SUMMARY:

1. Location: 15355 Monterey Road identified by Assessor Parcel Number: 779-04-030

2. Site Area: 0.68 Acres
3. General Plan: Commercial
4. Zoning: General Commercial/Planned Development
5. Request: Request for a preliminary review of a first phase of a future master planned development containing a 50-room extended stay boutique hotel.

BACKGROUND:

The Planned Development Combining District (PD) was established by City Council Ordinance No 2028 on December 7, 2011 (Attachment 1). There are no regulations or master plans associated with the current PD designation – this is often referred to as a “shell PD”.

As required by Section 18.30.050 (Planned Development Combining District) of the Morgan Hill Municipal Code, the applicant submitted an application for preliminary input from the Planning Commission on this portion of a future proposed planned development project.

This property is within City limits but outside the Urban Service area (USA). Inclusion within the USA would be needed in order to develop.

PROJECT DESCRIPTION:

The applicant seeks to obtain feedback from the Planning Commission on a proposal for a 50-room extended stay boutique hotel that will be part of a larger master planned development. (Attachment 2). It is unclear at this time whether a zoning application for the Planned Development Combining District and the associated Master Plan would be requested for the hotel development or if an Administrative Use Permit, with Design Review Permit would be submitted for the hotel only. Because the site is designated PD, as a “shell” only, should the applicant desire to build to the base zoning and not utilize the PD designation for customization and flexibility, the project would be able to move forward with the uses allowed in the General Commercial (CG) zoning district provided the property could be placed within the USA.

As shown in the graphic above, the overall project site is roughly 12.25 acres. The proposed hotel would sit on an individual 0.68-acre parcel on the northern portion of the site fronting Monterey Road.

The applicant envisions a smaller scale Santana Row style European village master plan concept for the 12.25 acres. The overall site would be built in three phases:

Phase 1	Phase 2	Phase 3
Total Site Area: 0.68 acres Hotel Footprint: 10,000 sq ft Site Coverage: 33.8% Total Hotel Area: 30,000 sq ft Parking proposed: 55 cars	Total Site Area: 5.44 acres Lot 1 footprint: 32,500 sq ft Lot 2 footprint: 9,000 sq ft Lot 3 footprint: 23,250 sq ft Lot 8 Existing: 2,250 sq ft Total Footprint: 67,000 sq ft	Total Site Area: 7.24 acres School Footprint: 40,000 Site Coverage: 12.66% Total School Area: 40,000 sq ft Parking proposed: 112 cars

	Site Coverage: 28.3% Total Commercial Area: 131,700 sq ft Parking proposed: 631 cars	
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The hotel in the first phase is envisioned to be 3 stories or 45 feet tall at the highest point with podium and on-grade parking. The concept plans also appear to include parking lifts. As described by the applicant, the hotel is designed to be the greenest and most sustainable development in Morgan Hill. The building design features a central landscape courtyard and a rooftop court for viewing, social interaction, and community social events. There is a roof court feature and elevated solar panel shade areas.

Phase 2 of the project is proposed to include commercial and office uses. All of the buildings are envisioned to be two stories tall and would utilize underground parking for 470 of the required parking spaces. Phase 3 would be an expansion of Oakwood School.

The applicant originally envisioned the overall master plan to include a mix of residential and commercial uses, however with the 2016 General Plan update, this area was converted to Commercial, and the zoning was updated to be CG. Hotels are allowed in the CG zone with an Administrative Use Permit.

ANALYSIS:

1. Purpose of the Planned Development Combining District

Pursuant to Section 18.30.050.A of the Morgan Hill Municipal Code, “the purpose of the Planned Development (PD) combining district is to allow for high quality development that deviates from standards and regulations applicable to base zoning districts in Morgan Hill. The PD combining district is intended to promote creativity in building design, flexibility in permitted uses, and innovation in development concepts. The PD combining district provides landowners with enhanced flexibility to take advantage of unique site characteristics and develop projects that will provide public benefits for residents, employees, and visitors.”

The PD allows a project to deviate from development standards in the base zoning district (except the maximum floor area ratio and residential density may not exceed maximums established in the General Plan). The exception to this would be application of State mandated density bonus for affordable housing.

Permitted land uses in the PD combining district may deviate from the land use regulations of the applicable base zoning district provided the PD combining district allows only those land uses permitted in the applicable General Plan land use designation. The Preliminary Review hearing provides an opportunity for the Planning Commission and the public to offer input on different uses for the project site.

2. Planned Development (PD) Master Plan Findings

In addition to providing feedback to the applicant regarding their proposed Preliminary Development Plan, the Planning Commission should also provide preliminary input on the proposal's consistency with the PD Master Plan findings in Section 18.30.050.H.7 of the Zoning Code.

18.30.050.H.7 PD Master Plan Findings

Findings. The city council may approve an application for a PD master plan if all of the following findings can be made:

- a. The proposed development is consistent with the general plan, zoning code and any applicable specific plan or area plan adopted by the city council.
- b. The proposed development is superior to the development that could occur under the standards applicable in the existing zoning districts.
- c. The proposed project will provide a substantial public benefit as defined in Paragraph 8 (Substantial Public Benefit Defined) below. The public benefit provided shall be of sufficient value as determined by the planning commission to justify deviation from the standards of the zoning district that currently applies to the property.
- d. The site for the proposed development is adequate in size and shape to accommodate proposed land uses.
- e. Adequate transportation facilities, infrastructure, and public services exist or will be provided to serve the proposed development.
- f. The proposed development will not have a substantial adverse effect on surrounding property and will be compatible with the existing and planned land use character of the surrounding area.
- g. Findings required for the concurrent approval of a zoning map amendment can be made.

18.114.060 Findings for approval for Zoning Map Amendments

The City Council may approve a zoning code amendment only if all the following findings are made:

Findings for Zoning Code and Zoning Map Amendments

- A. Findings for all Zoning Code and Zoning Map Amendments.
 1. The proposed amendment is consistent with the general plan and any applicable specific plan as provided by Government Code Section 65860.
 2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city.

- C. Additional Finding for Zoning Map Amendments. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and general plan and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.

3. Administrative Use Permit Findings

As stated previously, because the site is designated PD as a “shell” only, should the applicant desire to build to the base zoning and not apply for a Planned Development Combining District and the associated Master Plan that would allow for customization and flexibility, they would be able to move forward with the uses allowed in the CG zone district. Hotels are allowed in the CG zone with an Administrative Use Permit; however, staff would anticipate elevating this decision to the Planning Commission for a decision.

