CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

JAMES WILSON	-	*CHAIR*
MOHAMMAD HABIB	-	*VICE-CHAIR*
PAUL LAKE	-	*PLANNING COMMISSIONER*
JOSEPH MUELLER	-	*PLANNING COMMISSIONER*
DAVID LOVATO	-	*PLANNING COMMISSIONER*
LIAM DOWNEY	-	*PLANNING COMMISSIONER*
STEVE ADAMO	-	*PLANNING COMMISSIONER*

Tuesday, May 26, 2026
7:00 PM

Council Chamber Building
17555 Peak Avenue, Morgan Hill, CA 95037

Morgan Hill Planning Commission meetings are held in person, with the option for the public to attend in person or participate by teleconference/video conference. Information on how the public may observe and participate in the meeting is below.

MEETING PARTICIPATION

Language Interpretation / Interpretación de idiomas

Live Digital Language Interpretation is available. To access the interpretation during the meeting, go to:
https://live.pocketalk.com/guest/S71BBUiWwiqXh3sPBf9Bfs2Ey4OYY9zgv8vZB5
or scan the QR code below:

Tenemos Interpretación digital en vivo. Para usar la interpretación durante la reunión, visite: https://live.pocketalk.com/guest/S71BBUiWwiqXh3sPBf9Bfs2Ey4OYY9zgv8vZB5
o escanee el código QR a continuación:

You can use a headset on your phone for audio or read the transcript on your device. Tablets and disposable headphones will be provided in person during the meeting to those who do not have their own devices.

Puede usar audífonos en su celular para escuchar el audio o leer la transcripción. Durante la reunión, se prestarán tabletas y audífonos desechables para las personas que no tengan su propio aparato.

Remote Participation

Morgan Hill Planning Commission meetings are held in person. The community may attend in person or via Zoom (video/teleconference). The meetings are also live-streamed on the City's website and Facebook page.

As a courtesy, and technology permitting, members of the public may attend online. However, the City cannot guarantee that the public's access to online technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue despite technical difficulties for participants using the online option.

Those wishing to participate in the meetings remotely must register in advance at https://bit.ly/PlanningCommissionMtg. Additionally, Zoom participants must be running the latest version or will be required to update to it before joining the meeting remotely.

Remote participation is also available by calling (669) 900-9128 and entering webinar ID: 862 0324 6251#. Dial *9 to raise your hand and be called upon to speak for up to 3 minutes. Dial *6 to unmute.

PUBLIC COMMENT

Public comment may be offered verbally at the meeting or in writing before the meeting.

Those attending remotely may only offer public comment for items on the agenda in any of these three categories:

- Consent Calendar
- Other Business
- Public Hearings

Public comment will be heard from those attending in person first with the submission of a speaker card. Once that is complete, we will move to those on Zoom that have their

hand raised. Following public comment from Zoom, we will close the public comment period for that item.

Remote public comment for items not on the agenda will not be accepted.

Written public comment may be submitted to the Planning Office:

- In person at the Planning Commission Meeting;
- Via email to pcpubliccomment@morganhill.ca.gov; or
- Hand delivered or mailed to the Planning Division at 17575 Peak Avenue, Morgan Hill, CA 95037

Please email your comments to the Planning Office no later than 3:00 p.m. on Monday (the day before the Planning Commission meeting) so that your comments can be submitted to the members of the Planning Commission with sufficient time to review them. You may continue to provide written comments up to noon on Tuesday (the day of the meeting), although Planning Commissioners may not have sufficient time to review them before the meeting. Public comments submitted to the Planning Division after noon (12:00 p.m.) the day of the meeting will be provided to the Planning Commission as time allows.

Written comments WILL NOT be read aloud during the Planning Commission Meeting. Please note that written comments are posted on the City's website. It is recommended that you do not include any personal information that you do not want to be posted on the web. Please be advised that communications directed to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law. Communications will NOT be edited for redactions and will be printed/posted as submitted.

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 Planning Office at (408) 310-4709 or by email at planning@morganhill.ca.gov. Requests must be made as early as possible and at least two full business days before the start of the meeting.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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 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. APRIL 28, 2026, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

2. MAY 12, 2026, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

PUBLIC HEARINGS

3. REQUEST FOR A DESIGN PERMIT (SR2024-0025) TO ALLOW THE DEVELOPMENT OF A 100-UNIT AFFORDABLE APARTMENT PROJECT (MONTEREY - AMG & ASSOCIATES) ON A 1.89-ACRE SITE LOCATED AT 17910 AND 17920 MONTEREY ROAD (APN: 726-25-001 AND -002).

Recommendation:

1. Open/close the public hearing;
2. Provide feedback on design elements; and
3. Adopt a Resolution approving a Design Permit for the construction of a 100-unit multifamily project.

OTHER BUSINESS

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the Planning Commission less than 72 hours prior to an open meeting, will be made available for public inspection at the front counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Planning 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 Planning Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council 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 Planning Commission, but it is very helpful. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning 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 Planning Commission.

Persons interested in proposing an item for the Planning 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 Planning's action, your request may be placed on the next appropriate agenda. Planning 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.

CITY OF MORGAN HILL

Planning Commission

Meeting Minutes

James Wilson - Chair
Mohammad Habib - Vice Chair
Paul Lake - Planning Commissioner
David Lovato - Planning Commissioner
Joseph Mueller - Planning Commissioner
Liam Downey - Planning Commissioner
Steve Adamo - Planning Commissioner

Tuesday, April 28, 2026
7:00 PM

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:00 p.m.

PRESENT	James Wilson, Paul Lake, Joseph Mueller, David Lovato, Liam Downey, Steve Adamo
REMOTE	Mohammad Habib

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:01 p.m.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Chair Wilson opened the Public Comment Period at 7:02 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes made.

MINUTES APPROVAL

1. MARCH 24, 2026 MEETING MINUTES

Recommendation:

1. Accept the March 24, 2026, Meeting Minutes.

MOTION:

Accept the March 24, 2026, Meeting Minutes.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Lake
AYES:	Chair Wilson, Vice Chair Habib, Planning Commissioner Lake, Planning Commissioner Mueller, Planning Commissioner Lovato, Planning Commissioner Downey, Planning Commissioner Adamo
NAYS:	None
ABSTAIN:	None

PUBLIC HEARINGS

None

OTHER BUSINESS

2. SAFETY, SERVICES, & INFRASTRUCTURE ELEMENT UPDATE/CLIMATE CHANGE VULNERABILITY ASSESSMENT WORKSHOP

Recommendation:

1. Review and accept the City of Morgan Hill CAPS Recommendations Report, draft Climate Change Vulnerability Assessment and goals, policies, and actions to be added to the Safety, Services, & Infrastructure Element.

Planning Manager, Adam Paszkowski gave a presentation at 7:04 p.m.

Program Coordinator for Climate Action Pathways for Schools (CAPS), Mariana Miranda, spoke at 7:07 p.m.

CAPS Intern, Quincy Salloom spoke at 7:08 p.m.

CAPS Intern, Isha Toor spoke at 7:14 p.m.

CAPS Intern, Diya Chauhan spoke at 7:21 p.m.

CAPS Intern, Nhi Hoang spoke at 7:26 p.m.

CAPS Intern, Joshua Gonzales spoke at 7:28 p.m.

Planning Manager Adam Paszkowski concluded the presentation at 7:38 p.m. and asked the Planning Commissioners if they had any clarifying questions, feedback, or input for Staff or the Interns.

Planning Commissioners asked questions and provided feedback at 7:42 p.m.

Program Coordinator for CAPS Marina Miranda responded to Planning Commissioners' questions at 8:26 p.m.

Chair Wilson opened the Public Comment Period at 8:32 p.m. The following individuals addressed the Planning Commission:

- Doug Muirhead

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

No action taken. The Planning Commissioners reviewed, discussed, and accepted the City of Morgan Hill CAPS Recommendations Report, draft Climate Change Vulnerability Assessment and recommended draft goals, policies, and actions to be added to the Safety, Services, & Infrastructure Element at a future date.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Planning Manager Adam Paszkowski made an announcement at 8:37 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Wilson adjourned the meeting at 8:38 p.m.

MINUTES PREPARED BY:
Jenna Luna

CITY OF MORGAN HILL

Planning Commission

Meeting Minutes

James Wilson - Vice Chair
Mohammad Habib - Planning Commissioner
Paul Lake - Planning Commissioner
David Lovato - Planning Commissioner
Joseph Mueller - Planning Commissioner
Liam Downey - Planning Commissioner
Steve Adamo - Planning Commissioner

Tuesday, May 12, 2026
7:00 PM

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:01 p.m.

PRESENT	James Wilson, Mohammad Habib, Paul Lake, Joseph Mueller, David Lovato, Liam Downey, Steve Adamo
ABSENT	None

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Planning Commission Mueller led the Pledge of Allegiance at 7:01 p.m.

PUBLIC COMMENT

Chair Wilson opened the Public Comment Period at 7:02 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes made.

PUBLIC HEARINGS

None

OTHER BUSINESS

1. REVIEW FISCAL YEAR 2026/2027 THROUGH 2031/2032 DRAFT CAPITAL IMPROVEMENT PROGRAM FOR CONSISTENCY WITH THE GENERAL PLAN

Recommendation:

1. Receive report on proposed FY 26/27 through FY 31/32 Capital Improvement Program (CIP); and
2. Adopt Resolution accepting the CIP and make a Finding of Consistency with the General Plan for FY 26/27 and FY 27/28.

Assistant City Manager/Public Services Director Chris Ghione gave a presentation at 7:06 p.m.

The Planning Commission asked clarifying questions of staff at 7:28 p.m.

Chair Wilson opened the Public Comment Period at 8:21 p.m. The following individuals were called to speak:

- Doug Muirhead

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

MOTION:

Adopt a Resolution accepting the CIP and make a Finding of Consistency with the General Plan for FY 26/27 and FY 27/28.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Downey
AYES:	Chair Wilson, Vice Chair Habib, Planning Commissioner Lake, Planning Commissioner Mueller, Planning Commissioner Lovato, Planning Commissioner Downey, Planning Commissioner Adamo
NAYS:	None
ABSTAIN:	None

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Service Director Jennifer Carman made an announcement at 8:33 p.m.
Planning Manager Adam Paszkowski made an announcement at 8:35 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Wilson adjourned the meeting at 8:38 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: May 26, 2026

PREPARED BY:
Tiffany Brown, Senior Planner
APPROVED BY: Jennifer Carman

REQUEST FOR A DESIGN PERMIT (SR2024-0025) TO ALLOW THE DEVELOPMENT OF A 100-UNIT AFFORDABLE APARTMENT PROJECT (MONTEREY - AMG & ASSOCIATES) ON A 1.89-ACRE SITE LOCATED AT 17910 AND 17920 MONTEREY ROAD (APN: 726-25-001 AND -002).

RECOMMENDATION(S)

1. Open/close the public hearing;
2. Provide feedback on design elements; and
3. Adopt a Resolution approving a Design Permit for the construction of a 100-unit multifamily project.

LOCATION MAP/PROJECT INFORMATION:

1.	Location:	17910 and 17920 Monterey Road (APN: 726-25-001 and -002)
2.	Site Area:	1.89 - Acres
3.	General Plan:	Mixed Use Flex (7-24 du/acre)
4.	Zoning:	Corridor Form-Based (FB-C)

BACKGROUND:

The project proposes a 100% affordable, 100-unit multifamily apartment complex on a 1.89-acre site at 17910 and 17920 Monterey Road, south of the Morgan Hill Unified School District (MHUSD) Adult School. The six-story building features a podium design where the upper levels are set back from the sidewalk, limiting the Monterey Road-facing facade to three stories. This project has changed significantly since the first application in 2021, when the application was submitted under SB35, and

it proposed 290 units with only 55 parking spaces. The project is 100% affordable and qualifies for California's Density Bonus Law (Gov. Code §65915) which grants unlimited density, height increases of 33 feet or three stories above City standards and exemptions to minimum parking requirements.

Since 2021, AMG & Associates has collaborated with the City on property owner/developer rights and project massing. While maintaining its density goals, the project has undergone three major redesigns to address access, required infrastructure improvements, and building massing. Below is a summary of previous proposals for your reference when reviewing the current proposal.

- The 2021 application proposal included a single 6-story building consisting of 290 units and 55 parking spaces.
- In 2022, the application proposal was revised to two 6-story buildings totaling 200 units and 47 parking spaces.
- The project was revised in October 2024 to consist of two 6-story buildings totaling 150 units and 54 parking spaces.
- In August 2024, the application proposal was revised to a single 6-story building consisting of 100 units and 100 parking spaces.

When the applicant (AMG & Associates) applied for their application in November 2022, this date established the fees and zoning regulations that apply to this project application. The zoning for this site at the time of filing the application was Mixed Use Flex. The Morgan Hill 2035 General Plan, envisions the transformation of the Monterey Road corridor, north and south of downtown, as a vibrant mixed-use corridor that encourages walking and biking with buildings fronting onto the street with a range of commercial and office uses located close to new and existing residential development. In September 2023, the City Council adopted an ordinance (Ordinance 2348) establishing the Monterey Corridor Form-Based Code. While the current zoning of the site is Corridor Form-Based (FB-C), the applicant filed and started this project under the previous zoning, Mixed Use Flex (MU-F). Therefore, the standards used for this project revert to the MU-F zoning district and the City's objective standards in effect at the time of the filing.

A 100% affordable project qualifies for five concessions and unlimited waivers. The project proposal, as described in further detail in the next section of this report, was reviewed for compliance with the applicable standards. While no waivers are requested by the applicant to achieve the requested density, the City Council reviewed and approved the following five concessions at the April 15, 2026, hearing:

Approved Concessions

1. **Private Open Space —** Development Standards require that multifamily dwellings provide a minimum of 48 square feet per unit to a minimum of 50 percent of the units in the development. This would require balconies for 50 units. The applicant is requesting to eliminate this standard and not provide private open space (balconies or porches) for any units. The applicant notes it qualifies as a concession as it would result in additional construction costs of approximately $15,000 to $30,000 per unit or $750,000 to $1,500,000 total.
2. **Storage Area —** Development Standards require each unit to provide a storage area of 25 square feet (100 cubic feet). The applicant is requesting to eliminate this standard and not include storage areas. This request qualifies as a concession as the applicant notes providing storage areas translates to a loss of approximately five (5) residential units for the project.
3. **Exterior Treatment and Materials —** Under City Standards, at least two materials must be used on any building facade in addition to glazing and railings. Any one material must

comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial, as in the case of brick veneer applied on a single building face so that it is obviously ¼ inch thick when viewed from the side, or in the case of a trellis made of 2 inches x 2 inches or 2 inches x 4 inches. Veneers are required to turn corners, avoiding exposed edges. The applicant is requesting to eliminate this Objective Standard and only provide the materials shown on the Design Permit plans. The applicant will utilize a concession to eliminate the standard and note that it qualifies as a concession in that it would increase the construction budget by a minimum of $31,620.

4. **Balconies —** Development Standards require at least 25% of homes facing a street, alley, or common interior courtyard include a balcony overlooking a common area with a minimum size of six (6) feet by four (4) feet. This would require balconies for 25 units. The applicant is requesting to eliminate this standard and not provide balconies. The applicant notes to use a concession to eliminate the standard as it would result in an increase in construction costs from approximately $15,000 to $30,000 per unit.
5. **Undergrounding Overhead Utilities —** City Standards require all new utility distribution and service connections to be placed underground. This standard does not apply to aerial power transmission lines. All existing overhead utilities adjacent to any site boundary, within the project site or along any street frontage, are required to be placed underground in accordance with City Standards and affected utility company guidelines. The applicant identifies elimination of this requirement as a concession and notes the undergrounding would increase the construction budget by $250,000 to $350,000.

PROJECT DESCRIPTION:

The project proposes a Design Permit application to construct a 100% affordable, 100-unit multifamily apartment complex on a 1.89-acre site, with 100 parking stalls. The building features a tiered design, rising from three stories, 35-feet in height, along Monterey Road to six stories, 68-feet in height, at the rear of the property adjacent to the railroad tracks. Two elevator/stairway towers extend the height of the building to a maximum height of 82-feet and are required per the building code for roof access. The first floor along Monterey Road will include an office, mail room, and mechanical/storage rooms with podium parking located behind the indoor space.

The development includes a diverse unit mix consisting of five studio units, 81 one-bedroom units, ten two-bedroom units, and four three-bedroom units. Residential amenities include an 870 square foot community room, an 870 square foot fitness center, and a 12,373 square foot outdoor common open space park located at the southwest corner of the site near the front of the project. The common open space features picnic tables and benches, an outdoor activity area (e.g. corn hole game) for ages 12+, a toddler playground, a kids' playground, dog park area, and bicycle parking spaces.

Site Description

The existing property includes two parcels totaling 1.89 acres located on the east side of Monterey Road, north of Wright Avenue, adjacent to the Union Pacific Railroad tracks. Assessor's Parcel Number 726-25-002 is a 1.55-acre that is developed with a 3,516 square foot auto repair building from the 1940s with an associated parking lot that includes 13 parking stalls. The rear of the property is unimproved with approximately four accessory structures and vehicles. Assessor's Parcel Number 726-25-001 is an approximate 0.34-acre site with an old asphalt slab previously used for parking. There is a total of 42 trees onsite; 28 of the 42 trees are listed as Ordinance Sized Trees and 26 are Coast Live Oak Trees.

Surrounding Uses

	General Plan Land Use	Zoning	Existing Use
North	Public Facilities	Corridor From Based	Morgan Hill Community Adult School
East	Industrial and Residential Attached Low	Light Industrial and Residential Attached Low	Terrasat Communications and a Residential community
West	Commercial and Mixed Use Flex	Corridor Form Based	Valero Gas Station and Royal Cal Court Apartments
South	Mixed Use Flex	Corridor Form Based	Morgan Hill Apartments

PROJECT ANALYSIS AND FINDINGS:

ANALYSIS

The proposed project was analyzed with respect to conformance with: 1) Morgan Hill 2035 General Plan; 2) Inclusionary Housing Ordinance; and 3) Municipal Code:

1. General Plan Land Use Consistency

The General Plan designates the project site as Mixed Use Flex. The designation accommodates between seven and 24 units to the acre and is intended for a mixture of residential, commercial, and office uses applied either vertically or horizontally developed adjacent to one another. However, the designation does not require non-residential uses to be incorporated. The proposed density is 53 units to the acre. Based on Density Bonus Law, and the project's affordable housing commitment, the project meets the allowed density for the site.

Policy CNF-8.1 High Quality Design. *Encourage design features and amenities in new development and redevelopment.*

Proposed Design:

The project introduces a residential land use with common open space and parking. As shown in the image below, the multifamily building design provides a leasing office/mail room space with an aluminum storefront design that incorporates floor-to-ceiling glass on the first floor and features brick that highlights the structure's main entrance facing Monterey Road. The building reduces the massing of the structure by tiering the height of the structure from three stories at the front of the property to six stories at the rear of the property and provides full-height recesses along the length of the building facade that provide breaks in the length of the structure into smaller masses. The proposed modern architecture utilizes a brick veneer around the base of the first floor that grounds the structure and utilizes white and blue as the main building colors. Accent colors include metal awnings with highlights of grey and teal paint. The windows and doors are black vinyl and are recessed. Paint colors proposed are Sherwin Williams Extra White as the main building color with Riverway (sea blue/grey tone) as the center color and accent of the front facade, and Butternut (mustard yellow tone) color as an additional accent located on the front facade, around window trims, and major entrances. Virtual Taupe grounds the base of the building where the brick veneer is not proposed. The common area park is visible from the public right-of-way and provides an inclusive and connecting environment with the proposed landscaping.

Alternative Design

The applicant also proposed an alternative color design offering cool/lighter colors, replacing the butternut color with a light gray base with a new blue design, and a lighter brick veneer, with a teal color used to trim some of the windows for highlights as shown in the image below.

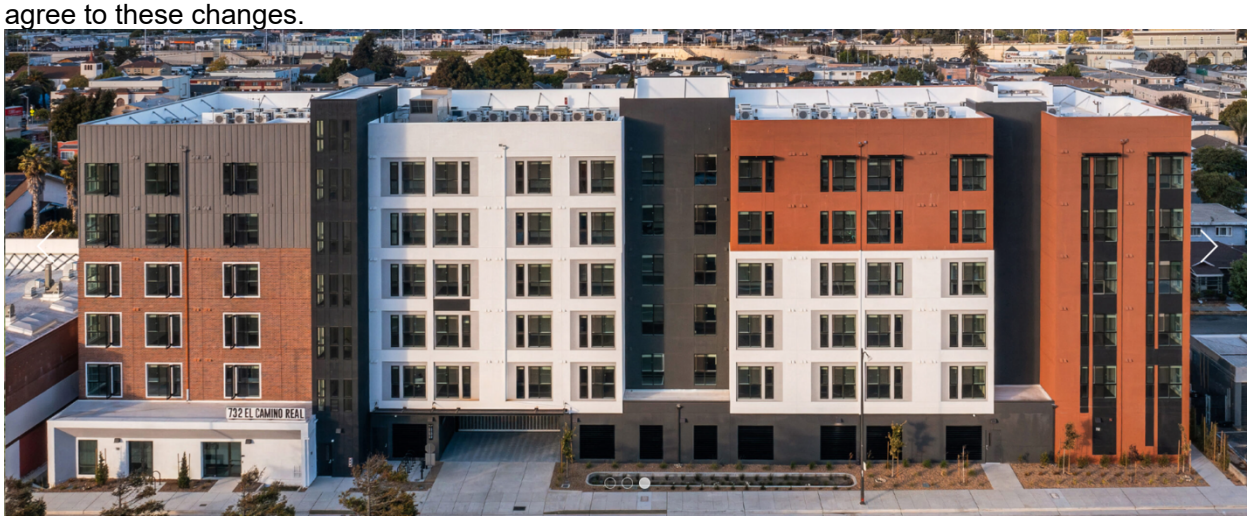
Staff Design Recommendation

While the proposed project offers a high-quality style and design, and the project has already received City Council approval on requested concessions, staff recommends further revisions of the architectural elements and colors. Given the significant stature of this project, staff proposes the following considerations by the Planning Commission:

1. Colors. Consider a darker colored pallet consisting of deep gray, light gray, burnt orange, and white and a brick veneer, similar to the El Camino Real project that AMG & Associates constructed in San Bruno, CA pictured below.

2. Windows. Consider emphasizing recessed windows with a darker tone than the main building facade. Provide additional windows enhancing architecture and maximize natural lighting.
3. Air-conditioner screening. Consider the use of architectural features to screen air conditioning units located below windows.
4. Architectural Features. Provide an architectural feature to break up the massing of the building.
5. Mural. Consider a mural on the front elevation of the building facing Monterey Road, occupying the blank spaces and to detract from the lack of windows on the 4th to 6th floors.

AMG & Associates recently built a project in San Bruno, CA along El Camino Real that offers a different color pallet that staff recommends be considered for Morgan Hill. Below is a picture of the project. It is important to note, the City may not be able to require these design changes due to cost and, should the Planning Commission request them, the Developer would have to volunteer and agree to these changes.