18.108.020.E Administrative use permit findings

Findings for Approval. To approve an administrative use permit, the review authority shall make all the following findings:

1. The proposed use is allowed in the applicable district.
2. The proposed use is consistent with the general plan, zoning code, and any applicable specific plan or area plan adopted by the city council.
3. The site is suitable and adequate for the proposed use.
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.
5. The proposed use will not be detrimental to the public health, safety, and welfare.
6. The proposed use would not have a substantial adverse effect in traffic circulation and on the planned capacity of the street system.
7. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

Conclusion

Staff recommends the Planning Commission provide feedback regarding the hotel plan and the overall concept plan. Input is not a recommendation for approval or denial of the project. At this point in project review, any recommendation to the applicant is advisory only and shall not be binding on either the applicant or the City.

CEQA (California Environmental Quality Act):

The Preliminary Review application is not subject to CEQA, as there will be no action taken as this is an information item only. Future development applications will require further environmental review.

LINKS/ATTACHMENTS:

1. Ordinance 2028
2. SR2021-004 Plans

ORDINANCE NO. 2028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL AMENDING THE ZONING DESIGNATIONS WITHIN A 67.39-ACRE AREA LOCATED ON THE WEST SIDE OF MONTEREY ROAD, SOUTH OF WATSONVILLE ROAD

WHEREAS, such request was considered by the City Council at its regular meeting of December 7, 2011, at which time the City Council approved Zoning Amendment applications, ZA-08-09: Watsonville – Royal Oaks Enterprises, ZA-08-08: Monterey – Morgan Hill Bible Church, and ZA-08-10: Monterey – City of Morgan Hill (APNs 779-04-001, -003, -004, -052, -056 & -067; APNs 779-04-005, -010, -015, -030, -032, -033 & -072 thru -074; APNs 779-04-016 & -061); 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.

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

- SECTION 1. LANDS TO BE REZONED/PREZONED.** Attached hereto as Exhibit ‘A’ and made a part of this ordinance is a list of parcels whose zoning designations are hereby amended by adoption of this ordinance. The area of the Zoning Amendments encompasses 17 parcels totaling 67.39-acres located on the west side of Monterey Road, south of Watsonville Road.
- SECTION 2. INCORPORATING THE MAP BY REFERENCE.** There hereby is attached hereto as Exhibit ‘B’ and made a part of this ordinance is a zoning map entitled "Monterey-South of Watsonville Zoning Designation Changes", which identifies the location of the parcels listed in Exhibit ‘A’ of this ordinance.
- SECTION 3. FINDING OF CONSISTENCY WITH THE GENERAL PLAN.** The City Council hereby finds that the amendments established by this ordinance as herein described are compatible with the goals, objectives, policies and land use designations of the General Plan of the City of Morgan Hill as proposed under the related applications GPA-07-02, GPA-08-08, and GPA-08-09. The Council further finds that the proposed amendments are required in order to serve the public health, convenience and general welfare as provided by Section 18.62.070 of the Morgan Hill Municipal Code.
- SECTION 4.** The City Council of the City of Morgan Hill hereby finds that, on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the City Council’s independent judgment and analysis, and that the Mitigated Negative Declaration was adopted prior to action taken to adopt the Resolution. The custodian of the documents or other material which constitute the record shall be the Community Development Department.

SECTION 5. Severability. If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

SECTION 6. Effective Date; Publication. This Ordinance shall take effect thirty (30) days after the date of its adoption. The City Clerk is hereby directed to publish this ordinance pursuant to §36933 of the Government Code.

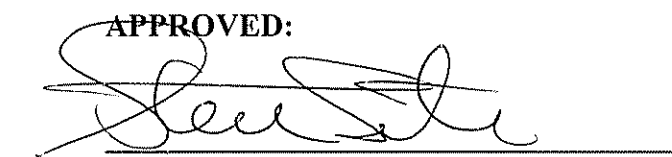
THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE CITY COUNCIL HELD ON THE 7th DAY OF DECEMBER 2011, AND WAS FINALLY ADOPTED AT A MEETING OF THE CITY COUNCIL HELD ON THE 18th DAY OF JANUARY 2012, AND SAID ORDINANCE WAS DULY PASSED AND ADOPTED IN ACCORDANCE WITH LAW BY THE FOLLOWING VOTE:

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

ATTEST:


IRMA TORREZ, City Clerk

APPROVED:


STEVE TATE, Mayor

Effective: February 18, 2012

~ CERTIFICATION ~

I, IRMA TORREZ, CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 2028, New Series, adopted by the City Council of the City of Morgan Hill, California at their regular meeting held on the 18th day of January 2012.

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

DATE:

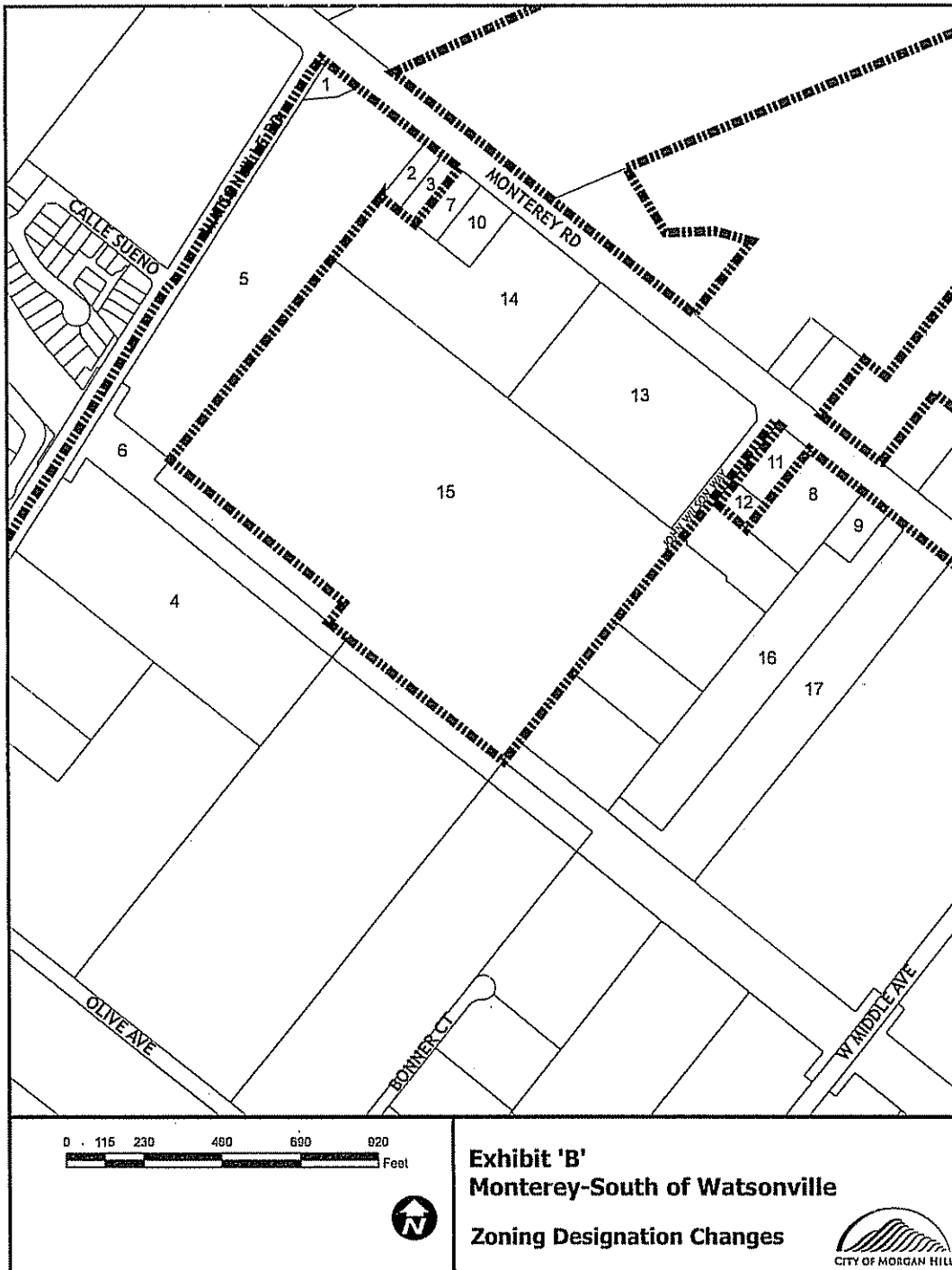
2/13/12


IRMA TORREZ, City Clerk

Exhibit 'A'

CITY ZONING DESIGNATION CHANGES

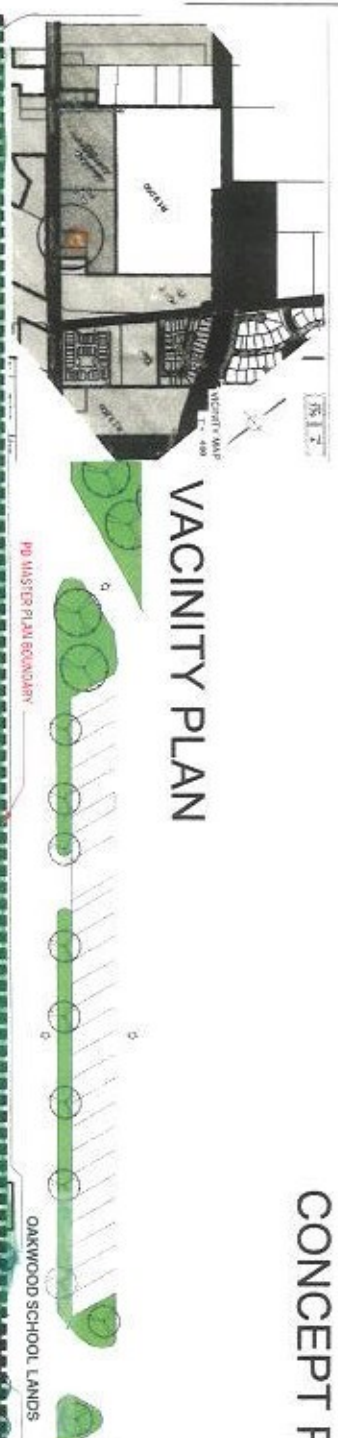
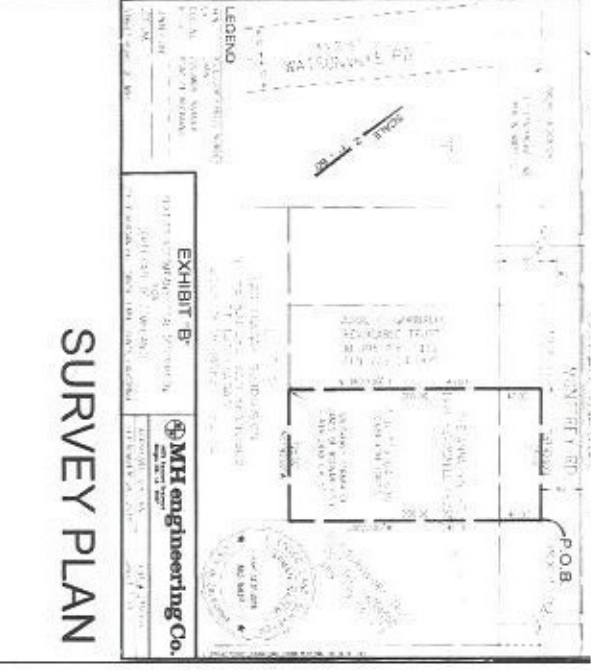
	<u>APN:</u>	<u>ACRES:</u>	<u>FROM:</u>	<u>TO:</u>
1.	779-04-001	0.11	n/a	CL-R, Light Commercial-Residential/ Planned Development
2.	779-04-003	0.34	n/a	CL-R, Light Commercial-Residential/ Planned Development
3.	779-04-004	0.34	n/a	CL-R, Light Commercial-Residential/ Planned Development
4.	779-04-052	7.50	n/a	R3/Planned Development
5.	779-04-056	8.19	n/a	CL-R, Light Commercial-Residential/ Planned Development
6.	779-04-067	0.86	n/a	OS, Open Space
7.	779-04-005	0.44	RE(100,000)	CL-R, Light Commercial-Residential/ Planned Development
8.	779-04-010	1.38	n/a	CL-R, Light Commercial-Residential/ Planned Development
9.	779-04-015	0.42	n/a	CL-R, Light Commercial-Residential/ Planned Development
10.	779-04-030	0.68	RE(100,000)	CL-R, Light Commercial-Residential/ Planned Development
11.	779-04-032	0.63	RE(100,000)	CL-R, Light Commercial-Residential/ Planned Development
12.	779-04-033	0.27	RE(100,000)	CL-R, Light Commercial-Residential/ Planned Development
13.	779-04-074	7.14	RE(100,000)	CL-R, Light Commercial-Residential/ Planned Development
14.	779-04-072	5.02	RE(100,000)	CL-R, Light Commercial-Residential/ Planned Development
15.	779-04-073	24.59	RE(100,000)	R1(9,000)
16.	779-04-016	3.98	n/a	PF, Public Facilities
17.	779-04-061	5.50	n/a	PF, Public Facilities