El Camino Real apartment project in San Bruno, CA constructed by AMG & Associates

Policy CNF-3.6, Adeqate Services and Infrastructure. *Allow residential growth only if it is within the ability for the City to provide adequate public services and infrastructure for new development and the community at large.*

While the General Plan EIR reviewed land-use designations and densities to insure adequate infrastructure for new development, the standard EIR mitigations insure adequate infrastructure for the project. However, due to the increased density, the project was required to complete a sewer capacity study. The study concluded sufficient capacity with required improvements which are included as conditions of approval for the project. The project did not require a Transportation Impact Report (TIA) as the proposal of 100 units will not generate more than 100 trips during the am or pm peak hour. More specifically, for a mid-rise multifamily housing project (4 – 10 stories) (Code 221, of the Institute of Transportation Engineers), the average rate of peak hour trips generated for the am peak is 0.32 per dwelling unit or 32 am peak hour trips, plus the pm peak is 0.29 per dwelling unit or 29 PM Peak Hour Trips, totaling in 61 trips generated by the project.

2. Inclusionary Housing Ordinance (IHO)

The purpose of the IHO is to further the City's efforts to require housing available for extremely low-income, very low-income, and moderate-income households by requiring builders of new market-rate housing to include affordable housing units within their projects.

The project as proposed will be a 100% affordable project with proposed Below Market Rate units

spread across Very Low, Low, and Moderate Below Market Rate (BMR) unit types for rent. See Table 1.1 for the proposed unit breakdown. The project will be required to execute an Inclusionary Housing Ordinance (IHO) Agreement with the City to memorialize the IHO commitment.

Table 1.1

Below Market Rate Unit Type	Number of Units
Very Low	8
Low	72
Moderate	19
Manager Unit	1
Total Units	100

Because this project is 100% affordable and located within a half-mile of a major transit stop (Caltrain Station) and two bus routes (route 568 and route 68), it qualifies for several benefits under California's Density Bonus Law (Gov. Code §65915) and Government Code Section 65863.2 (Assembly Bill 2097). Specifically, the project is entitled to unlimited density, an additional three-stories or 33-feet in height, and an exemption from parking minimums — without concessions. Based on the 100% affordability, the project also qualifies for up to five (5) concessions and unlimited waivers of the City's Objective Residential Development Design and Development Standards.

3. Morgan Hill Municipal Code Consistency

At the time of application submittal, the property was zoned Mixed Use Flex (MU-F). Therefore, the project was reviewed for compliance with the Mixed Use Flex zoning designation. The purpose of the MU-F zoning district is to accommodate a mixture of residential and commercial uses typically along the Monterey Road corridor north and south of Downtown. Development in the MU-F zoning district creates attractive gateways into Morgan Hill, provides a range of housing options, and creates new centers of activity to serve surrounding neighborhoods. While a mixture of uses is desired, a project does not have to propose non-residential uses as part of the project locating within the Mixed Use Flex designation.

Pursuant to SB330, cities are restricted from requiring subjective permits and standards that may affect the project from achieving the allowed density. While multifamily dwellings are listed as a conditionally permitted use within the zoning designation, conditional use permits are considered subjective. Therefore, a multifamily housing project is a permitted use at this location.

The project was reviewed for compliance with the Residential Development Design and Development Standards. As previously discussed in the Inclusionary Housing Ordinance section of this report, the project qualifies for 5 concessions and unlimited waivers. As mentioned in the Background section of this report, the City Council approved the five concessions on April 15, 2026; in addition, no waivers are requested at this time.

Ordinance Sized Trees

The City of Morgan Hill Municipal code identifies "Ordinance Sized Trees" as a live woody plant rising above the ground with a single stem or truck meeting a circumference of 40" or 12.75" DBH for non-indigenous species, and a circumference of 18" or 5.75" DBH for indigenous species. Indigenous trees include Oaks, California Bays, Madrones, Sycamores, and Alders. There is a total of 42 trees onsite, 28 of the trees meet the "Ordinance Sized Tree" definition. The different species include Native Coast Live Oaks (26 Ordinance Sized), two London Plane Trees, one Siberian Elm, three Pepper Trees, three California Black Walnuts, one Mexican Fan Palm, two eucalyptuses, three privets, and one camphor. Of the 42 trees, 13 will require removal for the new development. Sheet C-1 identifies the location of the trees that will need to be removed and below is a summary of

the trees to be removed.

Trees to be removed

Tree #	Tree Species	Tree Size (DBH)	Tree Health	Ordinance Sized	Notes
#111	London Plane Tree (Street Tree)	10	Good/Fair	No	Will protect if possible
#112	London Plane	10.5	Good	No	Will protect if possible
#113	Coast Redwood	25	Poor/Very Poor	Yes	Roots are damaged, Remove
#114	Cost Live Oak	28	Good	Yes	Located in proposed building, Remove
#115	Siberian Elm	27.5	Very Poor	Yes	Mostly dead, Remove
#116	Coast Live Oak	27	Good	Yes	5 feet from proposed storm drain, Remove
#117	Peruvian Pepper	15	Good	Yes	2-feet from fence and new sidewalk, Remove
#122	California Black Walnut	16.5	Fair/Poor	Yes	Located in proposed playground, Remove
#123	Mexican Fan Palm	12	Good	No	Remove
#124	Coast Live Oak	15.5	Good	Yes	Trunk grown over concrete parking space, Remove
#125	Coast Live Oak	5	Good	No	5 feet from proposed storm drain, Remove
#134	Silver dollar Tree	17	Very Good	Yes	4 feet from proposed storm drain, Remove
#135	Coast Live Oak	5	Good	No	In proposed turf area, Remove

As conditioned, the project will require a tree removal permit prior to issuance of a grading permit to assess the removal and replacement of each tree. In general, trees of Ordinance Size need to be

replaced at a 1:1 ratio for non-native trees and 2:1 ratio for native trees.

Noise
An acoustical analysis was prepared by Veneklasen Associates to determine the impact of the exterior noise sources on the project site and to determine the method, if any, required to reduce the interior and exterior sound levels to meet the applicable code requirements of the State of California and the City of Morgan Hill. The analysis takes into consideration traffic along Monterey Road, the railroad tracks, and any other ambient noise. The analysis concludes the project will require windows with high STC ratings for all exterior windows and doors, in addition to residential mechanical ventilation for identified zones in the project. The project, as conditioned, will have a current Acoustical Analysis and will be required to provide the STC rated doors and windows, with any required mechanical ventilation as identified. No exterior recreational areas required mitigations.

Design Permit and Findings:
In accordance with Section 18.108.040 (Design Permit), the Planning Commission shall act on any design permit application for any project determined by the Development Services Director to be significant. A significant project, as defined by the Zoning Code, includes any residential development of more than 100 units or building height greater than 40-feet. For approval of a Design Permit, the following findings shall be made:

Findings:
a) The proposed project is consistent with the General Plan and any applicable Specific Plan, Area Plan, or other design policies and regulations adopted by the City Council.
The project conforms to the Mixed Use Flex General Plan designation and Mixed Use Flex (MU-F) zoning district. The project supports the General Plan and Housing Element goals to encourage infill and diverse housing opportunities.

b) The proposed project complies with all applicable provisions of the zoning code and municipal code.
The project meets all applicable Residential Development Design and Development Standards and Mixed Use Flex requirements related to building massing, setbacks, orientation, and landscaping. Granted concessions allowed for deviations from standards consistent with Density Bonus Law.

c) The proposed project complies with all applicable design standards and guidelines contained in the design review handbook.
Per Government Code Section 65589.5(d)(5), the project is not required to be consistent with the Design Review Handbook as the handbook includes subjective, not objective criteria. However, the project meets the intent and objectives of the City's Design Review Handbook and the Residential Development Design and Development Standards by creating a high-quality, pedestrian-oriented multifamily development.

d) The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
This project is Statutorily Exempt pursuant to California Code of Regulations Title 14, Code Section 15194.

e) The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
All site improvements, building construction, and infrastructure have been designed to comply with City, State, and federal standards for safety and environmental protection.

f) The proposed project complies with all applicable design review criteria in Subsection H - Design Review Criteria in Chapter 18.108.040 for Design Permits.
Per Government Code Section 65589.5(d)(5), the project does not have to comply with the Design

Review criteria as it is subjective. However, the project meets the intent of the Design Review criteria established in the Morgan Hill Municipal Code and the City's adopted guidelines.

g) For new residential development, the project complies with commitments made through the residential development control system (RDCS).
Commitment requirements of RDCS are suspended as a response to Government Code Section 63000, the "Housing Crisis Act of 2019".

CONCLUSION:
The proposed project is found to be consistent with the General Plan and Municipal Code. The increase in water demand, wastewater generation, and stormwater drainage associated with the project will be adequately accommodated by existing facilities and will not require major expansion or extension of existing water, wastewater, electrical, or telecommunication facilities as conditioned. The project will be built in compliance with the California Building Code and therefore will not be detrimental to public health or safety.

Staff recommends further revisions of the architectural elements and colors as described in the report. It is unclear if the project can accommodate these recommendations, as certain construction types may provide limitations on certain design elements such as the placement, type and number of windows. Or if the recommended changes are cost prohibitive. While many of the requests may not be required of the project, staff recommends the Planning Commission to provide feedback on these design elements.

CEQA (California Environmental Quality Act):
The project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14, Code Section 15194 which provides statutory exemption from eligible residential development projects.

COMMUNITY ENGAGEMENT:
The proposed project was publicly noticed (mailing to property owners within 300-feet of the project site and newspaper legal noticing) for the minimum 10-day period and a sign was posted on the project site pursuant to the Planning Division requirements.

ATTACHMENTS:
1. Planning Commission Resolution (Monterey-AMG & Associates)
2. Exhibit A Conditions of Approval (Monterey-AMG & Associates)
3. Project Plans (Monterey-AMG & Associates)
4. Staff Presentation (Monterey-AMG Associates)

RESOLUTION NO. 26-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A DESIGN PERMIT (SR2024-0025) FOR AN 100-UNIT AFFORDABLE APARTMENT DEVELOPMENT KNOWN AS MONTEREY – AMG & ASSOCIATES, LOCATED ON THE EAST SIDE OF MONTEREY ROAD, NORTH OF WRIGHT AVENUE AT 17910 AND 17920 MONTEREY ROAD (APNS 726-25-001 AND -002)

WHEREAS, on September 26, 2024, AMG & Associates submitted an application for a Design Permit for an 100-unit affordable residential development consisting of a three- to six-story apartment building on an 1.89-acre site (SR2024-0025: Monterey – AMG & Associates); and

WHEREAS, on April 15, 2026, the City Council approved the request for five (5) concessions related to private open space, storage areas, exterior treatment and materials, balconies, and undergrounding overhead utilities from the City's objective development standards for residential development; and

WHEREAS, such request was considered by the Planning Commission at its meeting of May 26, 2026; and

WHEREAS, the project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Development Services Director has determined that the project is exempt from further environmental review pursuant to Section 15194 of the CEQA Guidelines; 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. Recitals

The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

SECTION 2. California Environmental Quality Act Finding

The Planning Commission finds that the project is statutorily exempt from CEQA pursuant to California Code of Regulations Title 14, Code Section

15194 which provides statutory exemption from eligible residential development projects.

SECTION 3. Design Permit Findings

Finding: The proposed project is consistent with the general plan and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.

The project is specifically consistent with, but not limited to, Policies CNF-3.6 and CNF-8.1 for adequate services and infrastructure in addition to providing high quality design. The project conforms to the Mixed Use Flex General Plan designation and Mixed Use Flex (MU-F) zoning district. The project supports the General Plan and Housing Element goals to encourage infill and diverse housing opportunities.

Finding: The proposed project complies with all applicable provisions of the zoning code and municipal code.

The project meets all applicable Residential Development Design and Development Standards and Mixed Use Flex requirements related to building massing, setbacks, orientation, and landscaping. Granted concessions allowed for deviations from standards consistent with Density Bonus Law.

Finding: The proposed project substantially complies with all applicable design standards and guidelines contained in the Design Review Handbook.

Per Government Code Section 65589.5(d)(5), the project is not required to be consistent with the Design Review Handbook as the handbook includes subjective, not objective criteria. However, the project meets the intent and objectives of the City's Design Review Handbook and the Residential Development Design and Development Standards by creating a high-quality, pedestrian-oriented multifamily development.

Finding: The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The Planning Commission finds that the project is statutorily exempt from CEQA pursuant to California Code of Regulations Title 14, Code Section 15194 which provides statutory exemption from eligible residential development projects.

Finding: The proposed project development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

All site improvements, building construction, and infrastructure have been designed to comply with City, State, and federal standards for safety and environmental protection.

Finding: The proposed project complies with all Design Review criteria in subsection H of Section 18.108.040 of the Municipal Code.

Per Government Code Section 65589.5(d)(5), the project does not have to comply with the Design Review criteria as it is subjective. However, the project meets the intent of the Design Review criteria established in the Morgan Hill Municipal Code and the City's adopted guidelines.

Finding: For new residential development, the project complies with commitments made through the residential development control system (RDCS).

Commitment requirements of RDCS are suspended as a response to Government code Section 63000, the "Housing Crisis Act of 2019".

SECTION 5. The Planning Commission approves the Design Permit described as SR2024-0025: Monterey – AMG & Associates. The design shall be expressly conditioned in conformance with conditions incorporated herein and as attached as Exhibit "A". Minor deviations to the design permit may be approved by the Development Services Director when consistent with the overall intent of the project.

PASSED AND ADOPTED THIS 26th DAY OF MAY 2026, 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 **JAMES WILSON, Chair**

EXHIBIT "A"
STANDARD CONDITIONS

APPLICATION NO: SR2024-0025: MONTEREY – AMG & ASSOCIATES

THE FOLLOWING APPROVAL REQUIREMENTS AND ANY SPECIAL CONDITIONS SHALL BE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS.

Legend

MHMC= Morgan Hill Municipal Code
MHARH= Morgan Hill Architectural Review Handbook
CMH= City of Morgan Hill
CFC= California Fire Code

I. PROJECT DESCRIPTION

The project includes an 100% affordable, 100-unit multifamily apartment complex on a 1.89-acre site, with 100 parking stalls on a 1.89-acre site located adjacent to Monterey Road, North of Wright Avenue at 17910 and 17920 Monterey Road (APNs 726-25-001 and -002). The building features a tiered design, rising from three stories, 35-feet in height, along Monterey Road to six stories, 68-feet in height, at the rear of the property adjacent to the railroad tracks. Two elevator/stairway towers extend the height of the building to a maximum height of 82-feet. The first floor along Monterey Road will include an office, mail room, mechanical/storage rooms, and podium parking. The development includes a diverse unit mix consisting of five studio units, 81 one-bedroom units, ten two-bedroom units, and three three-bedroom units. Residential amenities include an 870 square foot community room, 870 square foot fitness center, and a 12,373 square foot outdoor park consisting of picnic tables and benches, an outdoor activity area for ages 12+, a toddler playground, a kids' playground, dog park area, and bicycle parking spaces.

The project shall comply with all requirements of related project approvals granted by the City, including all of the following:

A. Design Review SR2024-0025

II. PROJECT CONDITIONS OF APPROVAL

This Design Permit approval is limited to the plan set with approval date stamped on May 26, 2026 on file (File Number SR2024-0025) with the Development Services Department. The approved building plans and landscape plans must be in substantial conformance with the Design Permit plans as determined by the Development Services Director. These documents show the location and dimensions of all vehicle and

pedestrian circulation ways (ingress/egress), common areas, and other easement areas.

It shall be the responsibility of the Owner to ensure that any changes or modifications to the Project or any Unit are in compliance with the original City Conditions of Approval of the Project, which are hereby incorporated herein as set forth in full.

PLANNING DIVISION

DEFENSE AND INDEMNITY

1. As part of, and in connection, with this application to the City of Morgan Hill, 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 application 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 the Applicant or 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.

TIME LIMITS

2. **Term:** The Design Permit approval granted pursuant to this Resolution shall remain in effect for two years from approval date. Failure to obtain building permits within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to expiration date.

SITE DEVELOPMENT

3. **Final Site Development Plans:** Final site development plans shall be reviewed for conformance with SR2024-0025 and in accordance with Morgan Hill Municipal Code Section 18.108.040 (Design Permit) and approved by the Development Services Department prior to issuance of a building permit. All such plans shall include:

   A. Detail depicting all concrete curbs as full formed.

   B. 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.

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

   D. 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. For additional screening, backflow preventers shall be painted dark green, except the fire connection which shall be painted yellow.

4. **Pedestrian Access**: The Project shall provide pedestrian walkways in compliance with ADA requirements and with Section 18.72.060.H of the Morgan Hill Municipal Code, which states the following:

   A. Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements.

   B. The design of the pedestrian walkway shall be clearly visible and distinguished from parking and circulation areas through striping, contrasting paving material, or other similar method as approved by the Development Services Director.

5. **Bicycle parking**. The project shall provide short-term and long-term bicycle parking spaces in conformance with Section 18.72.080 and Table 18.72-7 of the Morgan Hill Municipal Code:

Table 18.72-7: Required Bicycle Parking Spaces

Land Use	Required Bicycle Parking Spaces	
	Short-Term Spaces	**Long-Term Spaces**
Multi-family dwellings	10 percent of required automobile spaces; min. of 4 spaces	1 per 5 units

A. **Short-Term/Class II Bicycle Parking Standards**. Short-term bicycle parking shall be located within one hundred feet of the primary entrance of the structure or use it is intended to serve.

B. **Long-Term Bicycle Parking Standards**. The following standards apply to long-term bicycle parking:
   a. Location. Long-term bicycle parking shall be located on or within seven hundred fifty feet of the use that it is intended to serve.
   b. Security. Long-term bicycle parking spaces shall be secured. Spaces are considered secured if they are:
      i. In a locked room or area enclosed by a fence with a locked gate;
      ii. Within view or within one hundred feet of an attendant or security guard;
      iii. In an area that is monitored by a security camera; or
      iv. Visible from employee work areas.

C. **Parking Space Dimensions**.
   a. Minimum dimensions of two feet by six feet shall be provided for each bicycle parking space.
   b. An aisle of at least five feet shall be provided behind all bicycle parking to allow room for maneuvering.
   c. 2 feet of clearance shall be provided between bicycle parking spaces and adjacent walls, polls, landscaping, pedestrian paths, and other similar features.
   d. Four feet of clearance shall be provided between bicycle parking spaces and adjacent automobile parking spaces and drive aisles.

D. **Rack Design**. Bicycle racks must be capable of locking both the wheels and the frame of the bicycle and of supporting bicycles in an upright position.

E. **Cover**. Required Long-Term/Class I bicycle parking shall be provided in a weather protected place. Long-term parking may be located in garages or

other limited access areas and may be exclusive by use to tenants or residents.

The location of all bicycle parking spaces shall be identified prior to issuance of a building permit.

6. **Electric Vehicle Charging Stations**: The Project shall provide electric vehicle charging stations in compliance with the Morgan Hill Municipal Code. The developer shall provide location of each charging station prior to issuance of building permit.

7. **Tree Protection:** All trees located within 25 feet of any site disturbance shall be protected using the following minimum protection measures (these guidelines shall be included with all site development plans):

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

   B. 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.

   C. 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.

   D. Avoid root damage through grading, trenching, and compaction, at least within an area 1.5 times the dripline area of the tree. Where root damage cannot be avoided, roots encountered over 1 inch in diameter should be exposed approximately 12 inches 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.

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

   F. All trees proposed to be removed from the project site shall be replaced at a 1:1 ratio with a minimum 15-gallon tree pursuant to Section 12.32.080 of the Municipal Code. Replacement trees shall be consistent with the City of Morgan Hill Master Street Tree Plan. All mitigation/replacement trees shall be shown on the landscape plans and approved by the Development Services Director prior to the issuance of the building/grading permit.

G. Any tree subject to Chapter 12.32 Protected and Significant Trees of the Morgan Hill Municipal Code requires a permit from the Development Services Department. The applicant shall request approval prior to removing any significant trees.

BUILDING DESIGN

8. **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 feet or greater to match the height of any proposed equipment.

9. **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 shall be subject to the review and approval of the Development Services Director. Adjustment to the lighting intensity may be required after the commencement of the use.

10. **Architectural elements**

A. 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.

B. 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.

PARKING, VEHICULAR ACCESS AND LANDSCAPING

11. Parking lot landscaping: All landscaping within parking lots shall comply with the requirements of Section 18.72.070 (Parking Lot Landscaping) in addition to the standards within this section.

A. Interior Landscaping. All areas within a parking lot not utilized for parking spaces or access/circulation shall be landscaped. For parking lots with more than fifteen spaces, the minimum amount of interior landscaping is specified in Table 18.72-6. Interior landscaping is defined as any landscaped area surrounded on at least two sides by parking spaces or drive aisles, and excluding areas around the perimeter of the parcel or development site.

Table 18.72-6: Minimum Required Parking Lot Landscaping

Number of Required Parking Spaces	Percent of Surface Parking Area to be Landscaped
16-30	10 percent
31-60	15 percent
Over 60	20 Percent

B. **Shade Trees**.
   a. One shade tree shall be provided for every five parking spaces in a parking lot.
   b. Shade trees shall be a minimum twenty-four-inch box in size and shall provide a minimum thirty-foot canopy at maturity.
   c. Shade trees shall be of a type that can reach maturity within fifteen years of planting and shall be selected from a city-recommended list of canopy tree species.
   d. Shade trees shall be arranged in a parking lot to provide maximum shade coverage (based on a thirty-foot canopy) on August 21. The arrangement should approximate nearly fifty percent shade coverage.

C. **Concrete Curbs**.
   a. All landscape areas shall be separated from parking spaces, drive aisles and driveways by a continuous, raised concrete curb. Raised concrete curbs shall be a minimum of six inches high by four inches deep.
   b. The city may approve alternatives to raised concrete curbs as needed to comply with any mandatory stormwater drainage standards.

D. **Parking Space Landscaping**. A maximum of two feet at the front end of a parking space may be landscaped with low shrubs or ground cover in which a vehicle could extend over in lieu of paving surface. This landscaping may not count toward minimum required parking lot landscaped area.

E. **Timing**. Landscaping shall be installed prior to the city's authorization to occupy any buildings served by the parking area, or prior to the final inspection for the parking lot.

12. **Planting and irrigation working drawings**: Detailed landscape planting and irrigation working drawings shall be submitted to the Development Services Director for approval prior to issuance of building permits. Landscape plans for streets and landscape easements shall be part of the improvement plan submittal.

13. **Lighting**: Walkways and pedestrian pathways in landscaped areas or common areas not considered building entrances or a part of parking lot areas shall be illuminated with a minimum of one (1) foot-candle to ensure safe nighttime conditions.

    A. A final photometric plan shall be provided for review and approval to the Development Services Director prior to issuance of a building permit.

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

15. **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.

SIGNS

16. **Separate application required for sign approval**: Signs proposed for this development shall be designed in conformance with the Sign Ordinance and shall require separate application and approval by the Planning Division prior to installation of any signs.

17. **Directory signs required**: Directory sign(s) and location map(s) shall be provided for apartment, condominium, or townhouse projects prior to occupancy. Location of the sign(s) shall be interior to the project and design of the directory sign(s) shall be approved by the Planning Division and Fire Department prior to issuance of building permits.

HABITAT PLAN

18. **Habitat Plan Fee:** The approved project is covered pursuant to the Santa Clara Valley Habitat Plan (Habitat Plan) and subject to fees and conditions contained in the Habitat Plan.

19. **Application Package:** Prior to issuance of a grading permit, the project shall complete and submit a Habitat Plan Application Package. All fees shall be paid prior to issuance of a grading permit.

20. **Conditions.** 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).

AIR QUALITY

21. **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 submitted for review prior issuance of a grading permit and requirements shall be included 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.

22. **Basic Construction Mitigation Measure (BCMMs) Related to Dust Suppression.** The following measures shall be implemented with the project:

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

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

    C. All visible mud or dirt trackout 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.

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

    E. 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.

    F. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

    G. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

    H. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

    I. 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 General Air

Pollution Complaints phone number shall also be visible to ensure compliance with applicable regulations.

23. **Enhanced Best Management Practices for Construction-Related Fugitive Dust Emissions**

A. Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities.

B. Install wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.

C. Plant vegetative ground cover (e.g., fast-germinating native grass seed) in disturbed areas as soon as possible and watered appropriately until vegetation is established.

D. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.

E. Minimize the amount of excavated material or waste materials stored at the site.

F. Hydroseed or apply non-toxic soil stabilizers to construction areas, including previously graded areas, that are inactive for at least 10 calendar days.

24. **Best Management Practices for Construction-Related GHG Emissions**

A. Require all construction equipment to be maintained and properly tuned in accordance with manufacturer's specifications. Equipment should be checked by a certified mechanic and determined to be running in proper condition prior to operation.

B. Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to no more than 2 minutes (A 5-minute limit is required by the state airborne toxics control measure [Title 13, Sections 2449(d)(3) and 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site and develop an enforceable mechanism to monitor idling time to ensure compliance with this measure.

CULTURAL RESOURCES

25. **Significant historic or archaeological materials:** A moderate potential exists

for unrecorded historic-period archaeological resources to be within the project area. The developer shall enter into written contracts with an archaeologist and the Tamien Nation Tribe, and pay all fees associated with the activities required by this condition. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply:

A. Prior to start of grading or earthmoving activity on the “first day of construction”, the archaeologist and Tamien Nation Tribal Monitor shall hold a pre-construction meeting for the purposes of "cultural sensitivity training" with the general contractor and subcontractors.

B. A Tamien Nation Tribal Monitor shall be present on-site to monitor all ground-disturbing activities and an archaeologist shall be on-call. Where historical or archaeological artifacts are found, work in areas where remains or artifacts are found will be restricted or stopped until proper protocols are met, as described below:

   a. Work at the location of the find will halt immediately within fifty feet of the find. If an archaeologist is not present at the time of the discovery, the applicant shall contact an archaeologist for evaluation of the find to determine whether it qualifies as a unique archaeological resource as defined by this chapter;

   b. If the find is determined not to be a Unique Archaeological Resource, construction can continue. The archaeologist will prepare a brief informal memo/letter in collaboration with a tribal representative that describes and assesses the significance of the resource, including a discussion of the methods used to determine significance for the find;

   c. If the find appears significant and to qualify as a unique archaeological resource, the archaeologist will determine if the resource can be avoided and will detail avoidance procedures in a formal memo/letter; and

   d. If the resource cannot be avoided, the archaeologist in collaboration with a tribal representative shall develop within forty-eight hours an action plan to avoid or minimize impacts. The field crew shall not proceed until the action plan is approved by the Development Services Director. The action plan shall be in conformance with California Public Resources Code §21083.2.

C. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply. If human remains are discovered, it is probable they are the remains

of Native Americans,

a. If human remains are encountered, they shall be treated with dignity and respect as due to them. Discovery of Native American remains is a very sensitive issue and serious concern. Information about such a discovery shall be held in confidence by all project personnel on a need-to-know basis. The rights of Native Americans to practice ceremonial observances on sites, in labs and around artifacts shall be upheld.

b. Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled.

c. Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains.

D. In the event that known or suspected Native American remains are encountered, or significant historic or archaeological materials are discovered, ground-disturbing activities shall be immediately stopped. Examples of significant historic or archaeological materials include, but are not limited to, concentrations of historic artifacts (e.g., bottles, ceramics) or prehistoric artifacts (chipped chert or obsidian, arrow points, ground stone mortars and pestles), culturally altered ash stained midden soils associated with pre-contact Native American habitation sites, concentrations of fire-altered rock and/or burned or charred organic materials and historic structure remains such as stone lined building foundations, wells or privy pits. Ground-disturbing project activities may continue in other areas that are outside the exclusion zone as defined below.

E. An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the contractor foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time or discovery, by the monitoring archaeologist and tribal representative (typically twenty-five to fifty feet for single burial or archaeological find).

F. The discovery locale shall be secured (e.g., 24-hour surveillance) as directed by the City or County if considered prudent to avoid further disturbances.

G. The Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols shall be responsible for immediately contacting by telephone the parties listed below to report the

find and initiate the consultation process for treatment and disposition:

- The City of Morgan Hill Development Services Director (408) 779-7247
- The Contractor's Point(s) of Contact
- The Coroner of the County of Santa Clara (if human remains found) (408) 793-1900
- The Native American Heritage Commission (NAHC) in Sacramento (916) 653-4082
- The Amah Mutsun Tribal Band (916) 481-5785 (H) or (916) 743-5833 (C)
- The Tamien Nation (707)295-4011 (office) and (925)336-5359 (THPO)

H. The Coroner has two working days to examine the remains after being notified of the discovery. If the remains are Native American the Coroner has 24 hours to notify the NAHC.

I. The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD). (Note: NAHC policy holds that the Native American Monitor will not be designated the MLD.)

J. Within 24 hours of their notification by the NAHC, the MLD will be granted permission to inspect the discovery site if they so choose.

K. Within 24 hours of their notification by the NAHC, the MLD may recommend to the City's Development Services Director the recommended means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The recommendation may include the scientific removal and non-destructive or destructive analysis of human remains and items associated with Native American burials. Only those osteological analyses or DNA analyses recommended by the appropriate tribe may be considered and carried out.

L. If the MLD recommendation is rejected by the City of Morgan Hill the parties will attempt to mediate the disagreement with the NAHC. If mediation fails then the remains and all associated grave offerings shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.

NOISE

26. **Construction Hours:** The project shall comply with Chapter 8.28 of the Morgan Hill Municipal Code which prohibits construction activities between 8:00 PM and 7:00 AM, Monday through Friday, and between 6:00 PM and 9:00 AM on

Saturdays. Construction activities may not occur on Sundays or federal holidays.

GENERAL

27. **Mitigation Fee Act:** 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 this development project for the purpose of defraying all or a portion of the cost of public facilities related to this development project (Mitigation Fee Act Fees). MHMC Section 3.56.050 provides for automatic annual adjustment on January 15 of those fees in existence utilizing the Engineering News Record Index for the preceding twelve months. These fees do not include fees for processing applications for governmental regulatory actions or approvals. The Mitigation Fee Act Fees applying to this project are listed in the schedule of fees to be provided at building permit stage and are generally described below in the Engineering Divisions Conditions, Section __. Notice is also hereby given that the Developer has an opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval or conditional approval of this development project and that the 90-day protest period has begun.

ENGINEERING DIVISION

1. **Right of Way and Easements**

    1. Street Rededication: At improvement plan/building permit stage, confirm if the right-of-way along the project's Monterey frontage (approximate right-of-way width of 55' from the property boundary to the centerline of Monterey Road) has been dedicated to the City in fee or as an easement. If the Monterey dedication was dedicated as an easement, the project shall rededicate right-of-way to the City, in fee, on the project's Monterey Road frontage by separate instrument. The Grant of Street Right-of-Way shall be recorded at the County Recorder's Office prior to building permit issuance.
        a. At improvement plan/building permit stage, the Developer shall submit a plat and legal description of the right-of-way rededication for City review.

    2. Public Service Easement: The project shall grant to the City a 10-foot Public Service Easement along the project's Monterey Road frontage, behind the property line. The Grant of Public Service Easement shall be recorded at the County Recorder's Office prior to building permit issuance.
        a. At improvement plan/building permit stage, the Developer shall submit a plat and legal description of the Public Service Easement for City review.

3. Emergency Vehicle Access Easement: The project shall grant to the City an Emergency Vehicle Access Easement along the project's Private Alley 'A' and Private Alley 'B'. The Grant of Emergency Vehicle Access Easement shall be recorded at the County Recorder's Office prior to building permit issuance.
    a. At improvement plan/building permit stage, the Developer shall submit a plat and legal description of the Emergency Vehicle Access Easement for City review.

2. **Lot Merger:** The project proposes the merger of the project's two existing parcels with APNs: 726-25-001 and 726-25-002. Since a lot line adjustment does not have a requirement for a field survey or to set monuments, the City recommends that a field survey be conducted including the setting of new monuments. The Lot Merger shall be recorded prior to building permit issuance.

3. **Stormwater Management:** The project shall comply with the California Regional Water Quality Control Board Central Coast Region (Region 3) Resolution No. R3-2013-0032 as described and as documented by the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements (Stormwater Guidance Manual). A copy of the Guidance Manual can be obtained through the following link: https://www.morgan-hill.ca.gov/DocumentCenter/View/12671/Storm-Water-Management-Guidance-Manual?bidId=

    1. At improvement plan/building permit stage, submit the project's Final Drainage Report.

    2. Technical Infeasibility: Per the project's Preliminary Drainage Report, the project is claiming Technical Infeasibility due to slow infiltrating soils at the project site.
        a. At improvement plan/building permit stage, include in the project's Final Drainage Report the narrative and supporting documentation that adequately demonstrates the basis for Technical Infeasibility.

    3. Pervious Pavements:
        a. The project proposes pervious pavements. Provide the following at improvement plan/building permit stage:
            (1) Proposed manufacturer design data for the pervious pavement.
            (2) A copy of the review letter, signed and stamped by the project's Geotechnical Engineer, approving the pervious

pavement section for the EVA that will be subject to fire truck and other emergency vehicle loads.

b. Permeable Pavements, such as pervious pavements and permeable grid pavers, and decorative pavements are not allowed within the Public Service Easement (PSE).

4. Trash Full Capture: The project proposes a land use that is considered a priority by the City to implement trash full capture. At improvement plan/building permit stage, the project shall include the installation of a trash full capture system(s) from a list of certified trash full capture systems by the State Water Resources Control Board. The list of certified trash full capture systems can be viewed from the Water Board's webpage at: https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/2022/fullcptre-availabletopublic10-11.pdf

5. Dog Park: At building permit/improvement plan stage, provide additional information regarding the improvements within the dog park area to verify the area is designed to be pervious.

4. **Flood Control Standards**

1. The project shall comply with the City's Flood Control/25-Year Detention Standards. Although the updated Flood Control/25-Year Detention Standard has not been finalized, the project may comply with the following, proposed revised standards:
   a. Post-development flows shall not exceed the pre-development flows for the 10-year, 25-year and 100-year design storm events.
   b. The 25-year and 100-year design storms shall be based on the criteria in Table 3.4 "Hydrology and Hydraulics Design Criteria for Ponding Basins" of the City's 2018 Storm Drainage System Master Plan. The Storm Drainage System Master Plan can be accessed at the following: https://www.morganhill.ca.gov/DocumentCenter/View/23599/Storm-Drainage-Master-Plan-weblink-version
   c. The release of pre-project flow rates during the storm events is allowed.

2. West Little Llagas Creek: Pursuant to Valley Water's comments, the project shall be designed to ensure runoff under post-project conditions do not exceed the runoff under pre-project conditions up to the 100-year, 24-hour storm event. The project ultimately discharges into West Little Llagas Creek which is currently subject to capacity constraints until completion of Valley Water's Upper Llagas Creek flood protection project. The

anticipated completion date for Phase 2B of Valley Water's Upper Llagas Creek flood protection project is Spring 2027.

5. **Impact Fees & Fee Increase**: The City of Morgan Hill, pursuant to MHMC Chapter 3.56, has established impact fees to finance the cost of improvements required by new development. MHMC Section 3.56.050 provides for automatic annual (January 15th) adjustment of those fees in existence utilizing the Engineering News Record Index for the preceding twelve months. The City maintains historical records on the Engineering News Record Index. These records are available for inspection during normal business hours. **(MHMC 3.56.010; 3.56.030; 3.56.050)**

    1. The developer shall pay all applicable impact fees and other engineering review fees (fees other than impact fees are automatically adjusted annually on July 1st). Engineering review fees are due prior to building permit issuance and impact fees are due prior to building final. The fees shall be based on the Public Works Fee Schedule prepared by Land Development Engineering. The estimated total amount of impact fees and engineering review fees for this project based on the 1/15/2026 Fee Schedule is **$3,810,000.**

6. **Equipment Screening:** At improvement plan/building permit stage, show the proposed screening for proposed equipment such as utility meters, backflow prevention devices, irrigation control valves, transformers and pull boxes so as not to be visible from the public right-of-way or common areas.

7. **Street Improvements**

    1. The existing cross-slope of the shoulder along the project's Monterey Road frontage exceeds City standards. At improvement plan/building permit stage, the project shall improve the substandard cross-slope along the Monterey Road frontage to meet current City standards, and the running slope within the crosswalk at the northeast corner of the intersection of Monterey Road and Wright Avenue to meet ADA requirements. Detailed review of the final grades, slopes, and design shall be performed at improvement plan/building permit stage.

    2. Undergrounding Overhead Utilities: The project obtained approval from the City Council on April 15, 2026, on a concession request, to eliminate the requirement of undergrounding existing overhead utilities adjacent to any site boundary, within the project site or along any street frontage.

3. Streetlight: If a new streetlight is required, or if an existing streetlight needs to be moved, the final location of the new streetlight will be reviewed at improvement plan stage.

4. Existing Pavement Condition: At improvement plan stage, the project shall evaluate, with in-situ pavement coring and analysis, the existing street asphalt concrete pavement along the project's Monterey Road frontage to confirm that the pavement section meets City Standards for arterial streets. At the minimum, the project will be required to provide a two-inch mill and fill pavement rehabilitation treatment along the project's Monterey Road frontage from the lip of gutter to the centerline of the street or existing raised median.

5. Existing Concrete Condition: At improvement plan stage, the project shall evaluate all existing curb, gutter, and sidewalk along the project's Monterey Road frontage. Any curb and gutter, and/or sidewalk that does not meet current City Standards, or is damaged or degraded, shall be replaced to meet current City Standards.

6. Curb Ramp: The project shall upgrade the existing curb ramp located on the northeast corner of the intersection of Monterey Road and Wright Avenue to meet ADA and City Standards.

7. Monterey Corridor Safety and Rehabilitation Project: The City has a pavement resurfacing project along Monterey Road, scheduled to start construction in Spring 2027, which includes application of slurry seal and installation of new buffered bike lanes along Monterey Road. If the residential project is unable to complete construction of offsite improvements along Monterey Road prior to the City's pavement resurfacing project, additional pavement restoration requirements will be determined at improvement plan/building permit stage per the City's Pavement Moratorium policy.

8. **Sanitary Sewer**

1. Sanitary Sewer/Wastewater Capacity Study: A Wastewater Capacity Study was performed for the project to determine if the project will trigger sewer upsizing of the sewer line(s) along and downstream of the project site. Based on the results of the Wastewater Capacity Study, there is sufficient capacity in the existing sewer collection system downstream of

the Project to accommodate the projected post-development flows. Therefore, the project will not be required to perform any sewer capacity improvements.

2. Sanitary Sewer Relocation: The project shall relocate the existing sewer main along the project's Monterey Road frontage from under the detached sidewalk to the roadway. The required size of the relocated sewer main will be determined at improvement plan stage.
   a. At improvement plan stage, the project shall field verify the existing sanitary sewer main along Monterey Road to confirm location, existing condition, and pipe invert information.
   b. The extent of the relocation south of the project's southern boundary will be determined at improvement plan stage.
   c. At improvement plan stage, if a portion of the scope of the sanitary sewer relocation work is determined by the City to exceed the developer's responsibility, the developer shall enter into a Reimbursement Agreement with the City for the reimbursement of the applicable portion of the cost to construct the sanitary sewer improvements. The Reimbursement Agreement requires approval by the City Council.

3. Sanitary Sewer Test Manhole: A sanitary sewer test manhole shall be provided and shall be accessible to the Pretreatment Inspector. The sanitary sewer test manhole shall be located within private property but adjacent to the street right-of-way or as approved by the City Engineer in conjunction with Pretreatment Inspector review at improvement plan/building permit stage.

9. **Water**

1. At improvement plan stage, the project shall remove any unused water meters and water laterals, per City Standards.

2. All public master meter, irrigation, and fire services shall have backflow preventers. Per City Standards, all meters and backflows shall be located either within the public right-of-way (ROW) or in a Public Service Easement (PSE). The final review of the backflow preventer locations will be performed at building permit/improvement plan stage.

3. The final review of the domestic water service and meter location will be performed at building permit/improvement plan stage.

4. Submeter and Submeter Permit:
   a. All residential units are being served by a master public meter and shall be privately sub-metered as allowed pursuant to Section 13.04.130.C of the Morgan Hill Municipal Code. The owner of a multi-unit residential development that includes habitable dwellings, may, upon compliance with the following, install separate private submeters to each residential unit:

      (1) The owner shall obtain approval/permit from the Public Works Department for the submeter system.
         (a) Any submeters shall accurately and completely measure all water consumed from the municipal water system.
         (b) The owner shall agree to charge the tenant of each unit a water utility charge strictly based on the consumption by the occupants of the unit.
         (c) Installation, maintenance and monitoring of the submeter system shall be the responsibility of the owner, and in no circumstances shall the City be responsible.
         (d) If any water conservation plan is implemented or imposed by the City, the owner shall be responsible for complying with any reductions required by such plan as measured by consumption on the meter(s) directly connected to the municipal water system.
      (2) Failure to abide by the above conditions, and/or any other conditions the City may impose, may result in revocation of any permit issued and/or other action as authorized by law, such as at the owner's expense to install individual public water meters for each unit.
      (3) Owner/developer shall execute an agreement with the City to cover/outline the requirements of Section 13.04.130.C of the Municipal Code to be reviewed and approved by the City Engineer or designee.
      (4) Records of bookkeeping and private sub-metering usage shall be accurately maintained digitally. Upon request from the City, records shall be produced to the City within a 24-hour period.
5. All new water main installations (public and private) shall adhere to the separation criteria established by the California Waterworks Standards (California Code of Regulations (CCR), Title 22, Division 4, Chapter 16, Section 64572). Any proposal for alternative compliance to these requirements shall be submitted to the State Water Resources Control

Board' Division of Drinking Water, pursuant to CCR, Title 22, Section 64551.100.

10. **Broadband Connectivity:** The project shall comply with the City's Broadband Standards for conduits installed in the public right-of-way fronting the project site. At building permit/improvement plan stage, the plans shall show the following:

    1. Broadband conduit installed in the public right-of-way to serve the project.

    2. Broadband conduit from the public right-of-way to each unit or occupied building in the project.

11. **Landscaping**

    1. The Landscape Plans shall show the appropriate planting materials in the proposed bioretention facilities and flow-through planters. The Central Coast Low Impact Development Initiative (LIDI) has bioretention plant design resources available for reference which can be found in their website at https://www.centralcoastlidi.org/landscape.php. Final review of the storm water treatment plantings will be performed at building permit/improvement plan stage.

    2. Street Trees: The proposed street trees along Monterey Road shall comply with the street tree species and spacing listed under the applicable zone in the Master Street Tree List of the City's Master Street Tree Plan and other subsequent amendments. The street tree species will be approved by the City Engineer at improvement plan stage.

    3. The project's Landscape Plans will be reviewed in detail at improvement plan/building permit stage.

12. Detailed review of all proposed street improvements, including Broadband design, will be performed at the improvement plan/building permit stage.

13. At improvement plan stage/building permit stage, submit to Land Development Engineering a separate set of Offsite Improvement Plans that include the Offsite Civil Plans, Offsite Landscape Plans, Joint Trench Plans, and Public Streetlighting Plans.

14. **Public and Private Improvements:** The applicant shall cause the construction of all public and private improvements in accordance with the latest City Standard Drawings and Specifications. **(MHMC 12.02.090 A; 17.32.010 A)**

15. **Improvement Plans:** The applicant shall submit as part of the improvement drawings for the project, profiles of all improvements for the project and typical cross-sections of all streets and details of curbs, gutters, and sidewalks, to be accomplished to the satisfaction of the City Engineer. **(MHMC Sec 17.32.060 B; 17.32.070; 17.32.080 A)**

    A. Improvement plans are to show water lines, sanitary sewer, storm drain system, pavement widths, curve radius, and existing utilities.

16. **Encroachment Permit:** Obtain necessary encroachment permit from City of Morgan Hill and provide guarantee covering off-site improvements. **(MHMC 12.08.040 A; 12.08.090)**

17. **Improvement Agreement:** Enter into an Improvements Agreement with the City of Morgan Hill to cover required improvements. **(MHMC 12.02.150; 17.32.010 B; 17.32.160)**

18. **Public and Private Streets**: The applicant shall cause the design and construction of all new public and private streets serving the project. The design of all new public and private streets shall be consistent with the General Plan Land Use and Circulation Element as well as the Street Standard Details as contained within the Public Works Standards Details. The construction of the streets shall be undertaken to the lines and grades and in a manner satisfactory to the City Engineer pursuant to City standards. All street improvements shall be constructed to the satisfaction of the City Engineer pursuant to City standards. The timing of the improvements will be determined by the City. **(MHMC 12.02.010; 12.02.090; 17.32.060 B; CMH General Plan; CMH Design Standards and Standard Details for Construction)**

19. **Installation and Dedication of Streets**: The project shall install and dedicate street improvements including, but not limited to, curb and gutter, sidewalk, compaction, street paving, oiling, storm drainage facilities, sewer and water, fire protection, undergrounding of utilities and street lighting in conformance with City of Morgan Hill requirements. **(MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.100; 17.28.010; 17.32.060)**

20. **Design of Sewer Improvements**: The applicant shall cause to be undertaken the design and construction of sanitary sewer improvements including, but not limited to installation of sewer line extension on the proposed public street(s) or

private street(s)/drive aisle(s). The sanitary collection system shall include, but not be limited to manholes with manhole frames and covers, cleanouts, wye-branches and laterals, and separate sewer taps to each lot. These are to be installed by the developer. **(MHMC 13.20.355; 17.32.020 C; CMH Sewer System Master Plan; CMH Design Standards and Standard Details for Construction)**

21. **Sewer Connection**: All existing and future sewer lines shall be tied into the City's system and existing septic systems shall be abandoned in accordance with City requirements. **(MHMC 13.24.060; 17.32.20 C)**

22. **Storm Drainage Study**: A complete storm drainage study of the proposed development must be submitted showing amount of run-off, and existing and proposed drainage structure capacities. This study shall be subject to review and approval by the City Engineer. All needed improvements will be made by the applicant. No overloading of the existing system will be permitted. **(MHMC 17.32.020 B;17.32.090; CMH Design Standards and Standard Details for Construction)**

23. **Storm Drainage Capacity**: Collection system shall be designed to be capable of handling a 10-year storm without local flooding. On-site detention facilities shall be designed to a 25-year storm capacity. Streets shall be designed to carry 100-year storm. Items of construction shall include, but not be limited to installation of storm line extension on proposed public street(s), surface and subsurface storm drain facilities, manholes with manhole frames and covers, catch basins and laterals. Note: the project may be required to **retain** stormwater runoff as part of resolution R3-2013-0032 prior to releasing discharge rates at pre-development flows. **(MHMC 17.32.020 B; 18.74.440; CMH Design Standards and Standard Details for Construction; CMH Storm Drainage System Master Plan)**

24. **Storm Drainage General Requirements:** Prior to issuance of a grading permit, the applicant shall complete the following to the satisfaction of the City Engineer.