LAND USE DISTRIBUTION CHARACTERISTICS

APN	ACRES	DEVELOPMENT	USE
179-64-001	1.1	Single Family Detached	Residential
179-64-002	1.1	Single Family Detached	Residential
179-64-003	1.1	Single Family Detached	Residential
179-64-004	1.1	Single Family Detached	Residential
179-64-005	1.1	Single Family Detached	Residential
179-64-006	1.1	Single Family Detached	Residential
179-64-007	1.1	Single Family Detached	Residential
179-64-008	1.1	Single Family Detached	Residential
179-64-009	1.1	Single Family Detached	Residential
179-64-010	1.1	Single Family Detached	Residential
179-64-011	1.1	Single Family Detached	Residential
179-64-012	1.1	Single Family Detached	Residential
179-64-013	1.1	Single Family Detached	Residential
179-64-014	1.1	Single Family Detached	Residential
179-64-015	1.1	Single Family Detached	Residential
179-64-016	1.1	Single Family Detached	Residential
179-64-017	1.1	Single Family Detached	Residential
179-64-018	1.1	Single Family Detached	Residential
179-64-019	1.1	Single Family Detached	Residential
179-64-020	1.1	Single Family Detached	Residential



ADA GROUP, P.S.

An Architectural Corporation

1314 N. STATE STREET
BELLINGHAM, WA 98225
TEL. 408-234-6039
FAX. 408-465-2780

PROJECT: HOTEL MONTEREY VILLAGE

DATE: NOV. 20, 2008

DRAWN: RW

CHECKED: WFO

JOE W.

PD-1

PD MASTER PLAN (FUTURE PLAN DEVELOPMENT)

15355 Highway 96, Morgan Hill, CA



PD MASTER PLAN

SCALE 1"=40'-0"

MONTEREY ROAD

JOHN WILSON WAY

EXISTING SCHOOL

PHASE 1

PHASE 2

PHASE 3

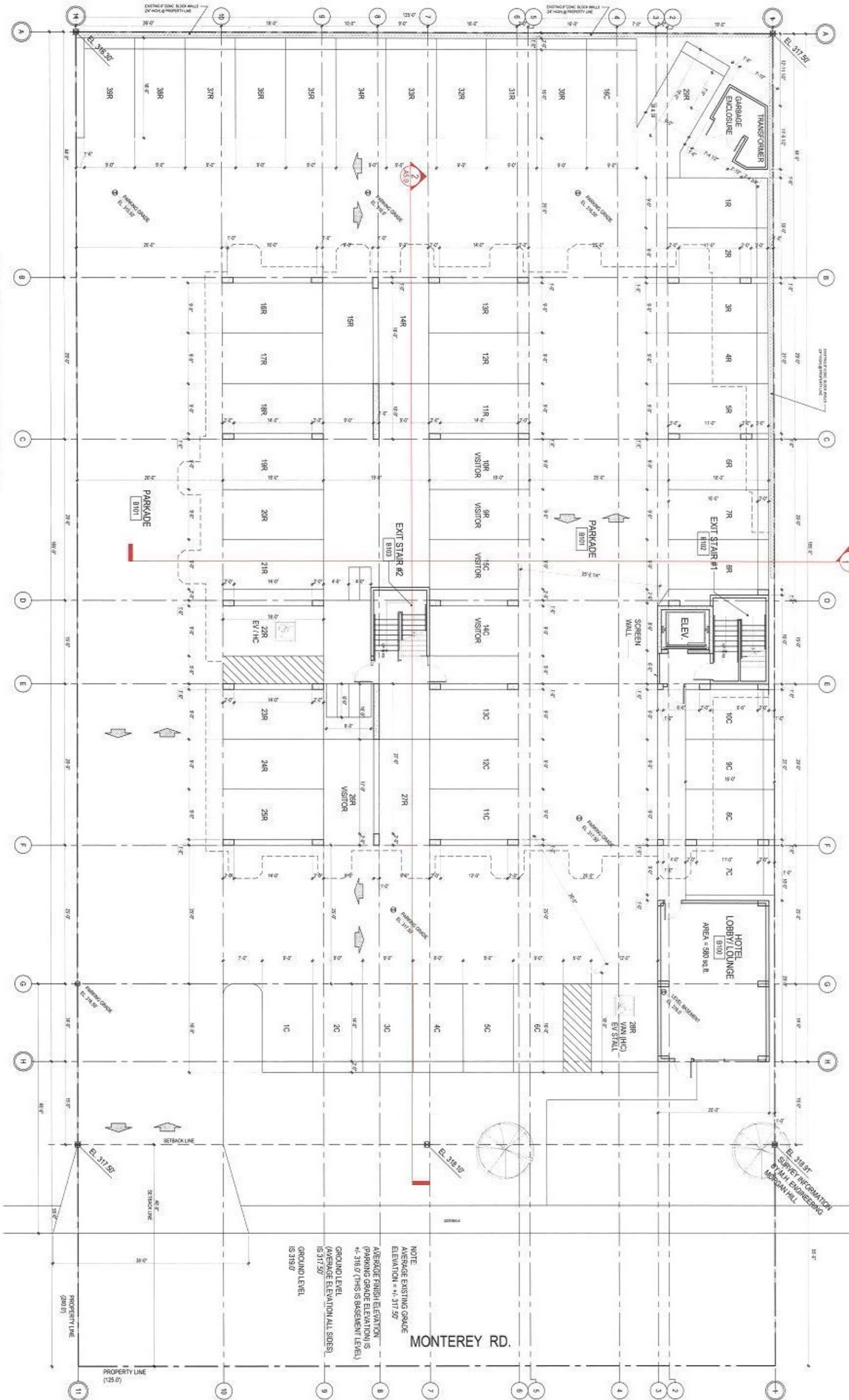
JOHN WILSON WAY

MONTEREY ROAD

[illegible]

PD MASTER PLAN
SCALE 1"=60'-0"

NOTE:
THIS BUILDING IS SPRINKLERED TO
CALIFORNIA BUILDING CODE AND
MORGAN HILL REQUIREMENT



MONTEREY RD.