    A. Storm drain calculations to determine detention/retention pond sizing and operations.
    B. Plan describing how material excavated during construction will be controlled to prevent this material from entering the storm drain system.
    C. Water Pollution Control Drawings (WPCD) for Sediment and Erosion Control.
    (**CMH Design Standards and Standard Details for Construction)**

25. **NPDES Construction Activity General Permit/SWPPP Requirements**: As required by the State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ, construction activity resulting in a land disturbance of one (1) acre or more of soil, or whose projects are part of a larger common plan of development

that in total disturbs more than one (1) acre, are required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for Discharges of Storm Water Associated with Construction Activity (General Permit). To be permitted with the SWRCB under the General Permit, owners must file a complete Notice of Intent (NOI) ONLINE at: http://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp and develop a Storm Water Pollution Prevention Plan (SWPPP) Manual in accordance with the General Permit. The SWPPP Manual shall follow the CASQA SWPPP template/format at https://www.casqa.org/store/products/tabid/154/p-167-construction-handbookportal-initial-subscription.aspx and shall be approved by Public Works Engineering. A Waste Discharger Identification (WDID) number to be issued to the construction site after the SWRCB receives and verifies the submitted ONLINE NOI information. The WDID number and approved SWPPP Manual shall be provided to Public Works and the Building Department prior to any approval of grading activities **(SWRCB NPDES General Permit CAS000002).**

26. **NPDES General Permit Site SWPPP Inspections and Compliance:**
    1. ALL project onsite and offsite construction activity shall have the site inspected by a **qualified third party SWPPP Inspector (QSD or QSP or RCE).**
    2. SWPPP Inspections shall occur weekly during the rainy season (September 15th thru May 1st).
    3. SWPPP Inspections shall occur bi-weekly during the non-rainy season.
    4. 48 hours prior to and following a forecasted rain event, SWPPP Inspections shall occur in addition to those of items 2 or 3 above.
    5. Per each of the inspection conditions 2, 3, or 4, SWPPP inspection reports, and when applicable, Rain Event Action Plans (REAPS) shall be e-mailed to: sw.construction@morganhill.ca.gov no later than 12:00 PM each Monday for the previous week's inspections with a brief statement whether the site is in compliance or non-compliant.
    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 NPDES SWPPP Inspector by a follow-up inspection.
    10. BMP maintenance/inspections shall include tree protection, if applicable.

27. **Private Storm Drain Connection to Public Storm Drain System**

1. Prior to connection of the private storm drain to the public storm drain system, the point of connection shall be inspected by the City's Environmental Services staff. Developer/Applicant shall contact SW Construction at SW.construction@morganhill.ca.gov for the inspection.
2. Prior to acceptance of public improvements or occupancy of the final unit, the private storm drain facilities shall be inspected by Civil Engineer of record and the City's Environmental Services staff. If necessary, storm drain pipe, inlets, post-construction stormwater control measures, and detention facilities, shall be cleared of foreign debris, sediment or silt.

28. **Domestic Water System**: The applicant shall cause the design and construction to be undertaken of a domestic water system to the satisfaction of the City Engineer. The water system improvements shall be constructed within public easements or street rights-of-way to the satisfaction of the City Engineer and dedicated to the City. **(MHMC 17.32.020 A & D; CMH Design Standards and Standard Details for Construction; CMH Water System Master Plan)**

29. **Water Well Abandonment**: Abandonment of any existing water well shall be in conformance with Santa Clara Valley Water District (SCVWD) Ordinance 90-1. Location and disposition to be shown on the plan. Well(s) shall be properly registered with the SCVWD and either be maintained or abandoned in accordance with SCVWD standards.

30. **Water Line Extension**: Install water line extension on the proposed public streets and/or private streets. **(MHMC 17.32.020 A & D; CMH Water System Master Plan)**

31. **Easement Dedications**: The owner shall dedicate all necessary utility easements. **(MHMC 12.02.080 D; 17.28.010 A)**

32. **Undergrounding New Utilities:** The applicant shall cause the design and construction required to underground all electric, gas, Cable TV and communication lines within the development. Such design and construction shall be to the satisfaction of the affected utilities and the City Engineer. **(MHMC 17.32.020 E.1)**

33. **Landscaping and Irrigation Systems**: Landscaping and irrigation systems serving common areas that are required to be installed in the public right-of-way on the perimeter of this project shall be continuously maintained by the property owner or designated maintenance entity.

34. **Final Landscape Plans**: Final landscape plans shall be submitted with and included as part of the improvement plans for the project. **(MHMC 17.08.090)**

35. **Pre-construction Meeting**: Prior to the approval of any Building Permit for grading activity, the developer shall schedule a pre-construction meeting with the Public Works Inspection Division with the following project team members:
    1. Civil Engineer of record
    2. Geotechnical Engineer of record
    3. Third Party QSD/QSP SWPPP Inspector
    4. General Contractor
    5. Sub-Contractors

36. **As-Built Submittal Standards**: The developer shall submit digital as-builts of the project's Final Map, Grading Plan, and Civil and Landscape Improvement Plans which adhere to the City's updated GIS/CAD Developer Submittal Standards.

37. **Stormwater Post Construction Requirements (PCRs)**: Project shall comply with the California Regional Water Quality Control Board Central Coast Region Resolution No. R3-2013-0032 as documented by the **Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements** (developed from Resolution No. R-2013-0032 Attachment 1 and 2 at: http://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.shtml). A copy of the Guidance Manual can be obtained from the City's Land Development Engineering webpage. Project shall provide Stormwater Runoff Management Plan, Stormwater Control Plan and Checklist, and applicable calculations per the Guidance Manual. Project shall meet the applicable Post-Construction Requirements:
    1. Performance Requirement 1: Site Design and Runoff Reduction
    2. Performance Requirement 2: Water Quality Treatment
    3. Performance Requirement 3: Runoff Retention
    4. Performance Requirement 4: Peak Management

38. **Peak Storm Water Runoff Discharge Rates**: Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion. Note: the project may be required to **retain** stormwater runoff as part of resolution R3-2013-0032 prior to releasing discharge rates at pre-development flows.

39. **Storm Drain System Stenciling and Signage**: All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as: "NO DUMPING – DRAINS TO CREEK") and/or graphical icons to discourage illegal dumping. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels

and creeks within the project area. Legibility of stencils and signs must be maintained.

40. **Design Standards for Structural or Treatment Control BMPs**: The post-construction treatment control BMPs shall incorporate, at a minimum, either a volumetric or flow- based treatment control design standard, or both, as identified below to mitigate (infiltrate, filter or treat) storm water runoff:
    1. Volumetric Treatment Control BMP
        a. The 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998); or
        b. The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook – Industrial/ Commercial, (2003); or
        c. The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for “treatment” that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.
    2. Flow Based Treatment Control BMP
        a. The flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the area; or
        b. The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.

41. **Stormwater Runoff Management Plan (SWRMP)**: The Stormwater Runoff Management Plan shall include sufficient information to evaluate the environmental characteristics of affected areas, the potential impacts of the proposed development on water resources, and the effectiveness and acceptability of measures (post construction BMPs) proposed for managing stormwater runoff.
    1. The Stormwater Runoff Management Plan shall be prepared under the direction of a professional civil engineer registered in the State of California. The responsible professional civil engineer shall stamp and sign the approved Stormwater Runoff Management Plan.
    2. The developer shall provide a signed certification from the civil engineer responsible for preparing the Stormwater Runoff Management Plan that all stormwater best management practices have been designed to meet the requirements.

42. **Stormwater BMP Operation, Maintenance, and Replacement Responsibility**
    1. Prior to building final, the property owner shall submit a signed certification (with signature, date & license number/seal) certifying that all post-construction stormwater management/BMP facilities shown on the as-built drawings were inspected by the civil engineer (or by a qualified third party stormwater inspector hired by the permittee/owner) and have been constructed in accordance with the approved plans and specifications.
    2. All on-site stormwater management facilities shall be operated and maintained in good condition and promptly repaired/replaced by the property owner(s), an owners' or homeowners' association or other legal entity approved by the City.
    3. Any repairs or restoration/replacement and maintenance shall be in accordance with City-approved plans.
    4. The property owner(s) shall develop a maintenance schedule for the life of any stormwater management facility and shall describe the maintenance to be completed, the time period for completion, and who shall perform the maintenance. This maintenance schedule shall be included with the approved Stormwater Runoff Management Plan.

43. **Stormwater BMP Operation and Maintenance Agreement (SWBOMA)**: Prior to the issuance of any building permit requiring stormwater management BMPs, the owner(s) of the site shall enter into a formal written Stormwater BMP Operation and Maintenance Agreement with the City. The City shall record this agreement, against the property or properties involved, with the County of Santa Clara and it shall be binding on all subsequent owners of land served by the storm water management BMPs. The City standard Stormwater BMP Operation and Maintenance Agreement will be provided by Land Development Engineering at building permit/improvement plan stage.

44. **Stormwater BMP Inspection Responsibility**
    A. The property owner(s) shall be responsible for having all stormwater management facilities inspected for condition and function by a **certified Qualified Stormwater Practitioner (QSP)**.
    B. Unless otherwise required by the City Engineer or designee, stormwater facility inspections shall be done at least twice per year (April 15th and September 15th) by the QSP. Written records shall be kept of all inspections and shall include, at a minimum, the following information:
        i. Site address;
        ii. Date and time of inspection;
        iii. Name of the person conducting the inspection;
        iv. List of stormwater facilities inspected;
        v. Condition of each stormwater facility inspected;
        vi. Description of any needed maintenance or repairs; and
        vii. As applicable, the need for site re-inspection.

C. Upon completion of each inspection, an inspection report shall be submitted to Environmental Services Division.

45. **Records of Maintenance and Inspection Activities**: On or before April 15th and September 15th of each year, the party responsible for the operation and maintenance of on-site stormwater management facilities under the BMP Operation and Maintenance Agreement shall provide the Environmental Services Division with records of all inspections, maintenance and repairs.

46. **Annual Certification of SWRMP**: On or before September 30th of each year, a Registered Civil Engineer (RCE) shall provide written certification that the project's stormwater quality design standards are properly maintained and functioning as required by the SWRMP.

ENVIRONMENTAL SERVICES

The following items need to be incorporated into the Planning Design Permit phase and will be verified for compliance at Building Permit application stage:

1. These 3 statements need signatures:
   - This statement needs the signature of the owner/developer → "After installation of landscaping on property, I agree to have an irrigation audit, landscape audit, irrigation schedule, and maintenance schedule conducted by a Certified Irrigation Auditor and submit it to the City for final project sign off".
   - This statement needs the signature of the owner/developer → "The developer will submit receipts and/or invoices for all compost and mulch purchases to Environmental Services Division after final construction".
   - This statement needs the signature of the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape with the following statement → "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan".

2. Plant selection comments:

   Please remove/replace the following plant species:
   - Ligustrum Japonicum 'Texanum' – Moderate Water use
   - Frangula Alnus 'Columnaris' – is not in the WUCOLS database, needs to be removed/replaced. Selection needs to be found in the WUCOLS database.

   Please update the following plant species:
   - Update the water use of the Desert Museum Palo Verde to Very Low water use

- Update the water use of the San Jose California Fuchsia to Low water use

3. Hydrozone Map - Update hydrozones after plant selection has been updated. There are still two moderate water use plant species (noted above) that need to be replaced.

4. Water Budget Calculation - Update calculations after plant selection and irrigation systems have been updated. Ensure water budget calculations match what is on the plan set (stormwater features).

BUILDING DIVISION

1. **California Code of Regulations:** Project shall be designed to comply with the edition of the California Codes of Regulations as amended by the Morgan Hill Municipal Code Title 15 that is in effect at time of Building Permit Application submittal.

2. **Compliance with Morgan Hill Municipal Code:** Project shall comply with the Morgan Hill Municipal Code (MHMC) including but not limited to:

   A. MHMC 15.65 Sustainable Building Regulations
   B. MHMC 15.62 Electric Vehicle Charging Infrastructure
   C. MHMC 15.40 Building Security
   D. MHMC 15.38 Wage Theft Preventions
   E. MHMC 18.148 Water Conservation
   F. MHMC 15.63 Prohibition of Natural Gas Infrastructure in New Buildings
   G. MHMC 18.76.090 Noise Standards – Noise mitigations based on acoustical analysis per Municipal Code and California Codes.

3. **Geological Hazard Area:** Project within a designated geological hazard area shall comply with a site-specific geotechnical report addressing the mitigation of known hazard conditions.

4. **Acoustical Analysis:** An acoustical analysis report shall be submitted with the building permit documents showing interior and exterior noise mitigations for compliance to the MHMC, California Building code and CAL Green Code.

FIRE DIVISION

1. **Preliminary Review Only:** The requirements and conditions stated in this review are preliminary and are intended to be used for the purposes of project planning. An official Fire Department review of the project will be conducted upon receipt of

a complete plan submittal application that clearly shows all intended grading, demolition, construction or building modifications.

2. **Proposal limited to:** Review of this Development proposal is limited to acceptability of site access as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

3. **Fire Apparatus (Engine) Access Roads Required:** Prior to the commencement of combustible construction, an access roadway with a paved all weather surface and a minimum unobstructed width of 20 feet, vertical clearance of 13 feet, 6 inches shall be provided, with minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%, unless otherwise approved in writing by the Fire Marshal. Installations shall conform to the City of Morgan Hill Standard Details and Specifications 11-B.

4. **Fire Hydrant Location Identifier:** Prior to project final inspection, the general contractor shall ensure that an approved (“Blue Dot”) fire hydrant location identifier has been placed in the roadway, as directed by the fire department.

5. **Timing of Required Roadway Installations:** Prior to the commencement of combustible construction, the required roadway installations, up through first lift of asphalt, shall be in place, inspected, and accepted by the City of Morgan Hill unless otherwise approved in writing by the Fire Marshal. Bulk combustible construction materials shall not be delivered to the construction site until installations are completed as stated above. During construction, emergency access roads shall be maintained clear and unimpeded. Issuance of building permits may be withheld until installations are completed.

6. **Timing of Required Water Supply Installations:** Prior to the commencement of combustible construction, the required Fire Hydrant and Water Supply installations shall be in place, inspected, tested, and accepted by the Fire Department and the City of Morgan Hill, unless otherwise approved in writing by the Fire Marshal. Bulk construction materials may not be delivered to the construction site until installations are completed as stated above. Clearance for building permits may be held until installations are completed.

7. **Fire Lane Marking Required:** Provide marking for all roadways within the project. Markings shall be per fire department specifications. Installations shall also conform to Local Government Standards and the City of Morgan Hill Standard Details and Specifications 11-F.

8. **Automatic Fire Sprinkler System Required:** Buildings requiring automatic fire sprinkler system shall be equipped throughout with an approved automatic fire sprinkler system. The fire sprinkler system shall be hydraulically designed per National Fire Protection Association (NFPA) Standard #13.

9. **Private on-site Fire Service Mains and Hydrants:** Installations shall conform to National Fire Protection Association Standard #24, and the City of Morgan Hill Standard Details and Specifications. Provide plan submittal to the City of Morgan Hill for review and approval prior to installation.

10. **Aerial Fire Apparatus Access Roads**
    A. Where required: Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

    B. Width: Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

    C. Proximity to building: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official.

POLICE DEPARTMENT

1. **Feasibility Study:** A feasibility study will be a condition of approval to ensure the building will not block the inline microwave repeater from Holiday Lake – Woodland. This study can be completed now or during the building permit process.

2. **Safety and Security Plan.** The Police Department shall review and approve a safety and security plan for the facility including a security camera plan prior to the issuance of a building permit or site development permit, whichever one is issued first.

3. **Camera Access**. The Police department will require access to camera feed and camera recordings to be able to view real time and recorded footage if/when required.

HOUSING DIVISION

1. **Inclusionary Housing Agreement:** The developer shall execute and record an Inclusionary Affordable Housing Agreement with the City prior to issuance of a building permit for any residential project that does not require a map.

2. **BMR Standards**: The Below Market Rate (BMR) units shall comply with the BMR standards.
   A. Location. BMR units shall be geographically and proportionally dispersed throughout the project.
   B. Lot Size. Lot size shall be at least the same size as the smallest lot of a market rate unit within the project;
   C. Bedroom and Bathroom Count. Average bedroom and bathroom count shall be the same as the average bedroom and bathroom count in the market rate units in the project;
   D. Exterior. Exterior trim entry door hardware, and finish to the same standard as the Market Rate
   E. Minimum standards for equipment, fixtures, appliances and finishes have been established for the BMR units. All items installed by the developer shall be of good quality and in new condition. Good quality shall be deemed as entry level but generally not the lowest level of product offered for that application. All products shall offer durability, reliability and maintain a quality appearance and function that is standard to most other median priced homes in the area. The below listed items must be installed as a basic feature of each BMR home.

      Minimum Interior standard finishes will be as follows:
      i. All closets shall have doors
      ii. Interior doors to be raised panel type or same as market rate
      iii. Door hardware to be brass finish or equivalent
      iv. Appliances shall be major brand name
      v. Microwave with an exhaust vent shall be installed over the range
      vi. Kitchen counters shall be white ceramic tile
      vii. Kitchen cabinets shall be stained wood with white melamine interiors
      viii. Units will be roughed in for AC including electrical and line set
      ix. Basic alarm system to secure all accessible openings to the home
      x. Carpet in bedrooms, hallways, family rooms
      xi. Linoleum or tile entry, bathroom kitchens
      xii. Laminate flooring may substitute for carpet or linoleum
      xiii. Electric garage door opener

3. Timing of Construction. BMR units shall be constructed in proportion to the BMR ownership housing requirement applicable to the project. For example, for a project with 389 units and an 20% BMR rental housing commitment, at least one BMR unit shall be constructed before or concurrently with every 5th market rate unit constructed. The last market rate unit to be completed in the project may not receive a certificate of occupancy until the last BMR unit has received a certificate of occupancy. The Director may approve a modified schedule if the timing requirement will create unreasonable delays in the issuance of certificates of occupancy for market rate units.

MONTEREY STREET

MORGAN HILL, CA

AMG
LAND DEVELOPMENT

AO

- SIGN PLACED ABOVE PRIMARY LOBBY ENTRY FACING MONTEREY ROAD.

- SIGN PLACED ABOVE LEASING OFFICE ENTRY FACING DRIVEWAY.

SIGNAGE MOCKUPS SHOWN ON THE RENDERINGS ARE FOR REFERENCE ONLY. EXACT SIZING, PLACEMENT, AND DESIGN DETAILS WILL BE DETERMINED BY THE SIGNAGE CONSULTANT DURING THE PRODUCTION PHASE.

SHEET INDEX

G0.0	COVER SHEET
G0.1	SHEET INDEX

CIVIL ENGINEERING

C-1	EXISTING CONDITIONS & DEMOLITION PLAN
C-2	SITE DEVELOPMENT PLAN
C-3	PRELIMINARY GRADING PLAN
C-4	PRELIMINARY UTILITIES PLAN
C-5	PRELIMINARY STORMWATER CONTROL PLAN
C-6	PRELIMINARY STORMWATER CONTROL DETAILS
C-7	FIRE TRUCK TURNING TEMPLATE

ARCHITECTURE

A1.0	SITE PLAN
A1.1	FIRE PLAN
A1.2	TRASH MANAGEMENT PLAN
A2.0	BUILDING PLANS
A2.1	BUILDING PLANS
A2.2	OCCUPANT LOAD PLAN

ARCHITECTURE (CONT.)

A3.0	UNIT PLANS
A4.0	BUILDING ELEVATIONS
A5.0	3D VIEWS
A6.0	MATERIAL AND COLOR BOARD

LANDSCAPE ARCHITECTURE

L1	LANDSCAPE NOTES AND SCHEDUI
L2	LANDSCAPE PLAN
L3	IRRIGATION PLAN

ELECTRICAL

E1.0	ELECTRICAL SITE PLAN
E1.1	PHOTOMETRIC SITE PLAN

CURRENT ZONING:	MIXED USE FLEX (MU-F)	
ZONING DISTRICT:	MONTEREY CORRIDOR FORM-BASED (FB-C)	
APN:	726-25-001 & 726-25-002	
EXISTING USE:	RESIDENTIAL/COMMERCIAL BUILDING	
PROPOSED USE:	AFFORDABLE MULTI-FAMILY RESIDENTIAL	
PROJECT ADDRESS:	17910 & 17920 MONTEREY ROAD	
	MORGAN HILLS, CA 95037	
PROPOSED OCCUPANCY:	MULTI-FAMILY DWELLING (R2), PODIUM PARKING (S)	
PROPOSED TYPE OF CONSTRUCTION:	5 -STORIES TYPE III OVER 1 LEVEL OF RAISED PODIUM TYPE I	
AUTOMATIC SPRINKLER:	YES	
LOT SIZE		
SUBJECT PROPERTY:	1.89 ACRES (82,485 SF)	
NUMBER OF UNITS:	**100 RESIDENTIAL UNITS** (INCLUDING 1 MANAGER'S UNIT)	
DENSITY:	**52.91 DU/AC**	
UNIT MIX:		
STUDIOS	5 UNITS (5%)	
1 BEDROOM	81 UNITS (82%)	
2 BEDROOM	9 UNITS (9%)	
2 BEDROOM (MANAGER'S UNIT)	1 UNIT	
3 BEDROOM	4 UNITS (4%)	
TOTAL	**100 UNITS**	
GROSS FLOOR AREA		
1ST FLOOR / PODIUM LEVEL	20,142 SF	
2ND FLOOR	18,172 SF	
3RD FLOOR	18,172 SF	
4TH FLOOR	14,864 SF	
5TH FLOOR	14,864 SF	
6TH FLOOR	14,864 SF	
GRAND TOTAL:	101,078 SF	
NUMBER OF STORIES:	6 STORIES	
FAR	101,078/ 82,485 SF = **1.23**	
LOT COVERAGE	20,142 SF	
OPEN SPACE		
PRIVATE OPEN SPACE CALCULATIONS		
REQUIRED PRIVATE OPEN SPACE: 50% OF UNITS, 48 SF MIN.:	100 UNITS: 2,400 SF	
PROVIDED PRIVATE OPEN SPACE:	0	
ENCLOSED COMMON SPACE (AMENITIES)		
PROVIDED SECOND LEVEL AMENITIES:	1,740 SF	
COMMON OPEN SPACE CALCULATIONS		
REQUIRED COMMON OPEN SPACE: 15% OF SITE AREA	12,373 SF	
PROVIDED COMMON OPEN SPACE:	23,752 SF (LANDSCAPED AREA)	
VEHICLE PARKING		
STUDIO OR 1-BDRM: 1 COVERED & 0.5 UNCOVERED/ UNIT	129 STALLS	
2-BDRM: 1 COVERED & 1 UNCOVERED/ UNIT	15 STALLS	
3-BDRM: 1 COVERED & 1.5 UNCOVERED/ UNIT	10 STALLS	
TOTAL REQUIRED :	154 STALLS	
TOTAL PROVIDED:	**100 STALLS**	
	20 STALLS (COVERED - PODIUM); 80 STALLS (UNCOVERED)	
BICYCLE PARKING		
REQUIRED RESIDENTIAL SHORT TERM: 10% OF REQUIRED AUTOMOBILE; MIN. OF 4 SPACES	10 SPACES	
PROVIDED:	10 SPACES	
REQUIRED RESIDENTIAL LONG TERM: 1 PER 5 UNITS	20 SPACES	
PROVIDED:	26 SPACES	
SETBACK	REQUIRED	PROVIDED
FRONT: 15'	(FB-C) 0'; 15'	26'-1"
INTERIOR SIDE: 5'	(FB-C) 0'	13'-4"
REAR: 20'	(FB-C) 10'	156'-4"
MAXIMUM BUILDING HEIGHT		
REQUIRED: 35' MAX.	(FB-C) 45'	
PROVIDED:	67'-7" TOP OF ROOF, 82'-3" TOP OF STAIR	

PROJECT TEAM

APPLICANT/OWNER:
AMG & Associates, LLC
P.O. BOX 260770
ENCINO, CA 91426
(818) 380-2600 EXT. 14
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ARCHITECT:
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cpatton@rja-gps.com

LANDSCAPE ARCHITECT:
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thp@idlainc.com

ELECTRICAL ENGINEER:
DC ENGINEERING
440 EAST CORPORATE DRIVE
SUITE 103
MERIDIAN, ID 83642
CONTACT: JOSH FARMER
jfarmer@dcengineering.net

DEMOLITION NOTES:

1. EX PAVEMENT TO BE REMOVED
2. EX BUILDING/ACCESSORY STRUCTURE TO BE REMOVED
3. EX OVERHEAD LINE AND POLES TO BE REMOVED (BY OTHERS)
4. EX OVERHEAD LINES TO BE PLACED UNDERGROUND (BY OTHERS)
5. EX DRIVEWAY TO BE REMOVED (SEE NOTE 3)
6. EX SANITARY SEWER MAIN TO BE REMOVED/ABANDONED
7. EX SANITARY SEWER LATERAL TO BE REMOVED
8. EX WM AND SERVICE TO BE REMOVED/ABANDONED AT MAIN
9. EX PEDESTRIAN RAMP TO BE UPDATED TO CURRENT ADA STANDARDS

PRESERVATION NOTES:

- (A) EX DRIVEWAY TO REMAIN
- (B) EX SANITARY SEWER MAIN TO REMAIN
- (C) EX GAS METERS TO REMAIN
- (D) EX OVERHEAD LINE AND POLES TO REMAIN
- (E) EX TRAFFIC SIGNAL TO REMAIN
- (F) EX SD AND CATCH BASIN TO REMAIN
- (G) EX COMMUNICATION BOX TO REMAIN
- (H) EX SIDEWALK TO REMAIN
- (I) EX STREET LIGHT AND POWER POLE TO REMAIN
- (J) EX FIRE HYDRANT TO REMAIN

LEGEND

- PROJECT BOUNDARY
- EXISTING LOTLINE
- EXISTING CENTER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- EXISTING TREE TO BE REMOVED & TREE TAG #
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED

NOTES:

1. THE LOCATIONS OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN HERE ARE BASED ON OBSERVABLE EVIDENCE ONLY.
2. ALL EXISTING SANITARY SEWER LATERALS SHALL BE REMOVED PER CITY STANDARDS.
3. DEMOLITION OF DRIVEWAYS SHALL BE REPLACED WITH CURB AND GUTTER AND PARK STRIP LANDSCAPING. ANY DAMAGE TO EXISTING SIDEWALK DURING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR.

SITE INFORMATION

ADDRESS:
17910 & 17920 MONTEREY ROAD
MORGAN HILL, CA 95037

APN: 726-25-001, 002

PROJECT BOUNDARY:
1.89 AC (82,485 SF)

PROPOSED TYPE OF CONSTRUCTION:
5-STORIES TYPE III OVER RAISED PODIUM TYPE 1

N

0 20 40 60
SCALE IN FEET: 1"= 20'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
835 E. ALMIO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

AMG & ASSOCIATES

DESIGN REVIEW
EXISTING CONDITIONS & DEMOLITION PLAN
17920 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	JAN 2026

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
C-1
OF 7 SHEETS

JOB NO.
202047

26' WIDE COMMERICAL DRIVEWAY PER CITY STANDARD DETAIL A-10. THIS DETAIL ALLOWS FOR THE REQUIRED WIDTH FOR AERIAL APPARATUS ACCESS, IT ALSO PROVIDES THE DISTANCE REQUIRED TO MEET THE 15% ALGEBRAIC SUM REQUIREMENT OF OBJECTIVE STANDARD NO. 47.

BICYCLE ACCESS TO PUBLIC RIGHT OF WAY VIA DRIVEWAY

ALLEY A (PRIVATE)

SCM 6

CURB CUT

TREE PROTECTION AREA (LIMIT OF DISTURBANCE)

60' UPRR R/W

UNION PACIFIC RAILROAD

VISION TRIANGLE

MONTEREY ROAD (PUBLIC)

BIKE LANE

PARKING

EX LOT LINE TO BE REMOVED

TRASH STAGING AREA

BUILDING A
SEE ARCHITECT PLANS

ALLEY B (PRIVATE)

ALLEY C (PRIVATE)

SCM 7

CURB CUT

55' RIGHT-OF-WAY DEDICATION

SCM 8

SEE LANDSCAPE PLANS FOR AMENITIES

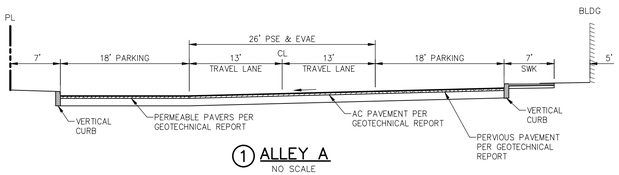
PEDESTRIAN ACCESS TO PUBLIC SIDEWALK (TYP)

EX PEDESTRIAN RAMP TO BE UPDATED TO CURRENT ADA STANDARDS

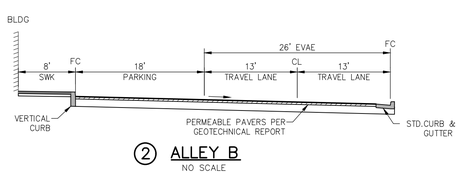
EX BLDG.

LEGEND

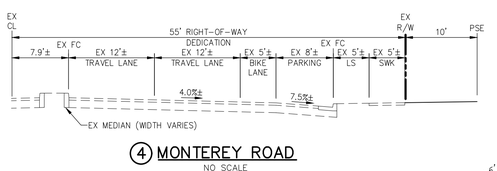
- ACCESSIBLE ROUTE
- PROJECT BOUNDARY
- LOTLINE OR R/W
- FACE OF CURB
- CONCRETE
- ASPHALT
- PERMEABLE PAVERS
- DECORATIVE PAVEMENT
- STORMWATER PLANTER/BASIN
- BROADBAND CONDUIT (PUBLIC R/W)
- BROADBAND CONDUIT (IN-TRACT)
- BIKE LANE STRIPING
- DIRECTION OF VEHICULAR/BICYCLE CIRCULATION



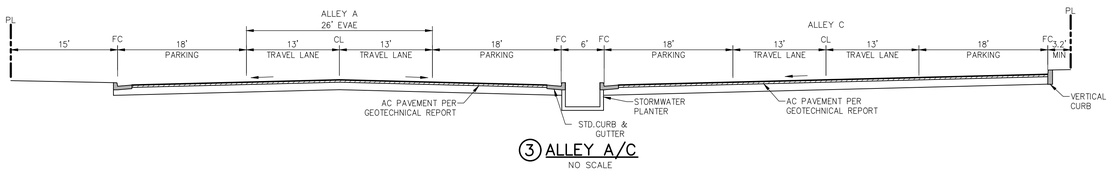
1 ALLEY A
NO SCALE



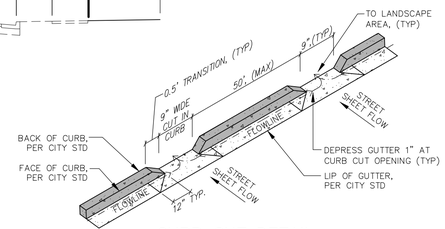
2 ALLEY B
NO SCALE



4 MONTEREY ROAD
NO SCALE



3 ALLEY A/C
NO SCALE



CURB CUT DETAIL
NO SCALE

0 20 40 60
SCALE IN FEET: 1"= 20'

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AMG & ASSOCIATES

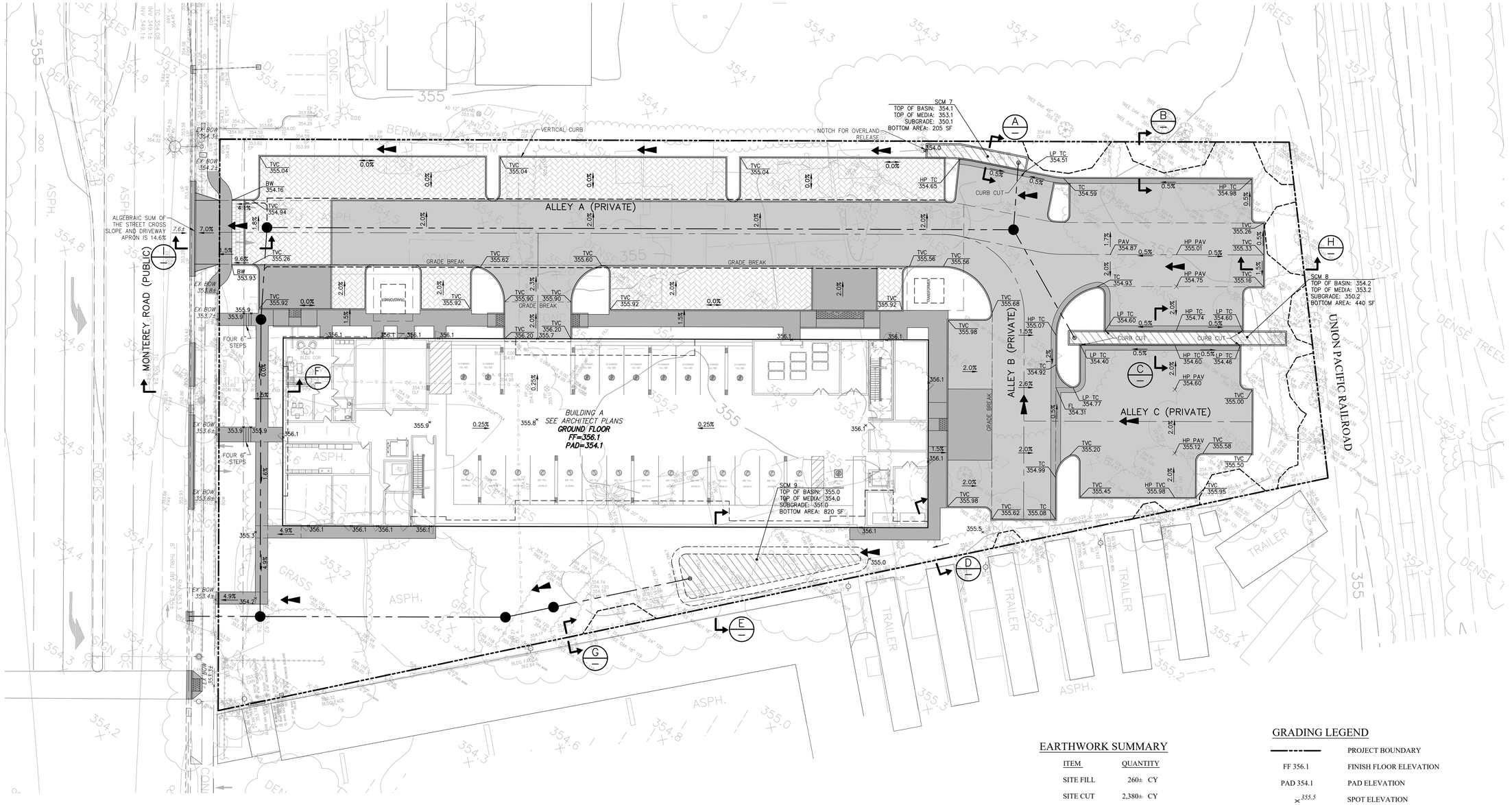
DESIGN REVIEW
SITE DEVELOPMENT PLAN
17920 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

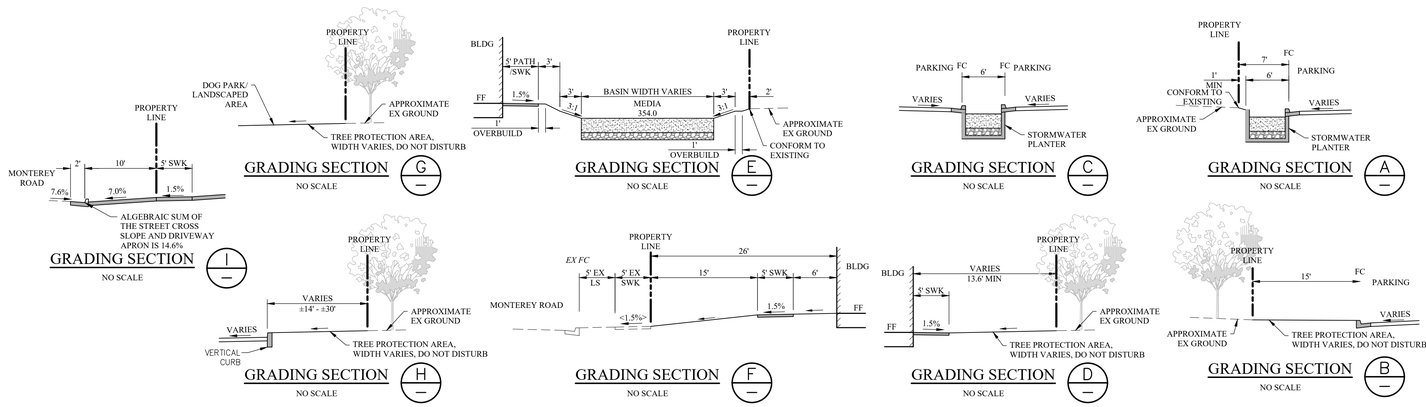
SCALE AS SHOWN
DATE JAN 2026

DATE	BY	CK
SHEET REVISIONS		

SHEET C-2 OF 7 SHEETS

JOB NO. 202047





EARTHWORK SUMMARY

ITEM	QUANTITY
SITE FILL	260± CY
SITE CUT	2,380± CY
NET EXPORT	2,120± CY

BENCHMARK:

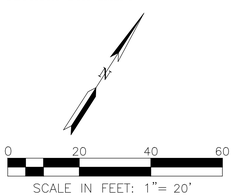
SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM1067", A USCGS BRASS DISK STAMPED "R19" IS ON TOP OF 1.7 FEET WIDE BY 8.5 FEET LONG CONCRETE HEADWALL ON THE NORTHWESTERLY SIDE OF TRACKS AND OVER A 2 FOOT DIAMETER STEEL PIPE CULVERT; 9.5 FEET SOUTHWESTERLY FROM THE MOST SOUTHWESTERLY RAIL OF THE RAILROAD TRACKS; 37.5 FEET NORTHEASTERLY FROM TELEPHONE POLE NO. GT109368,
ELEVATION(NAVD88) = 353.25 FEET.

GRADING NOTES:

1. ALL SIDEWALKS AND WALKWAYS SHALL BE COMPLIANT WITH LATEST ADA STANDARDS. CURB RAMPS WITH DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT ALL STREET CROSSINGS.
2. ALL PROPOSED GRADES ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. SEE SHEET C-5 FOR STORM WATER MANAGEMENT FACILITIES.
4. PAD ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL DESIGN BASED ON FINAL STRUCTURAL ENGINEERING CALCULATIONS AND FOUNDATION DETAILS.

GRADING LEGEND

- PROJECT BOUNDARY
- FF 356.1 — FINISH FLOOR ELEVATION
- PAD 354.1 — PAD ELEVATION
- 355.5 — SPOT ELEVATION
- SLOPE
- 1.5% — STREET SLOPE
- OVERLAND DRAINAGE RELEASE
- 355 — EXISTING CONTOUR
- LIMIT OF GRADING
- TREE PROTECTION AREA
- STORMWATER CONTROL MEASURE (SCM)
- PERMEABLE PAVERS
- DECORATIVE PAVEMENT



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AMG & ASSOCIATES

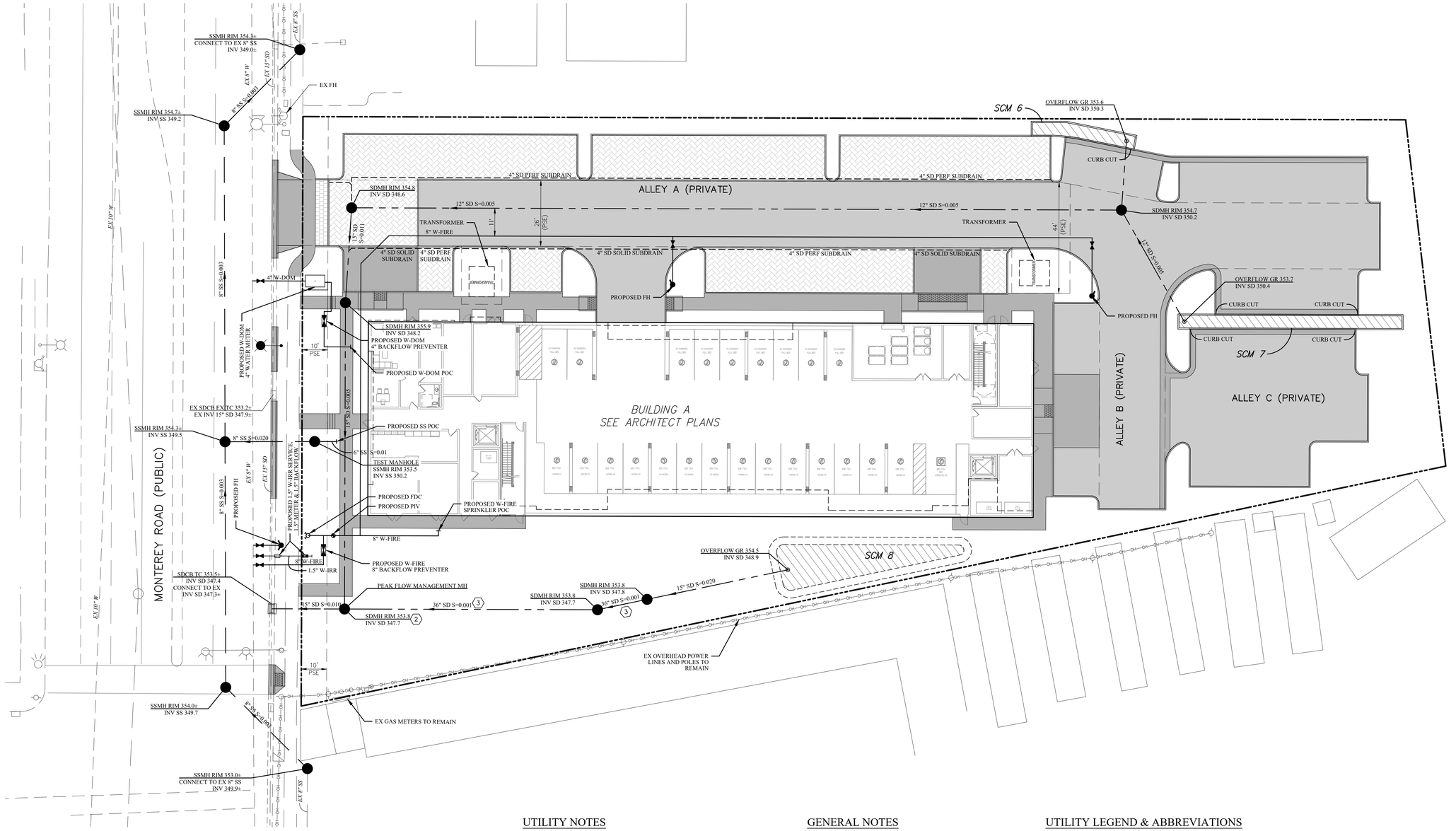
DESIGN REVIEW
PRELIMINARY GRADING PLAN
17920 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	JAN 2026

DATE	BY	CK
SHEET REVISIONS		
MK		

SHEET
C-3
OF 7 SHEETS

JOB NO.
202047



UTILITY NOTES

1. CURB CUT. SEE DETAIL, SHEET C-2.
2. FLOW CONTROL STRUCTURE. SEE DETAIL 3, SHEET C-6.
3. 36" DETENTION PIPE

GENERAL NOTES

1. WATER AT ALL TIMES SHALL MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER UTILITIES.
2. STORM DRAIN IS PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE OWNER'S MANAGEMENT COMPANY.
3. SANITARY SEWER IS PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE OWNER'S MANAGEMENT COMPANY.
4. WATER MAINS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER'S MANAGEMENT COMPANY.
5. ALL PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
6. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE BASED ON RECORD DRAWING INFORMATION.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	EDGE OF PAVEMENT	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
●	MANHOLE	○
	INLET	□
◎	BUBBLER	
∪	OUTFALL	
	FIRE HYDRANT	
	PRIVATE STREET LIGHT	
	PUBLIC STREET LIGHT	
	STORMWATER PLANTER	
EX	EXISTING	
FH	FIRE HYDRANT	
GR	GRATE ELEVATION	
INV	INVERT ELEVATION	
SD	STORM DRAIN	
SDCB	STORM DRAIN CATCH BASIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSLAT	SANITARY SEWER LATERAL	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
W-DOM	WATER (DOMESTIC)	
W-FIRE	WATER (FIRE)	
W-SERV	WATER SERVICE	

0 20 40 60

SCALE IN FEET: 1"= 20'