NOTE:
AVERAGE EXISTING GRADE
ELEVATION = +/- 317.50'

AVERAGE FINISH ELEVATION
(PARKING GRADE ELEVATION) IS
+/- 316.0' (THIS IS BASEMENT LEVEL)

GROUND LEVEL
(AVERAGE ELEVATION ALL SIDES)
IS 317.50'

GROUND LEVEL
IS 318.0'

ADA GROUP, P.S.
An Architectural Corporation
1314 N. STATE STREET
BELLINGHAM, WA 98225
TEL. 408-234-6039
FAX. 408-465-2780

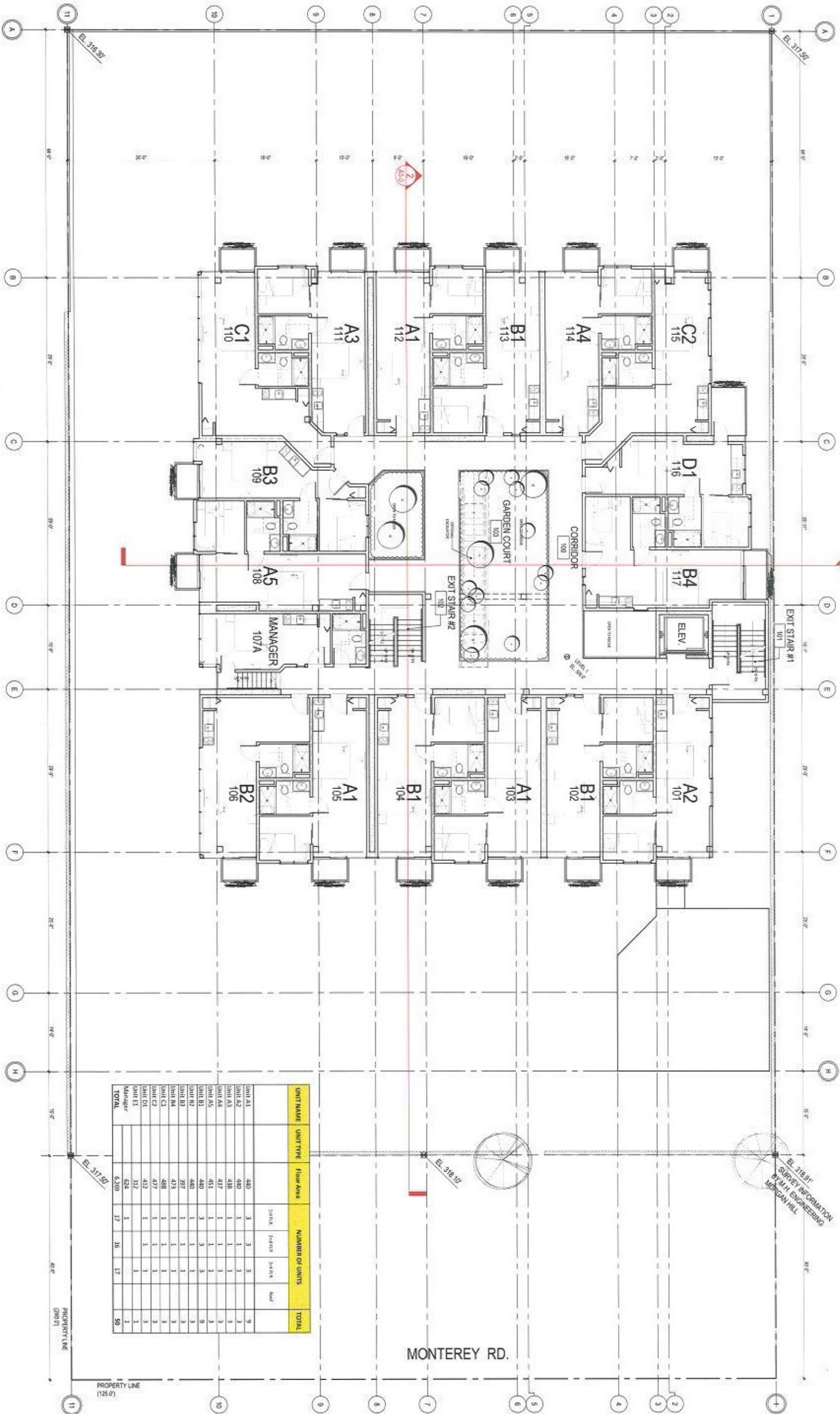


PROJECT	HOTEL MONTEREY VILLAGE
DATE	NOV 20, 2020
DRAWN	RS
CHECKED	YND
DATE	NOV 20, 2020

A2.0

DETAIL	BASEMENT/ PARKING/ENTRY FLOOR PLAN	
SCALE	AS SHOWN	
DATE	NOV 20, 2020	
DRAWN	RS	
CHECKED	YND	
DATE	NOV 20, 2020	
DRAWING NO.	A2.0	
COPYRIGHT	©	MATERIAL

1 BASEMENT/ PARKING/ ENTRY FLOOR PLAN
A2.0 SCALE: 1/8" = 1'-0"



UNIT NAME	UNIT TYPE	Floor Area	NUMBER OF UNITS				TOTAL
			2-BED	3-BED	4-BED	5-BED	
Unit A1		440	3	3	3		9
Unit A2		440	1	1	1		3
Unit A3		436	1	1	1		3
Unit A4		437	1	1	1		3
Unit A5		451	1	1	1		3
Unit B1		440	3	3	3		9
Unit B2		440	1	1	1		3
Unit B3		397	1	1	1		3
Unit B4		413	1	1	1		3
Unit C1		488	1	1	1		3
Unit C2		437	1	1	1		3
Unit D1		412	1	1	1		3
Unit D2		312	1	1	1		3
Manager		624	1				1
TOTAL		6,209	37	36	17		90

ADA GROUP, P.S.

An Architectural Corporation

1314 N. STATE STREET
BELLINGHAM, WA 98225
TEL. 408-234-6039
FAX. 408-465-2780

SCALE: AS SHOWN

DATE: 10/20/2020

DRAWN: R.N.

CHECKED: W.H.

JOB NO.

DRAWING NO.