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AMG & ASSOCIATES

DESIGN REVIEW
PRELIMINARY UTILITIES PLAN
17920 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	JAN 2026

DATE	MK	BY	CK
SHEET REVISIONS			

SHEET
C-4
OF 7 SHEETS

JOB NO.
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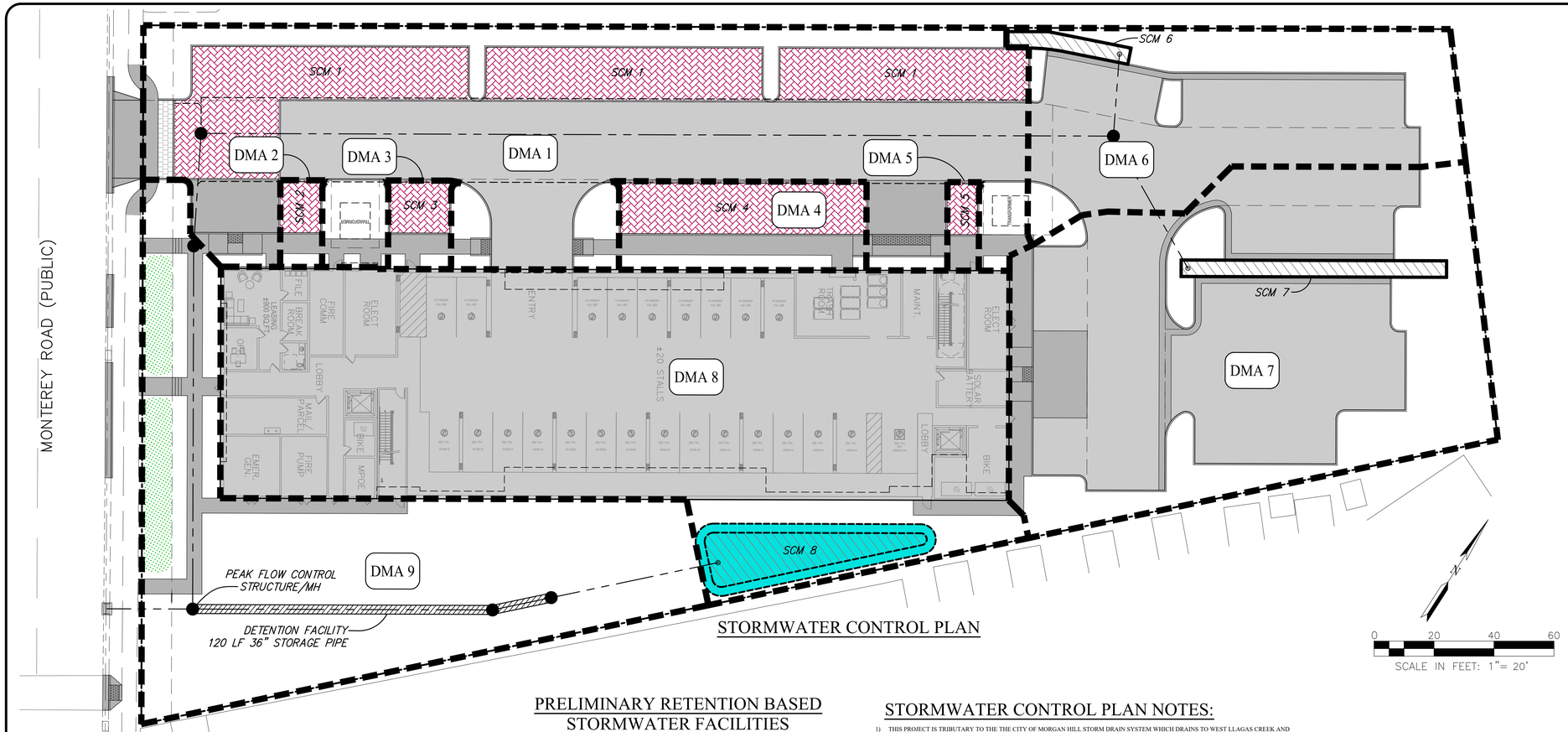

STORMWATER CONTROL PLAN

0 20 40 60

SCALE IN FEET: 1"= 20'

LEGEND

- BUILDING ROOF AREA
- SELF RETAINING AREA
- PERMEABLE PAVERS
- CONCRETE
- AC PAVEMENT
- DECORATIVE PAVEMENT
- FLOW-THROUGH TREATMENT PLANTER
- BIORETENTION BASIN
- DRAINAGE AREA BOUNDARY
- DMA 1 — DRAINAGE MANAGEMENT AREA NUMBER
- SCM 1 — STORMWATER CONTROL MEASURE ID
- STORM DRAIN SYSTEM
- EXISTING STORM DRAIN SYSTEM
- DETENTION FACILITY

PRELIMINARY STORMWATER CONTROL NOTES:

1. THE STORMWATER CONTROL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. PLANTER LOCATION AND DMA BOUNDARIES ARE SUBJECT TO FURTHER REFINEMENT IN FINAL DESIGN BASED ON FINAL ROOF SLOPES AND CONFIGURATION, DOWNSPOUT LOCATIONS, FINAL GRADING AND SITE LAYOUT.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
17920 MONTEREY ROAD
MORGAN HILL, CA 95037

I.B. PROPERTY OWNER:
AMG & ASSOCIATES, LLC

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
PROPERTY MANAGEMENT (TBD)

PRELIMINARY PEAK FLOW MANAGEMENT ANALYSIS

RETURN EVENT	PRE-DEVELOPMENT (CFS)	POST-DEVELOPMENT (CFS)	DETENTION FACILITY % FREEBOARD
2-YEAR	0.60	0.57	91%
10-YEAR	1.65	1.30	79%
25-YEAR	2.13	1.62	72%
100-YEAR	2.81	2.07	62%

NOTE: PRELIMINARY HYDRAULIC ROUTING MODEL CALCULATIONS DEMONSTRATE THAT ROUTING THE DESIGN STORM EVENTS THROUGH THE PROPOSED STORMWATER TREATMENT AND DETENTION FACILITIES EFFECTIVELY REDUCES PEAK OUTFLOW FROM THE PROJECT TO LESS THAN PRE-DEVELOPMENT LEVELS FOR THE 2-YEAR THROUGH 100-YEAR STORM EVENTS.

DETENTION FACILITY:

120 LF 36" DIAMETER STORAGE PIPE

848 CF TOTAL VOLUME

PRELIMINARY RETENTION BASED STORMWATER FACILITIES

PROPOSED RETENTION BASED STORMWATER FACILITES:

LEGEND	TYPE	RETENTION AREA (SF)
	PERMEABLE PAVERS	7,800
	BIORETENTION BASIN	820
	POTENTIAL SELF-RETAINING LANDSCAPING AREA	890
	TOTAL:	**9,510**
	EQUIVALENT IMPERVIOUS SURFACE AREA:	**52,130**
	PERCENT OF RETENTION AREA TO EQUIVALENT IMPERVIOUS SURFACE AREA:	**18.2%**

STORMWATER CONTROL MEASURE TREATMENT CALCULATIONS

					Pervious Surface Correction Factor																
					0.20	0.10	0.60	0.15	0.10	0.00	0.00	1.00									
	Impervious Surface (SF)				Pervious Surface (SF)									Stormwater Control Measure Sizing							
DMA	Total DMA Area (SF)	New Impervious Surface (SF)	Replaced Impervious Surface (SF)	Total	Managed Turf	Landscape/Grass	Pervious Concrete	Turf Block	Pavers	Native Landscape/ Understory	SCM Unlined	SCM Lined	Total	Equivalent Impervious Surface Area (EISA) (ft^2)	% Impervious	Runoff Coefficient	SCM Description	Required Minimum BMP Area (ft^2)	Provided BMP Area (ft^2)	2:1 Self-Retaining Area Sizing Method Results	Total Retention Based SCM Area (ft^2)
1	19,495	0	10,000	10,000		3,897			5,598				9,495	10,950	51%	0.35	Self-Retaining	N/A	N/A	1.79:1	5,598
2	405	0	107	107		61			237				298	137	26%	0.21	Self-Retaining	N/A	N/A	0.45:1	237
3	625	0	190	190		82			353				435	234	30%	0.23	Self-Retaining	N/A	N/A	0.54:1	353
4	2,435	55	580	635		364			1,436				1,800	815	26%	0.20	Self-Retaining	N/A	N/A	0.44:1	1,436
5	310	130	0	130		4			176				180	148	42%	0.29	Self-Retaining	N/A	N/A	0.74:1	176
6	7,675	4,875	0	4,875		2,595						205	2,800	5,340	64%	0.44	Flow-Through Planter	195	205	N/A	0
7	15,870	10,815	0	10,815		4,615						440	5,055	11,717	68%	0.48	Flow-Through Planter	433	440	N/A	0
8	22,820	12,360	7,980	20,340		1,660					820		2,480	20,506	89%	0.72	Bioretention	814	820	N/A	820
9[2]	12,850	0	1,210	1,210		10,750					890		205	2,285	9%	0.11	Self-Retaining	N/A	N/A	1.36:1	890
Total	82,485	28,235	20,067	48,302	0	24,028	0	0	7,800	0	1,710	645	22,748	52,130	59%	0.40		1,441	1,465		9,510
														5,213 10% of EISA (SF)							
														9,510 Retention Based SCM Provided (SF)							

Notes:

1. A minimum 0.2' freeboard is provided above the overflow riser elevation
2. Several DMA's have less proposed impervious surface than what was removed. The total remaining that was removed is 10,685 sf.

Governing Equations:

$$Area_{BMP} = \frac{EISA * R}{LR}$$

Area = *Minimum Biotreatment Area*
R = 0.2 *Rainfall Intensity (in/hr)*
LR = 5 *Maximum Loading Rate (in/hr)*
EISA *Equivalent Impervious Surface Area*

STORMWATER CONTROL PLAN NOTES:

1) THIS PROJECT IS TRIBUTARY TO THE THE CITY OF MORGAN HILL STORM DRAIN SYSTEM WHICH DRAINS TO WEST LLAGAS CREEK AND ULTIMATELY TO THE MONTEREY BAY. THEREFORE, STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CENTRAL COAST REGIONAL WATER CONTROL BOARD (CCRWQCB) CRITERIA IDENTIFIED IN THE "STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT & POST CONSTRUCTION REQUIREMENTS FOR THE CITY OF GILROY, CITY OF MORGAN HILL, AND COUNTY OF SANTA CLARA", DATED JUNE 2015.
2) THIS PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN, ULTIMATE SITE CONFIGURATION, AND FINAL SOIL INVESTIGATIONS.
3) ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE CITY OF MORGAN HILL, THE SANTA CLARA COUNTY DRAINAGE MANUAL (2007), AND CCRWQCB POST-CONSTRUCTION STORMWATER RESOLUTION R3-2013-0032 IN EFFECT AT THE TIME OF APPROVAL.
4) BASED ON INFILTRATION TESTING PERFORMED BY THE PROJECT GEOTECHNICAL ENGINEER, STABILIZED DESIGN INFILTRATION ARE ANTICIPATED TO BE ON THE ORDER OF 0.01 IN/HR. THEREFORE, INFILTRATION IS NOT FEASIBLE FOR THE PROJECT.
5) PER SECTION B.4.e OF THE CCRWQCB RESOLUTION, "FULL RETENTION VOLUME PER SECTION B.4.d.vi IS NOT REQUIRED WHERE TECHNICAL INFEASIBILITY AS DESCRIBED IN SECTION C.1.e LIMITS ON-SITE COMPLIANCE WITH THE RUNOFF RETENTION PERFORMANCE REQUIREMENT AND A MINIMUM OF TEN PERCENT OF A PROJECT'S EQUIVALENT IMPERVIOUS SURFACE AREA HAS BEEN DEDICATED TO RETENTION-BASED SCM.
6) DEPTH TO IMPERMEABLE SOILS QUALIFIES FOR TECHNICAL INFEASIBILITY PER SECTION C.1.e OF THE RESOLUTION. THEREFORE, THE PROJECT QUALIFIES FOR TECHNICAL INFEASIBILITY WITH RESPECT TO THE RUNOFF RETENTION PERFORMANCE REQUIREMENT.
7) THE PROJECT IS REQUIRED TO PROVIDE TREATMENT OF THE 85TH% 24-HOUR STORM EVENT IN ACCORDANCE WITH THE RESOLUTION, AND DEDICATE NO LESS THAN TEN PERCENT OF ITS EQUIVALENT IMPERVIOUS SURFACE AREA TO RETENTION-BASED SCM IN LIEU OF PROVIDING RUNOFF RETENTION OF THE FULL 95TH% VOLUME.
8) THE PROJECT COMMITS TO NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2-YEAR THOUGH 100-YEAR STORM EVENTS. THE SITE IS A RE-DEVELOPMENT PROJECT, AND PRELIMINARY HYDRAULIC ROUTING MODEL CALCULATIONS DEMONSTRATE THAT ROUTING THE DESIGN STORM EVENTS THROUGH THE PROPOSED STORMWTER TREATMENT FACILITIES EFFECTIVELY REDUCES PEAK OUTFLOW FROM THE PROJECT TO LESS THAN PRE-DEVELOPMENT LEVELS FOR THE 2-YEAR THROUGH 100-YEAR STORM EVENTS. THE FACILITIES WERE SIZED USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY. THE SANTA CLARA COUNTY DRAINAGE MANUAL METHODS WERE USED TO DERIVE THE 24-HOUR RAINFALL PATTERN, AND THE CITY'S STORM DRAIN MASTER PLAN WAS USED TO DETERMINE RAINFALL DEPTH. THE NRCS CURVE NUMBER METHOD WAS USED TO GENERATE RUNOFF.

ROUTINE MAINTENANCE ACTIVITIES:

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION SYSTEMS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.

PROJECT INFORMATION

Project Information

Area =	82,485 ft^2	*Total project area*
Existing Impervious Area =	30,750 ft^2	
	37%	*Existing Percent impervious area*
Ex Imperv Area To Remain =	0 ft^2	*Total existing impervious surface to remain*
Replaced Imperv Area =	30,750 ft^2	*Total existing impervious surface to be replaced as part of project*
New Imperv Area =	17,552 ft^2	*Total new impervious surface to be installed as part of project*
Total Impervious Area =	48,302 ft^2	*Total project impervious area*
	59%	*Percent impervious area*
Water Management Zone =	1	

Performance Requirements

No. 1 = Implement site design and runoff reduction strategies
No. 2 = Provide water quality treatment for 85% storm event
No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
No. 4 = Reduce peak flows to pre-project levels for 2-yr through 10-yr storm events
No. 5 = Reduce peak flows to pre-project levels for 25-year (5.24-in) and 100-year (6.50-in) storm events

Rainfall Design Information

MAP =	23.35 in	*Mean Annual Precipitation*
$P_{85\%}$ =	1.10 in	*85th% 24-hr rainfall depth*
$P_{95\%}$ =	1.80 in	*95th% 24-hr rainfall depth*

Soil Type Design Information

Site HSG =	C	*NRCS Hydrologic Soil Group Classification*
Infiltration Rate P1 =	0.17 in/hr	
Infiltration Rate P2 =	0.02 in/hr	
		Safety Factor Applied:
Design Infiltration Rate DR-2=	0.01 in/hr	2 *Lowest in-situ rate with safety factor applied*

Infiltration Feasibility:

Based on in-situ infiltration rate testing preformed by Krazan & Associates, the site exhibited poor water absorption characteristics. These results are in agreement with infiltration testing associates with the adjacent Monterey Parque development, located approximately 400' northwest of 17920 Monterey Road. Infiltration of the full runoff retention volume will not be feasible, and the project will dedicate at least 10% of it equivalent impervious area to retention based stormwater control measures.

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AMG & ASSOCIATES

DESIGN REVIEW
PRELIMINARY STORMWATER CONTROL PLAN
17920 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS

SCALE: AS SHOWN
DATE: JAN 2026

SHEET
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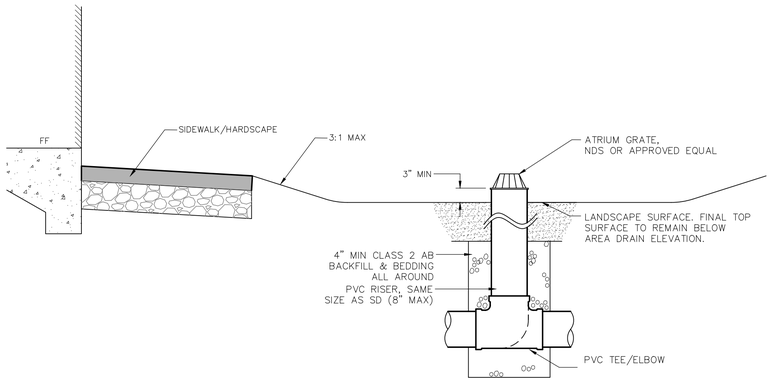
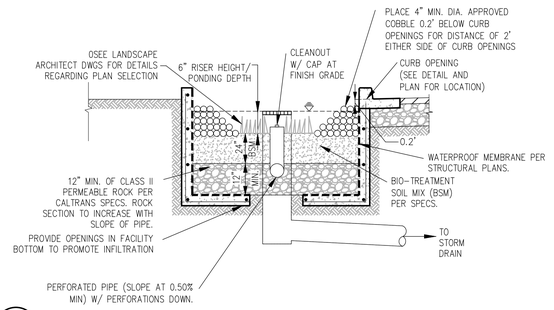
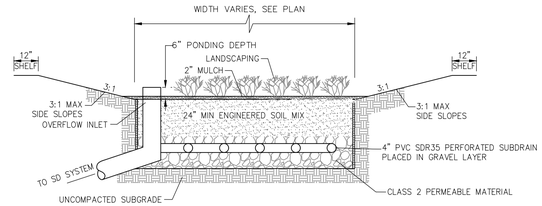


4 TYPICAL SELF-RETAINING AREA (LANDSCAPE AREA)
NO SCALE



1 BIORETENTION PLANTER (BELOW GRADE)
NO SCALE



2 TYPICAL BIORETENTION BASIN DETAIL
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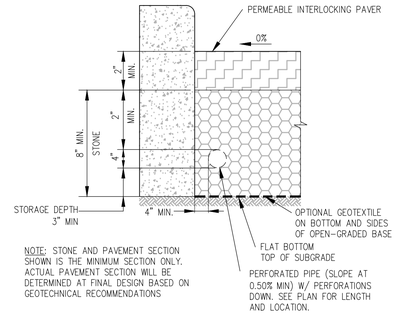
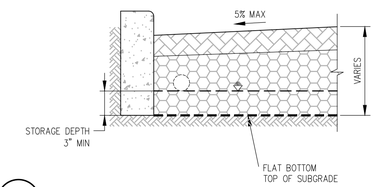
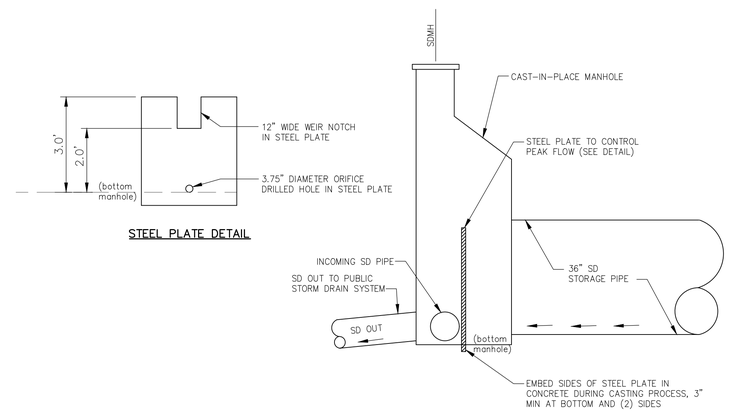




5 PERMEABLE PAVEMENT (SELF RETAINING)
NO SCALE



STEEL PLATE DETAIL

3 PEAK FLOW MITIGATION FACILITY
NO SCALE

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AMG & ASSOCIATES

DESIGN REVIEW
PRELIMINARY STORMWATER CONTROL DETAILS
17920 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE AS SHOWN | DATE JAN 2026

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SHEET
C-6
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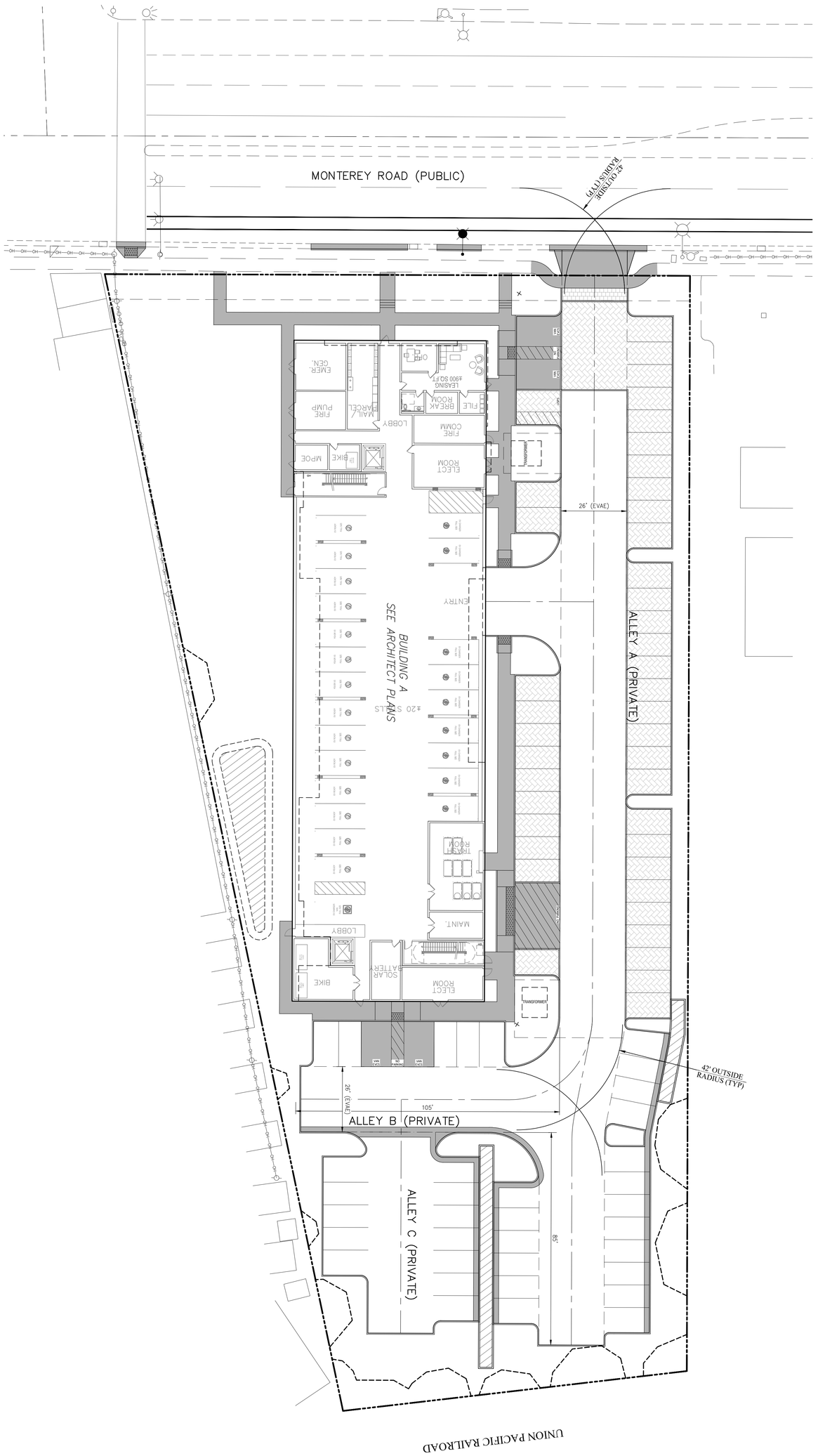

SCALE IN FEET: 1" = 20'

0 20 40 60

JOB NO. 20247	OF 7 SHEETS	SHEET C-7

DATE	MK	SHEET REVISIONS	BY	CK
-	-	-	-	-

SCALE: AS SHOWN

DATE: JAN 2026

DESIGN REVIEW

FIRE TRUCK TURNING TEMPLATE

17920 MONTEREY ROAD

MORGAN HILL, CALIFORNIA

AMG & ASSOCIATES

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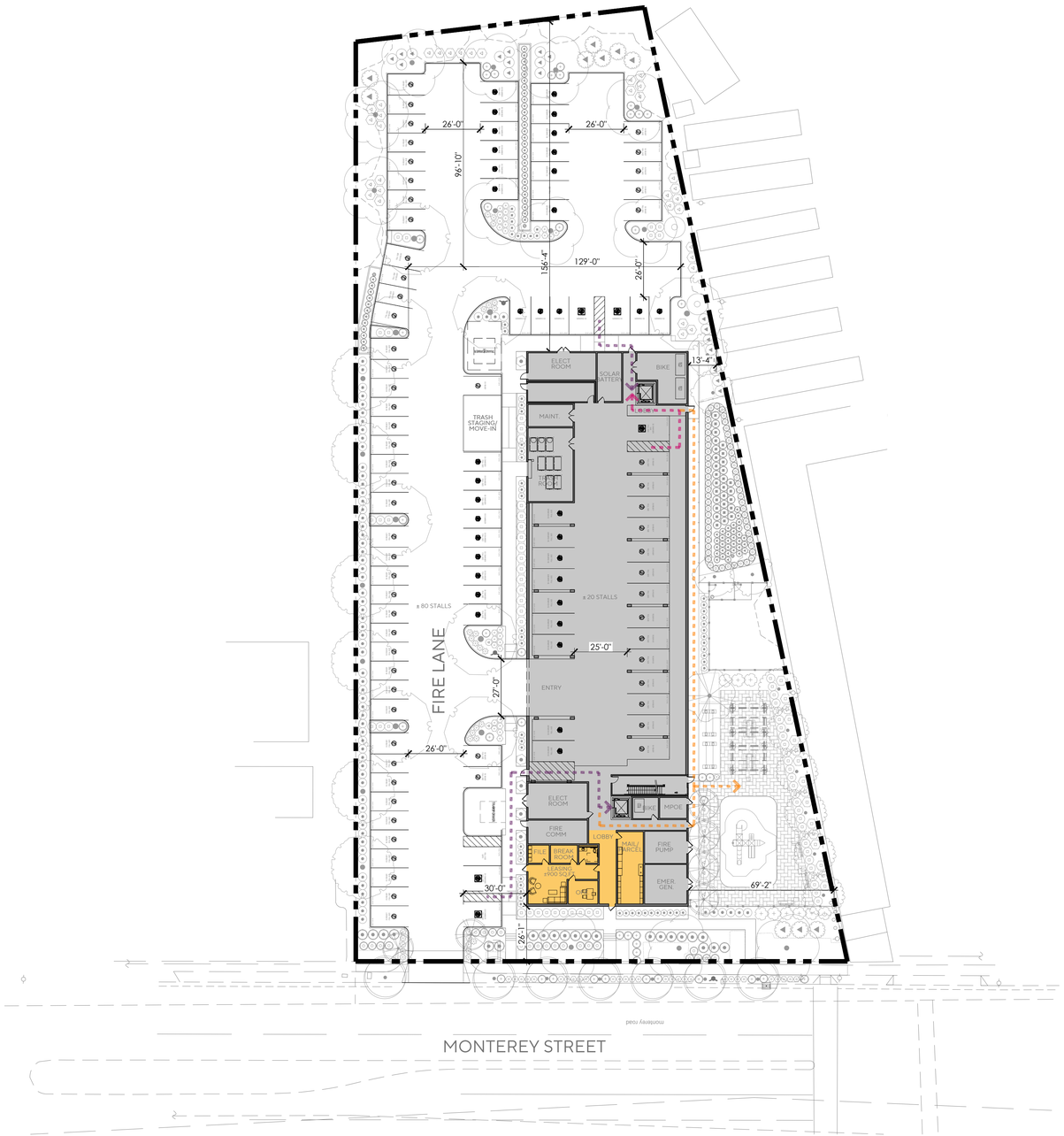


CURRENT ZONING:	MIXED USE FLEX (MU-F)
ZONING DISTRICT:	MONTEREY CORRIDOR FORM-BASED (FB-C)
APN:	726-25-001 & 726-25-002
EXISTING USE:	RESIDENTIAL/COMMERCIAL BUILDING
PROPOSED USE:	AFFORDABLE MULTI-FAMILY RESIDENTIAL
PROJECT ADDRESS:	17910 & 17920 MONTEREY ROAD MORGAN HILLS, CA 95037
PROPOSED OCCUPANCY:	MULTI-FAMILY DWELLING (R2), PODIUM PARKING (S)
PROPOSED TYPE OF CONSTRUCTION:	5 -STORIES TYPE III OVER 1 LEVEL OF RAISED PODIUM TYPE I
AUTOMATIC SPRINKLER:	YES
LOT SIZE	
SUBJECT PROPERTY:	1.89 ACRES (82,485 SF)
NUMBER OF UNITS:	**100 RESIDENTIAL UNITS** (INCLUDING 1 MANAGER'S UNIT)
DENSITY:	**52.91 DU/AC**
UNIT MIX:	
STUDIOS	5 UNITS (5%)
1 BEDROOM	81 UNITS (82%)
2 BEDROOM	9 UNITS (9%)
2 BEDROOM (MANAGER'S UNIT)	1 UNIT
3 BEDROOM	4 UNITS (4%)
TOTAL	**100 UNITS**
GROSS FLOOR AREA	
1ST FLOOR / PODIUM LEVEL	20,142 SF
2ND FLOOR	18,172 SF
3RD FLOOR	18,172 SF
4TH FLOOR	14,864 SF
5TH FLOOR	14,864 SF
6TH FLOOR	14,864 SF
GRAND TOTAL:	101,078 SF
NUMBER OF STORIES:	6 STORIES
FAR	101,078/ 82,485 SF = **1.23**
LOT COVERAGE	20,142 SF
OPEN SPACE	
PRIVATE OPEN SPACE CALCULATIONS	
REQUIRED PRIVATE OPEN SPACE: 50% OF UNITS, 48 SF MIN.:	100 UNITS; 2,400 SF
PROVIDED PRIVATE OPEN SPACE:	0
ENCLOSED COMMON SPACE (AMENITIES)	
PROVIDED SECOND LEVEL AMENITIES:	1,740 SF
COMMON OPEN SPACE CALCULATIONS	
REQUIRED COMMON OPEN SPACE: 15% OF SITE AREA	12,373 SF
PROVIDED COMMON OPEN SPACE:	23,752 SF (LANDSCAPED AREA)
VEHICLE PARKING	
STUDIO OR 1-BDRM.: 1 COVERED & 0.5 UNCOVERED/ UNIT	129 STALLS
2-BDRM: 1 COVERED & 1 UNCOVERED/ UNIT	15 STALLS
3-BDRM: 1 COVERED & 1.5 UNCOVERED/ UNIT	10 STALLS
TOTAL REQUIRED :	154 STALLS
TOTAL PROVIDED:	**100 STALLS** 20 STALLS (COVERED - PODIUM); 80 STALLS (UNCOVERED)
BICYCLE PARKING	
REQUIRED RESIDENTIAL SHORT TERM.: 10% OF REQUIRED AUTOMOBILE; MIN. OF 4 SPACES	10 SPACES
PROVIDED:	10 SPACES
REQUIRED RESIDENTIAL LONG TERM.: 1 PER 5 UNITS	20 SPACES
PROVIDED:	26 SPACES

SETBACK	REQUIRED	PROVIDED
FRONT: 15'	(FB-C) 0'; 15'	26'-1"
INTERIOR SIDE: 5'	(FB-C) 0'	13'-4"
REAR: 20'	(FB-C) 10'	156'-4"

MAXIMUM BUILDING HEIGHT	
REQUIRED: 35' MAX.	(FB-C) 45'
PROVIDED:	67'-7" TOP OF ROOF, 82'-3" TOP OF STAIR

ACCESSIBLE STALLS REQUIRED

USE TYPE	QUANTITY	RATIO	REQUIRED	EV READY VAN	
				NUMBER OF REQUIRED	NUMBER OF PROVIDED
RESIDENTIAL (GARAGE)	24	0.02	0.48	1	1
RESIDENTIAL (SURFACE)	76	0.02	1.52	4	4
TOTAL ACCESSIBLE STALLS REQUIRED:			2	5	5

EV STALLS REQUIRED PER MHMC CH. 15.63 & MORGAN HILL REACH CODE

PARKING TYPE	STALL COUNT PER USE				TOTAL STALLS REQUIRED
	USPS	VAN EVCS	EVCS	EV READY	
GARAGE		1	7	12	20
SURFACE	1	4	29	47	80
TOTAL REQUIRED	1	5	36	59	101
TOTAL PROVIDED	2	5	36	59	**101**

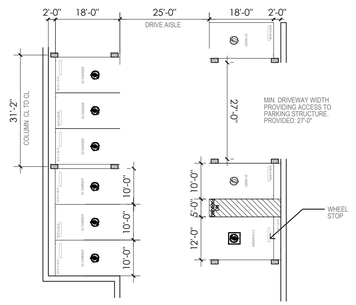
EV STALLS REQUIRED PER CALGREEN (2025 JAN 1)

PARKING TYPE	STALL COUNT PER USE				TOTAL STALLS REQUIRED
	USPS	VAN EV READY	EVCS	EV READY	
GARAGE		1	0	19	20
SURFACE	1	4	0	76	80
TOTALS	1	5	0	95	101

LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING
- ACCESSIBLE PATH OF TRAVEL FROM SURFACE PARKING
- ACCESSIBLE PATH OF TRAVEL FROM PODIUM PARKING
- ACCESSIBLE PATH OF TRAVEL TO COMMON AREAS

NOTE: MORGAN HILL REACH CODE, MHMC CH. 15.63, IS THE MOST RESTRICTING CODE; THEREFORE, THE PROJECT WILL ADHERE TO THE REQUIREMENTS STATED ON CH. 15.63.



TYPICAL PARKING GARAGE STALL

AMG LAND DEVELOPMENT

MONTEREY STREET

MORGAN HILL, CA

SITE PLAN

NORTH

1"=30'

0 30' 60' 90' 120'

A1.0

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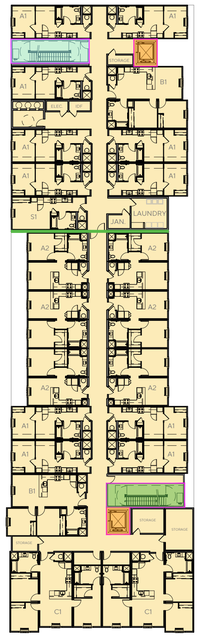
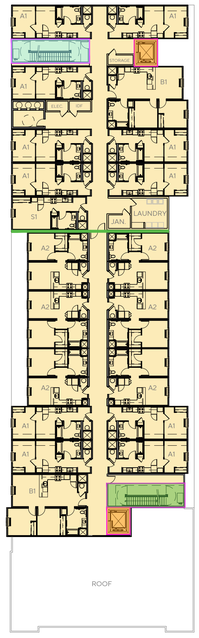


LEVEL 2-3



LEVEL 4 - 6

LEGEND

- 26'-WIDE FIRE LANE
- FIRE COMMAND CENTER
- 2-HR EXIT STAIR w/ ROOF ACCESS
- 2-HR EXIT STAIR
- GURNEY-SIZED ELEVATOR
- EXISTING HYDRANT
- RELOCATED HYDRANT
- FIRE DEPT. CONNECTION
- PROPOSED HYDRANT
- 150' MAX. FIRE HOSE PULL
- AERIAL LADDER TRUCK ACCESS
- FIRE AREA SEPARATION WALL
- KNOX BOX LOCATION
- STANDPIPE LOCATION

AMG LAND DEVELOPMENT

MONTEREY STREET

MORGAN HILL, CA

FIRE PLAN

NORTH

1"=30'

0 30' 60' 90' 120'

A1.1

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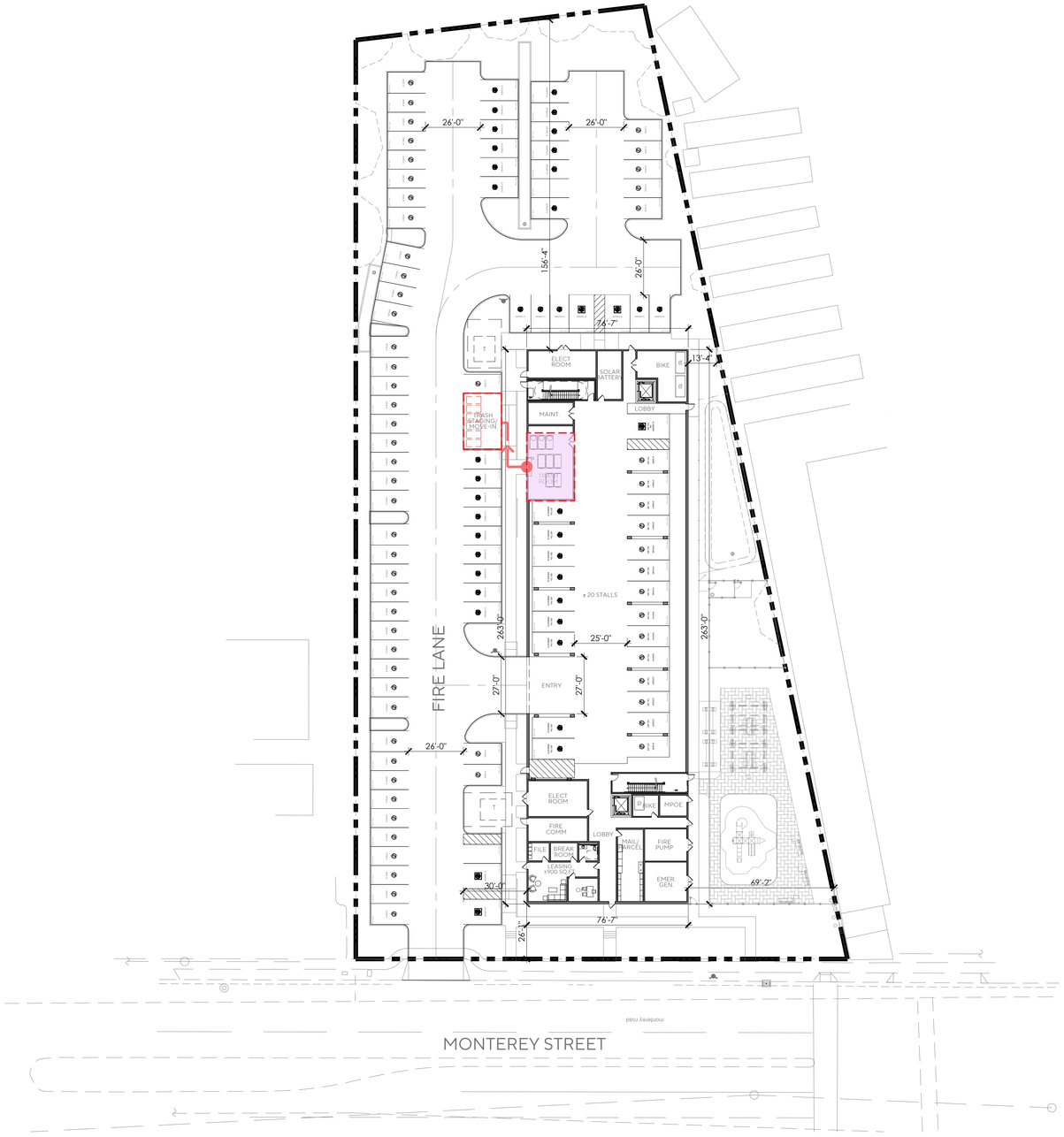
TRASH EXHIBIT LEGEND

ROUTE TO TRASH STAGING AREA

TRASH ROOM

TRASH STAGING AREA



OVERALL TRASH SUMMARY	
TOTAL UNITS SERVED	100
PICK UP FREQUENCY	1 DAY PER WEEK
3-CY containers for trash	1
3-CY containers for recycling	3
1-CY containers for green waste	1
TOTAL	**5**

GARBAGE SUMMARY				
UNITS SERVED		**100**		
WASTE GENERATION (IN GAL)		32	GAL PER UNIT PER DAY	3200
CUBIC YARD CONVERSION		0.005	CU. YD. PER DAY	16.0
WEEKLY MULTIPLIER	0.15	CU. YD.	CU. YD. PER WEEK	2.4
CONTAINER SIZE (YDS)=	3	COMPACTION RATIO		0
PICK UP'S PER WEEK	1	NUMBER OF BINS REQ'D		**1**

RECYCLING SUMMARY				
UNITS SERVED		**100**		
WASTE GENERATION (IN GAL)		64	GAL PER UNIT PER DAY	6400
CUBIC YARD CONVERSION		0.005	CU. YD. PER DAY	32.0
WEEKLY MULTIPLIER	0.3	CU. YD.	CU. YD. PER WEEK	9.6
CONTAINER SIZE (YDS)=	3	COMPACTION RATIO		0
PICK UP'S PER WEEK	1	NUMBER OF BINS REQ'D		**3**

ORGANICS SUMMARY				
UNITS SERVED		**100**		
WASTE GENERATION (IN GAL)		10	GAL PER UNIT PER DAY	1000
CUBIC YARD CONVERSION		0.005	CU. YD. PER DAY	5.0
WEEKLY MULTIPLIER	0.05	CU. YD.	CU. YD. PER WEEK	0.3
CONTAINER SIZE (YDS)=	1	COMPACTION RATIO		0
PICK UP'S PER WEEK	1	NUMBER OF BINS REQ'D		**1**

AMG LAND DEVELOPMENT

MONTEREY STREET

MORGAN HILL, CA

TRASH MANAGEMENT PLAN

NORTH

1"=20'

0 20' 40' 60' 80'

AO

A1.2

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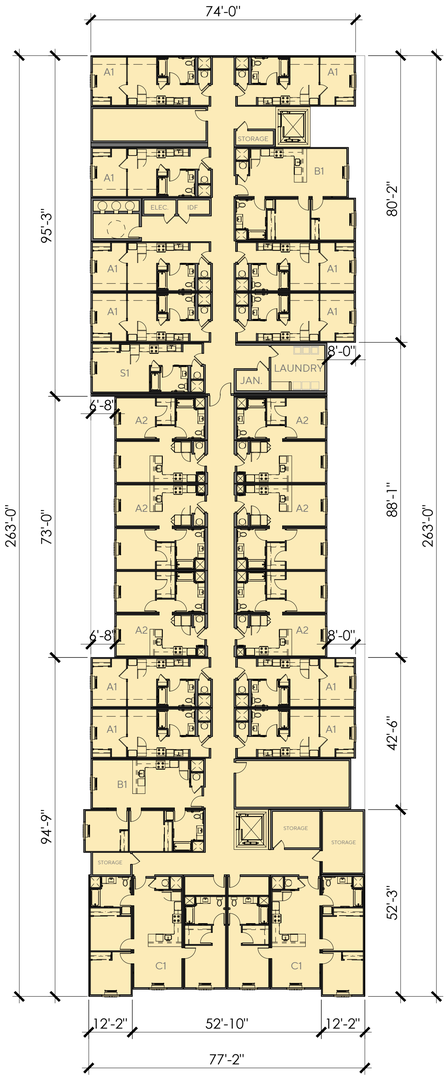
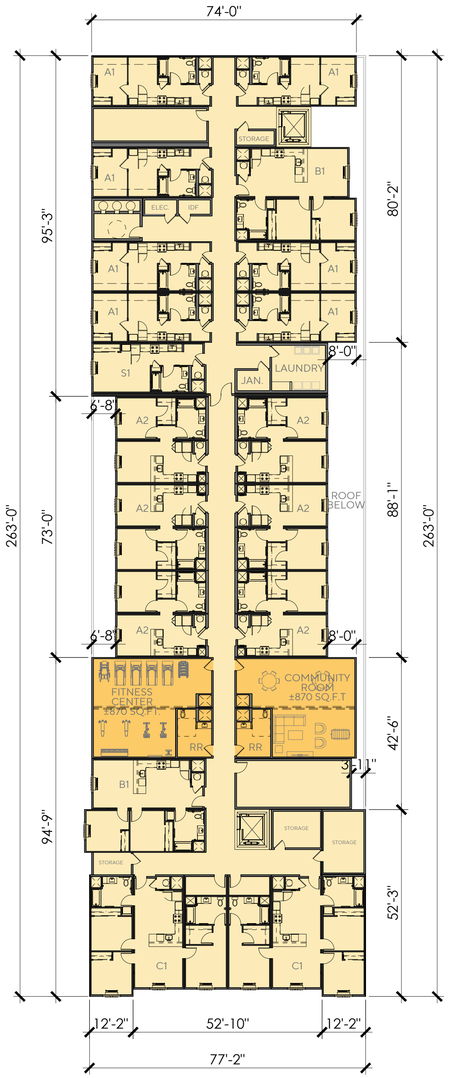
LEGEND

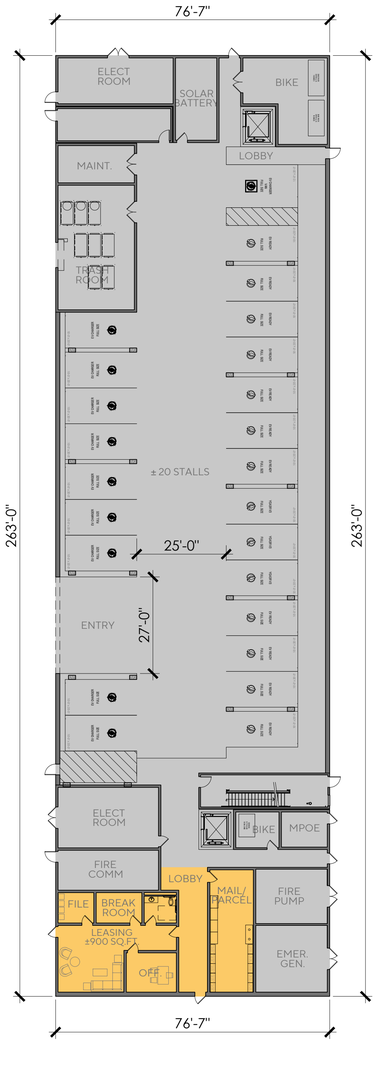
- LEASING & AMENITIES
- RESIDENTIAL
- PARKING



LEVEL 3



LEVEL 2



LEVEL 1

2022 BLDG.CODE ANALYSIS

RESIDENTIAL BUILDING: TYPE III-A OCCUPANCY: R-2

	TABLE 504	AUTOMATIC SPRINKLER SYSTEM INCREASE - 504.3		SINGLE OCCUPANCY BLDGS. INCREASE - 506.3.3		PROVIDED
ALLOWABLE NO. OF STORIES	4	1	5	N/A	N/A	5 STORIES
ALLOWABLE BLDG. HEIGHT	65 FT.	20 FT.	85 FT.	N/A	N/A	**82'-3"**
ALLOWABLE AREA	24,000 S.F.	N/A	N/A	X2 = 48,000 S.F.		18,172 S.F.