PROJECT: HOTEL MONTEREY VILLAGE

15355 Highway 94, Monterey, CA

DETAIL: FIRST FLOOR PLAN

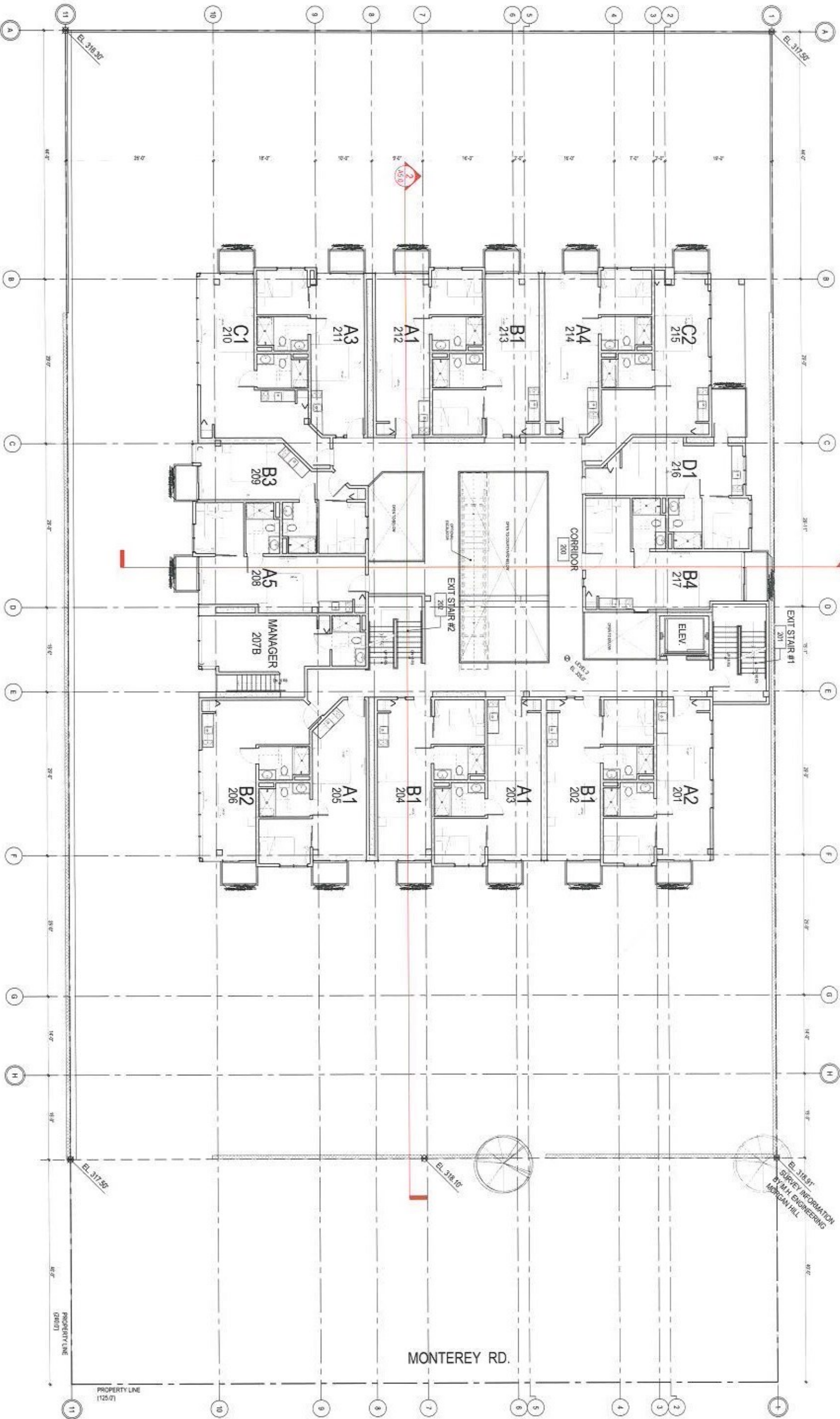
REVISION

DATE

COMPONENT

MATERIAL

A3.0



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1314 N. STATE STREET
BELLINGHAM, WA 98225
TEL. 408-234-6039
FAX. 408-465-2780

11305 Monterey Rd
Monterey, CA

DETAIL
SECOND FLOOR PLAN

SCALE
AS SHOWN
DATE
NOV. 20, 2020
DRAWN
RM
CHECKED
VMD
JOB NO.

DATE
DEC 09/20

NO. 2

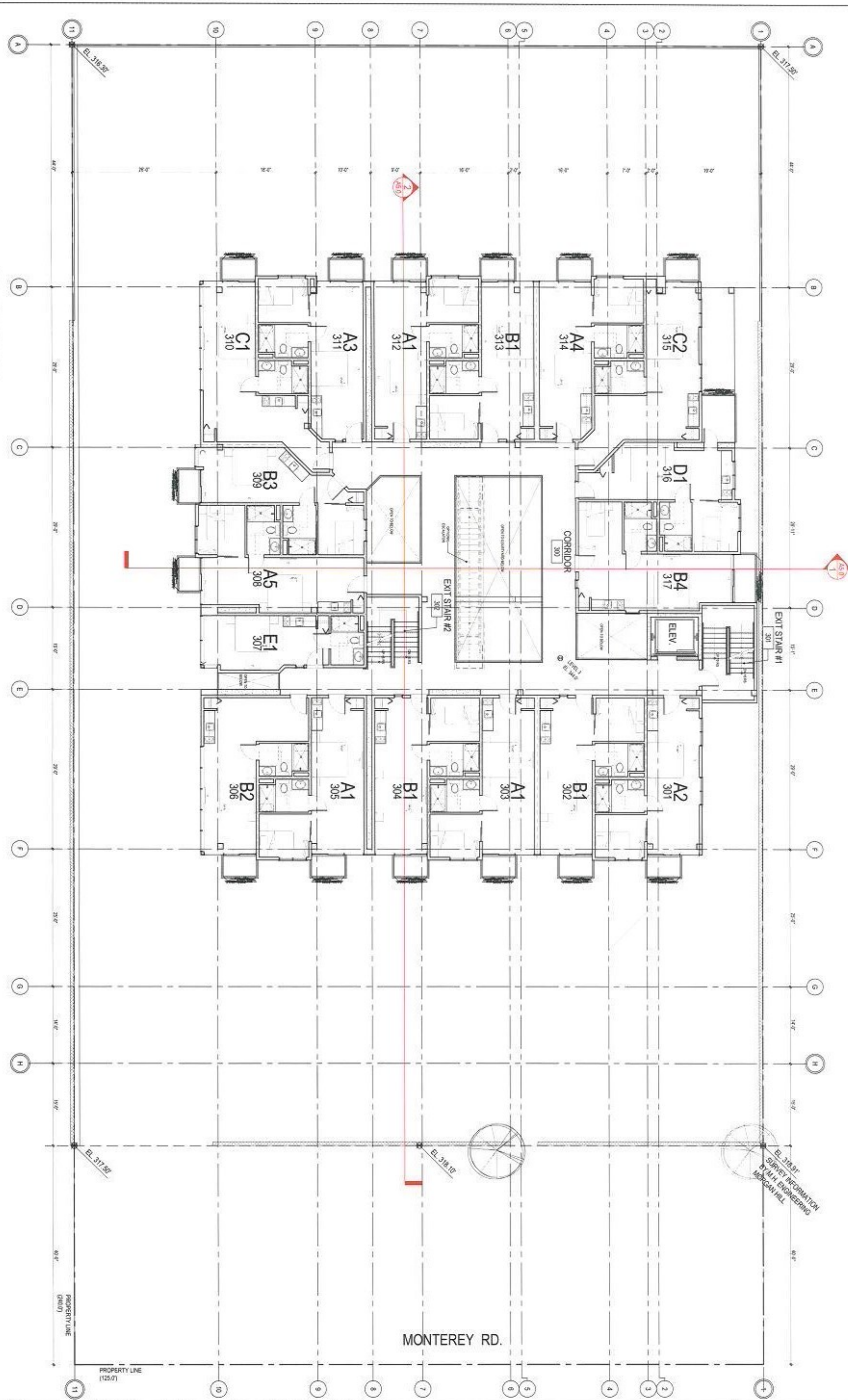
REVISION

DATE

PROJECT
HOTEL
MONTEREY
VILLAGE

COMPANIES
A4.0

COMPANIES
A4.0



1 THIRD FLOOR PLAN
A32 SCALE: 1/8" = 1'-0"

ADA GROUP, P.S.
An Architectural Corporation
1314 N. STATE STREET
BELLINGHAM, WA 98225
TEL. 408-234-8039
FAX. 408-465-2780

13351 University Rd.
Bellingham, WA, CA

THIRD FLOOR PLAN

SCALE: AS SHOWN
DATE: NOV. 20, 2003
DESIGN: RW
CHECKED: WND
JOB NO.: 108166

DRAWING NO.: A5.0

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08.12.03

PROJECT
HOTEL
MONTEREY
VILLAGE

13351 University Rd.
Bellingham, WA, CA

THIRD FLOOR PLAN

SCALE: AS SHOWN
DATE: NOV. 20, 2003
DESIGN: RW
CHECKED: WND
JOB NO.: 108166

DRAWING NO.: A5.0

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13351 University Rd.
Bellingham, WA, CA

THIRD FLOOR PLAN

SCALE: AS SHOWN
DATE: NOV. 20, 2003
DESIGN: RW
CHECKED: WND
JOB NO.: 108166

DRAWING NO.: A5.0

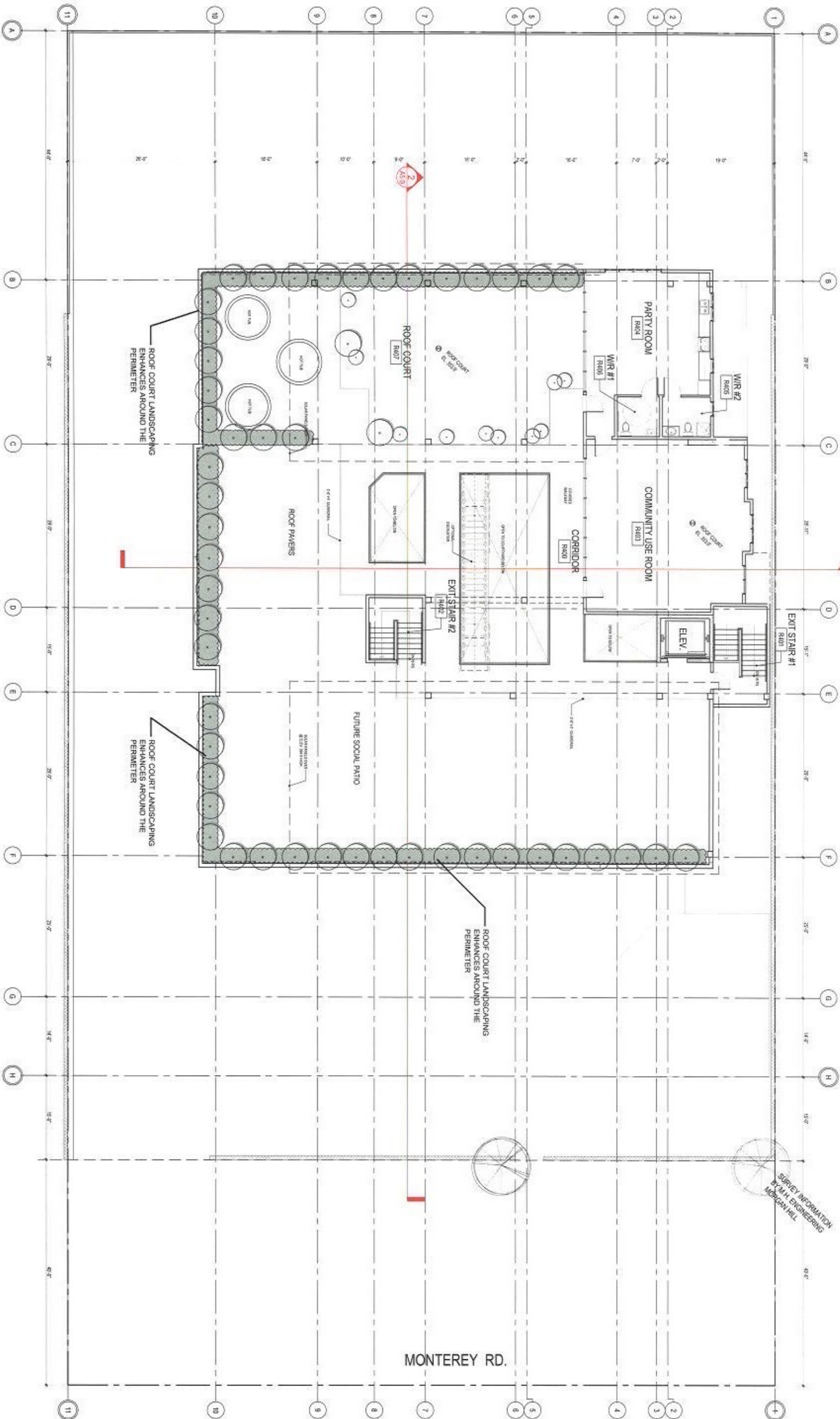
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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08.12.03

PROJECT
HOTEL
MONTEREY
VILLAGE

Attachment: SR2021-004 Plans (3181 : Preliminary Plan Review SR2021-0004 Monterey/Cullen/Delgatty)

Packet Pg. 22



1314 N. STATE STREET
BELLINGHAM, WA 98225
TEL. 408-234-8039
FAX. 408-465-2780

ADA GROUP, P.S.
An Architectural Corporation

DATE: MAY 21, 2020
DRAWN: RL
CHECKED: VAD
JOB NO. 1525

SCALE: AS SHOWN

PROJECT: HOTEL MONTEREY VILLAGE

DESIGN: MONTEREY VILLAGE

NO. 1

REVISION: 1

DATE: 05/21/20

COPIES: 1

WATERMARK: A6.0

1525 Highway Rd
Monterey, CA

DESIGN: MONTEREY VILLAGE

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

DATE: MAY 21, 2020

DRAWN: RL

CHECKED: VAD

JOB NO. 1525

PROJECT: HOTEL MONTEREY VILLAGE

NO. 1

REVISION: 1

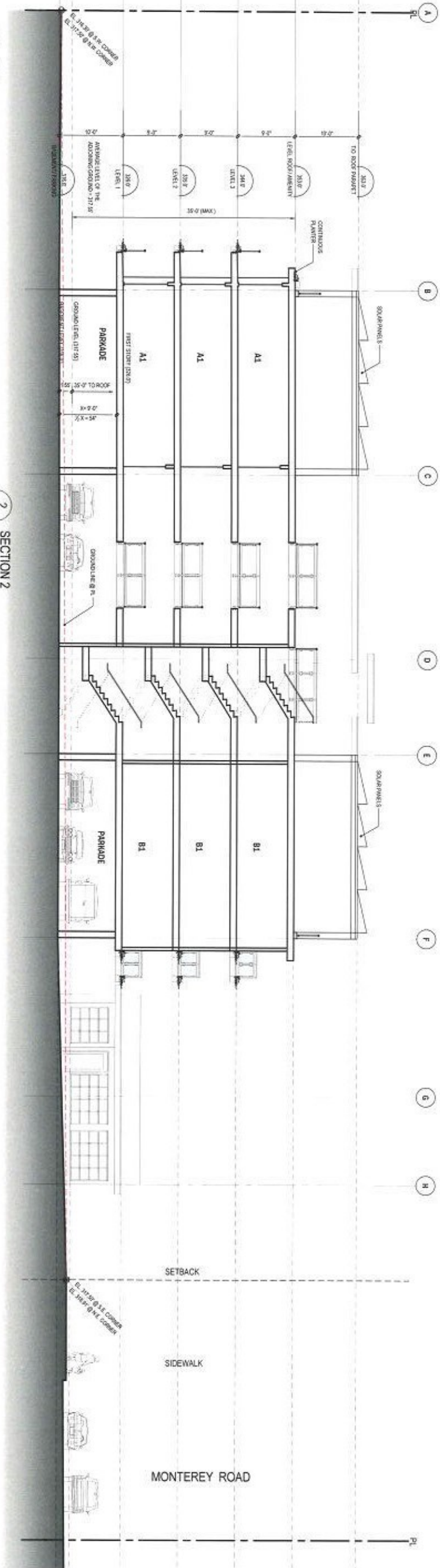
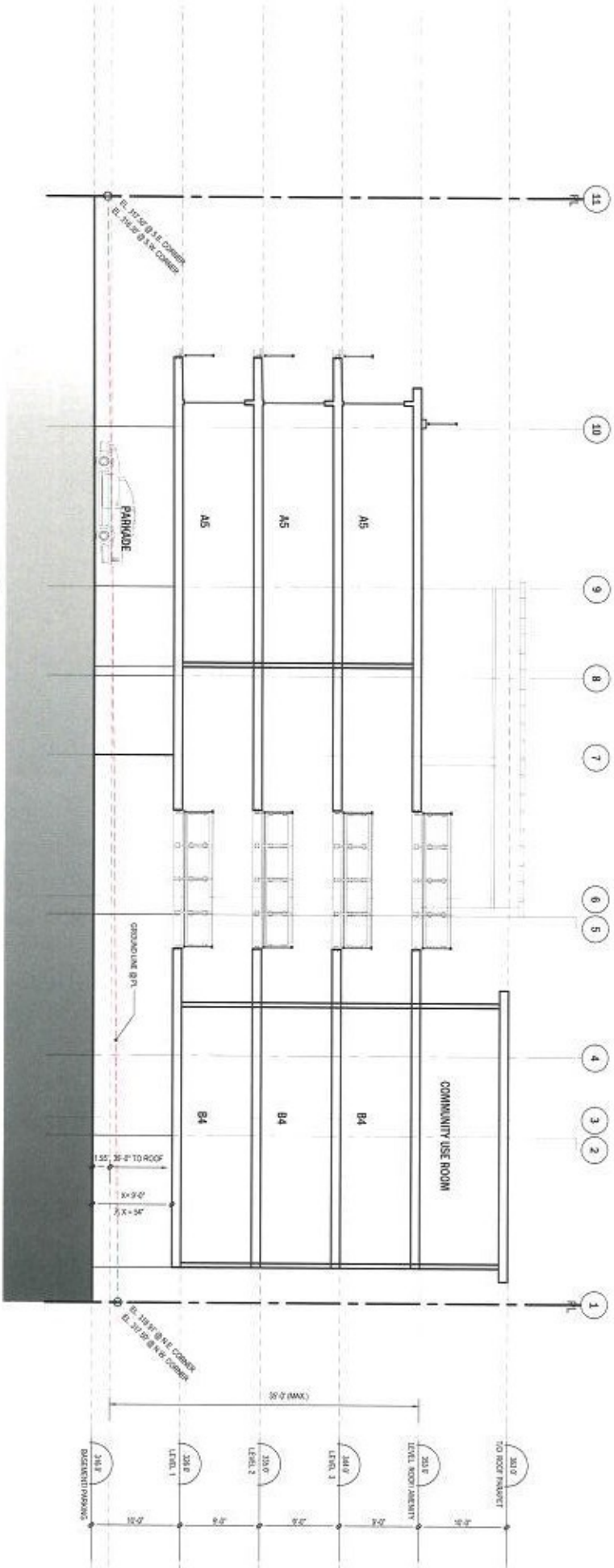
DATE: 05/21/20

COPIES: 1

WATERMARK: A6.0

Attachment: SR2021-004 Plans (3181 : Preliminary Plan Review SR2021-0004 Monterey/Cullen/Delgatty)

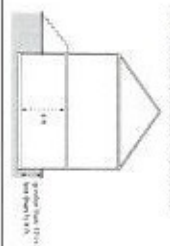
Packet Pg. 23



Code of Ordinances
18.128.020 - Definitions

Handwritten: A sign above door is more than 12 inches, but not more than one-half of its own height, below the average level of the opening (measured to the underside of the "crown" which is more than one-half below each face). See Figure 18.128.1.

FIGURE 18.128.1 SIGN DEFINITION



ADA GROUP, P.S.

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PROJECT

HOTEL
MONTEREY
VILLAGE

NO.

1

REVISION

DATE

DEC 2018

SCALE

AS SHOWN

DATE

NOV 20, 2020

DRAWN

JM

CHECKED

SPD

JOH 10

DRAWING NO.

A9.0

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