PODIUM: TYPE I-A OCCUPANCY: S-2

	TABLE 504	AUTOMATIC SPRINKLER SYSTEM 504.3		SINGLE OCCUPANCY BLDGS. 506.2.3		PROVIDED
NO. OF STORIES	UL	N/A	N/A	N/A	N/A	1
BLDG. HEIGHT	UL	N/A	N/A	N/A	N/A	12'-0"

AMG LAND DEVELOPMENT

MONTEREY STREET

MORGAN HILL, CA

BUILDING PLANS

NORTH

1"=20'

0 20' 40' 60' 80'

AO

A2.0

JOB NO. 2020-0394
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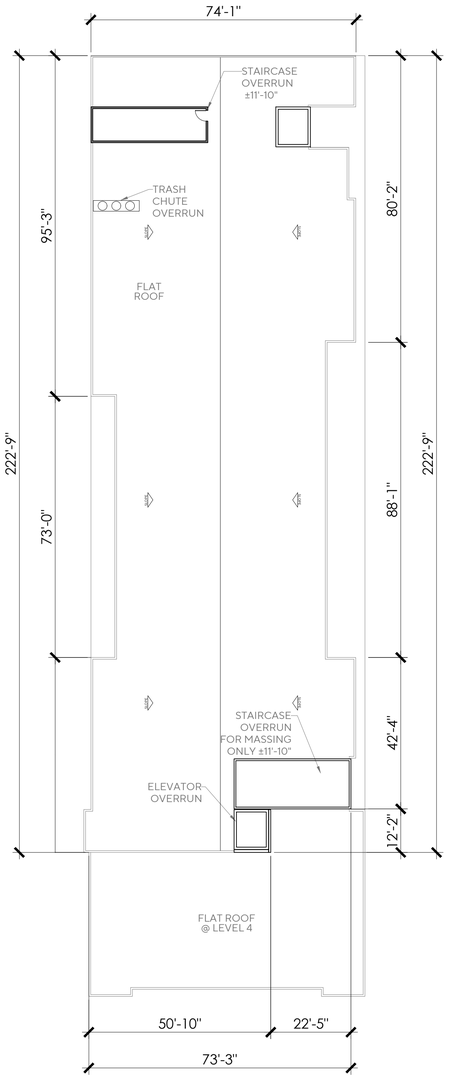
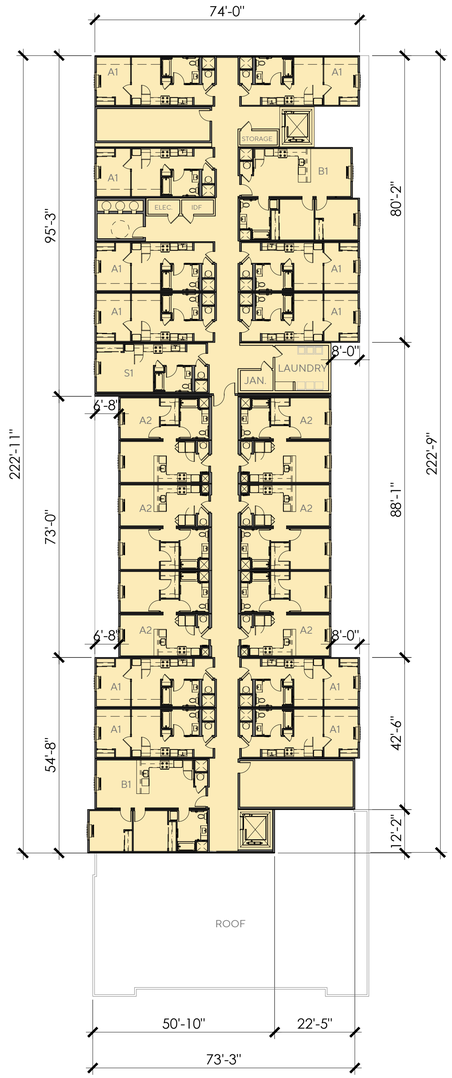
LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING



ROOF PLAN



LEVEL 4 - 5

2022 BLDG.CODE ANALYSIS

RESIDENTIAL BUILDING: TYPE III-A OCCUPANCY: R-2

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BLDG. HEIGHT	UL	N/A	N/A	N/A	N/A	12'-0"

AMG LAND DEVELOPMENT

MONTEREY STREET

MORGAN HILL, CA

BUILDING PLANS

1"=20'
0 20' 40' 60' 80'

A2.1

JOB NO. 2020-0394
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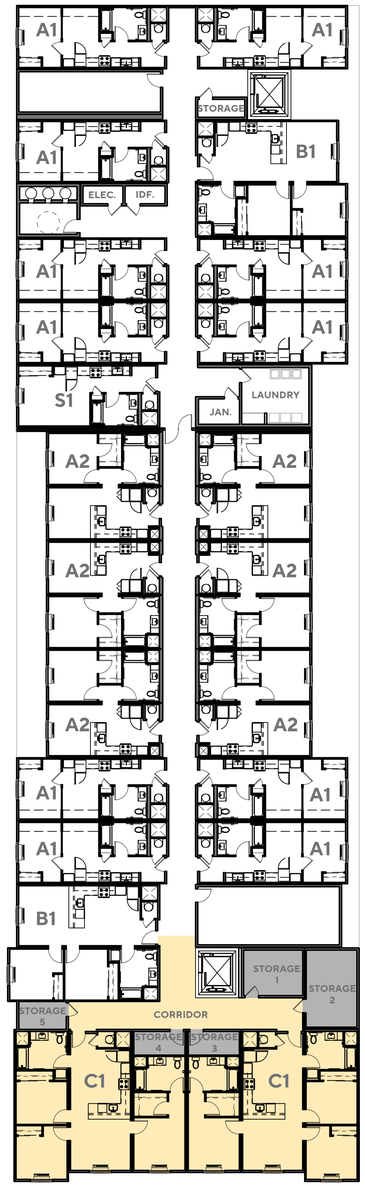
LEGEND

RESIDENTIAL

STORAGE



2022 CBC OCCUPANT LOAD ANALYSIS

WEST STAIR

ROOM	OCC	OCCUPANT LOAD FACTOR (TABLE 1006.2.1)	TOTAL AREA	OCCUPANTS
STORAGE 1	S-2	300	134	1
STORAGE 2	S-2	300	195	1
STORAGE 3	S-2	300	73	1
STORAGE 4	S-2	300	73	1
STORAGE 5	S-2	300	70	1
CORRIDOR	R-2	200	476	3
UNIT C1	R-2	200	1,184	6
UNIT C1	R-2	200	1,184	6
TOTAL OCCUPANT LOAD				**20**

AMG LAND DEVELOPMENT

MONTEREY STREET

MORGAN HILL, CA

BUILDING OCCUPANCY - LEVEL 3

1"=16'

0 16' 32' 48' 64'

A2.2

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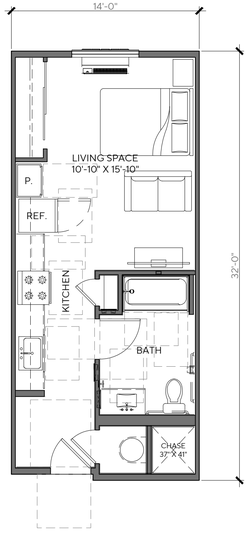
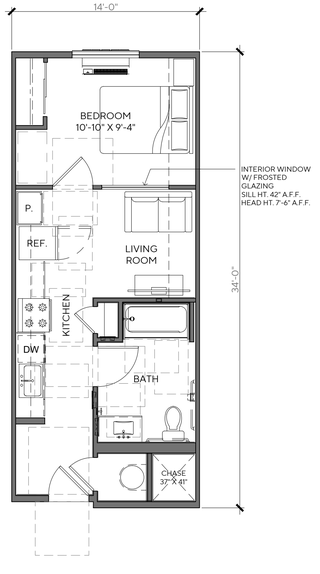


UNIT S1

STUDIO - 1 BATH

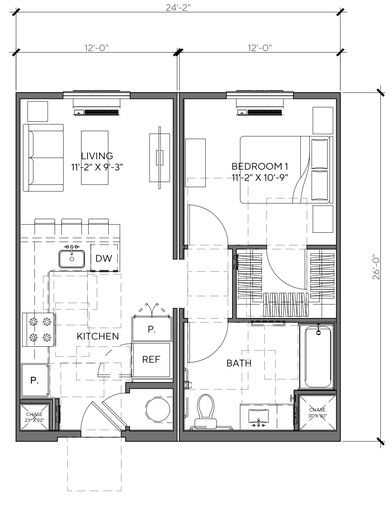
UNIT AREA: 429 SQ. FT.



UNIT A1

1 BED - 1 BATH

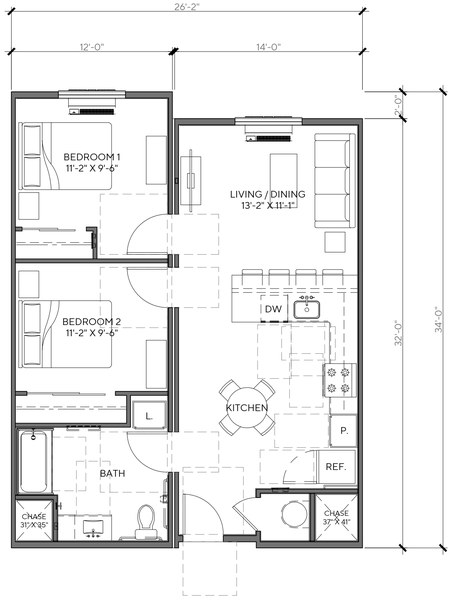
UNIT AREA: 458 SQ. FT.



UNIT A2

1 BED - 1 BATH

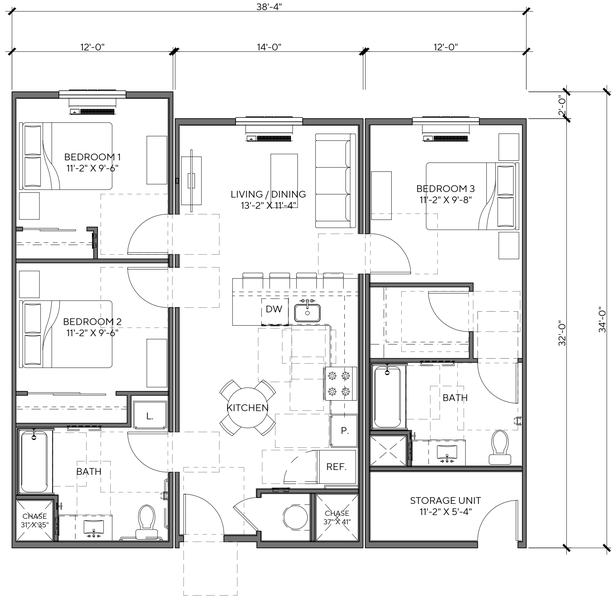
UNIT AREA: 601 SQ. FT.



UNIT B1

2 BED - 1 BATH

UNIT AREA: 825 SQ. FT.



UNIT C1

3 BED - 2 BATH

UNIT AREA: 1129 SQ. FT.

AMG LAND DEVELOPMENT

MONTEREY STREET

MORGAN HILL, CA

UNIT PLANS

3/16"=1'

0 4' 8' 12' 16' 20'

A3.0

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EXTERIOR MATERIALS

STUCCO:	± 30,875 SQ. FT. (66.3%)
BRICK VENEER:	± 6,109 SQ. FT. (13.1%)
TOTAL:	± 36,984 SQ. FT.

NORTH ELEVATION 4

EAST ELEVATION 3

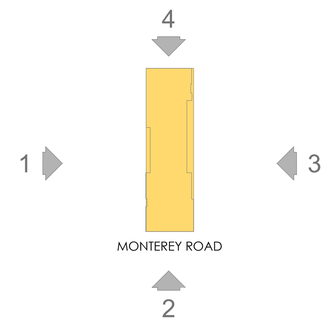
SOUTH ELEVATION 2

WEST ELEVATION 1

NOTES

1. VERTICAL CLEARANCES OF ALL ENTRIES, EXITS, AND VEHICULAR PASSAGEWAYS TO AND FROM REQUIRED ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST PROTECTION OF THE CEILING PER CBC 1109A.8.1.
2. IN ORDER TO COMPLY WITH THE CITY OF MORGAN HILL'S PUBLIC ART ORDINANCE REQUIREMENT, THE PROJECT IS PROPOSING AN ART MURAL INSIDE THE LEASING OFFICE, DESIGNED TO BE VISIBLE FROM THE STOREFRONT GLASS TO THE OUTSIDE.

KEY MAP N.T.S.



AMG LAND DEVELOPMENT

MONTEREY STREET

MORGAN HILL, CA

BUILDING ELEVATIONS

1"=20'
0 20' 40' 60' 80'

A4.0

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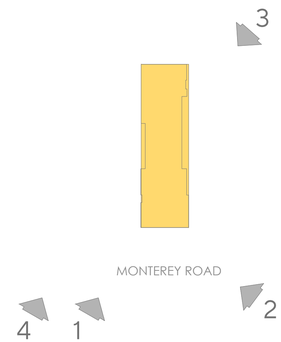
VIEW FROM NORTHEAST CORNER 3

VIEW FROM MONTEREY ROAD AND WRIGHT AVENUE 2

AERIAL VIEW FROM MONTEREY ROAD 4

VIEW FROM MONTEREY ROAD 1

KEY MAP N.T.S.



AMG LAND DEVELOPMENT

MONTEREY STREET

MORGAN HILL, CA

3D VIEWS

A5.0

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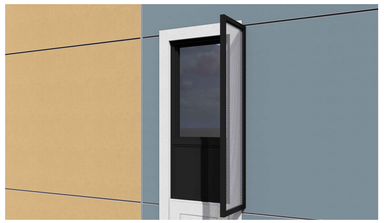
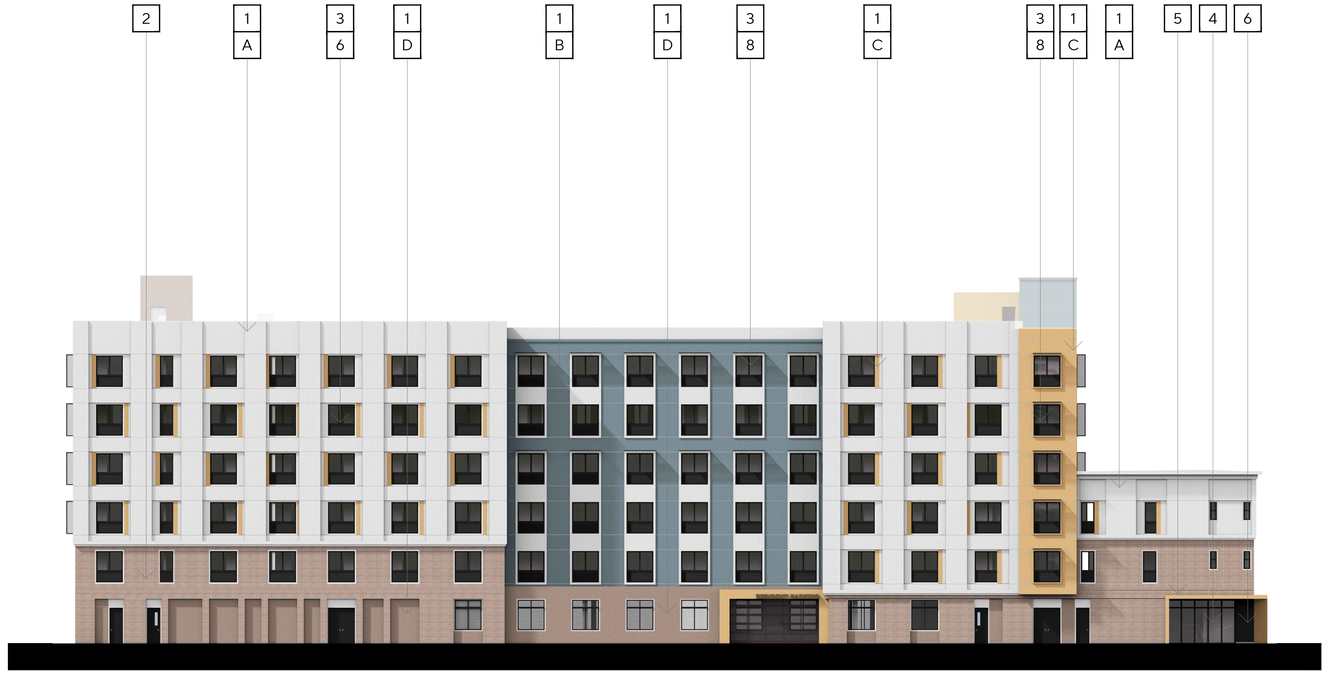
WINDOW TYPES

6. VINYL WINDOWS
   1-1/2" MIN. RECESSED
   WINDOW DETAIL
   BLACK OR EQUAL



7. VINYL WINDOWS
   WINDOW WITH 1-1/2" MIN.
   DEPTH TRIMS AND FINS
   DETAIL
   BLACK OR EQUAL

8. VINYL WINDOWS
   WINDOW WITH 1-1/2"
   DEPTH TRIMS AND
   AWNING DETAIL
   BLACK OR EQUAL



WEST ELEVATION

A. SW 7006 EXTRA WHITE

B. SW 6222 RIVERWAY

C. SW 6389 BUTTERNUT

D. SW 7039 VIRTUAL TAUPE

1. LIGHT SAND FINISH
   STUCCO

2. THIN BRICK VENEER

3. VINYL WINDOWS
BLACK OR EQUAL

4. ALUMINUM STOREFRONT
   WINDOW SYSTEM

5. METAL AWNING
   COLOR C OR EQUAL

6. FIBER CEMENT SIDING
   BLACK OR EQUAL

AMG LAND DEVELOPMENT

MONTEREY STREET

MORGAN HILL, CA

MATERIAL AND COLOR BOARD

A6.0

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Revised Color Option

- LIGHT GRAY
- STUCCO PAINT FOR GRAY COLORS
- ADDED NEW BLUE COLOR FOR DETAIL HIGHLIGHTING

GENERAL NOTES:

- WATER CONSERVATION IN LANDSCAPING: THE PROJECT HAS PROVIDED LANDSCAPE AND IRRIGATION PLANS DEMONSTRATING COMPLIANCE WITH MORGAN HILL MUNICIPAL CODE CHAPTER 18.148 (WATER CONSERVATION IN LANDSCAPING). (GP POLICIES NRE-6.6 AND NRE-7.3)
- LANDSCAPING PLAN: THE PROJECT IS REQUIRED TO PROVIDE DETAILED LANDSCAPE PLANS IN COMPLIANCE WITH SECTION 18.64.040 (LANDSCAPE PLAN REQUIRED) OF THE MORGAN HILL MUNICIPAL CODE. LANDSCAPE PLANS MUST DEMONSTRATE COMPLIANCE WITH SECTION 18.64.060 (GENERAL LANDSCAPE REQUIREMENTS) OF THE MORGAN HILL MUNICIPAL CODE. PURSUANT TO MORGAN HILL MUNICIPAL CODE SECTION 18.64.050: A. ALL REQUIRED FRONT AND STREET SIDE SETBACK AREAS, EXCLUDING AREAS REQUIRED FOR ACCESS TO THE PROPERTY, SHALL BE LANDSCAPED AND MAINTAINED. B. LANDSCAPING MAY CONSIST OF ANY COMBINATION OF LIVING PLANTS, SUCH AS TREES, SHRUBS AND GRASS OR RELATED NATURAL FEATURES, SUCH AS ROCK, STONE, OR MULCH. DECORATIVE HARDSCAPE FEATURING PERVIOUS MATERIALS IS PERMITTED WITHIN REQUIRED LANDSCAPING AREAS.
- EQUIPMENT SCREENING: PURSUANT TO DESIGN OBJECTIVE STANDARD NO. 34, EQUIPMENT SUCH AS UTILITY METERS, BACKFLOW PREVENTION DEVICES, IRRIGATION CONTROL VALVES, TRANSFORMERS AND PULL BOXES SHALL BE SCREENED SO AS NOT TO BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR COMMON AREAS. NOTE OR SHOW THE PROPOSED SCREENING FOR THE PROPOSED EQUIPMENT.
- FOR PROJECTS WITH A PROPOSED STORM WATER TREATMENT FACILITY(IES), THE LANDSCAPING PLAN INCLUDES APPROPRIATE LANDSCAPING FOR ALL BIORETENTION AND OTHER VEGETATED STORM WATER TREATMENT FACILITY(IES). FOR PLANT GUIDANCE, CHECK THE CENTRAL COAST LOW IMPACT DEVELOPMENT INITIATIVE (LID)
- THE ARBORIST 'TREE PROTECTION PLAN' IDENTIFIES THIRTEEN (13) TREES TO BE REMOVED, ANNOTATED WITH THE SYMBOL ' '. REMOVED TREES MUST BE REPLACED AT A 2:1 RATIO, OR (26) TOTAL TREES REQUIRED FOR MITIGATION. FORTY-THREE (43) TREES ARE PROPOSED FOR THE PROJECT, AN EXCESS OF 17 TREES.
- WALLS DESIGNED FOR SCREENING PURPOSES SHALL BE OF SOLID MATERIAL
- DEVELOPMENT ADJACENT TO ARTERIAL STREETS WITH EXISTING MEDIAN WITHOUT LANDSCAPING PROVIDES THE REQUIRED LANDSCAPING IN THE MEDIAN. LANDSCAPING-PARKWAY/PARK STRIP DESIGN: A MINIMUM 5-FOOT WIDE PLANTED PARKWAY (MEASURED FROM FACE OF CURB) WITH IRRIGATION SYSTEM SHALL BE PROVIDED BETWEEN THE STREET AND SIDEWALK. PARKWAYS SHALL BE PLANTED WITH STREET TREES IDENTIFIED WITHIN THE CITY OF MORGAN HILL MASTER STREET TREE PLAN. FOR PARKWAYS WITHIN A PUBLIC RIGHT OF WAY, THE CITY ENGINEER OR DESIGNEE SHALL SELECT THE SPECIES FROM THE APPLICABLE PLANTING ZONE LIST OF THE MASTER STREET TREE PLAN.
- THERE ARE NO SLOPES GREATER THAN 25%

On-Site Recreational Amenities			
	Tier 1	Tier 2	Tier 3
Park Benches	1		
Picnic/Barbeque Area	1		
Passive Recreation Area/Turf	1		
Two picnic/barbeque areas		1	
Dog Park		1	
Shade Trellis Area		1	
Playground & Exercise Structure			1
Exercise Room			1
Restroom Area			1

CITY OF MORGAN HILL PLANTING REQUIREMENTS:

A. A MINIMUM THREE-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO FIVE PERCENT OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH.

B. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES. TYPES OF MULCH NOT ALLOWED INCLUDE: BARK MULCH, GORILLA HAIR, SHREDDED CEDAR, OR VIRGIN MATERIALS.

C. FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER ONE THOUSAND SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN SIX PERCENT ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

D. IF THERE ARE TO BE ANY SUBSTITUTION OF PLANT SPECIES FROM THE APPROVED PLANS DUE TO NURSERY AVAILABILITY, THEY MUST ALSO BE LOW OR VERY LOW WATER USE.

E. MASS GRADING IS PLANNED, THEREFORE A SOIL ANALYSIS REPORT CAN BE SUBMITTED AS PART OF CERTIFICATE OF COMPLETION

F. "AFTER INSTALLATION OF LANDSCAPING ON PROPERTY, I AGREE TO HAVE AN IRRIGATION AUDIT, LANDSCAPE AUDIT, IRRIGATION SCHEDULE, AND MAINTENANCE SCHEDULE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND SUBMIT IT TO THE CITY FOR FINAL PROJECT SIGN OFF".

G. "THE DEVELOPER WILL SUBMIT RECEIPTS AND/OR INVOICES FOR ALL COMPOST AND MULCH PURCHASES TO ENVIRONMENTAL SERVICES DIVISION AFTER FINAL CONSTRUCTION".

H. "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

IRRIGATION:

THE LANDSCAPE WILL BE IRRIGATED WITH A FULLY AUTOMATIC SYSTEM THAT CONFORMS TO THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). POINT SOURCE IRRIGATION WILL BE THE PRIMARY MEANS TO IRRIGATE PLANT MATERIAL. CONTROL OF THE SYSTEM WILL BE WITH A 'SMART' WEATHER BASED SYSTEM UTILIZING WEATHER AND SITE SPECIFIC DATA TO CONSERVE WATER WITH STATE OF THE ART EFFICIENCY. A DEDICATED SUB METER WILL SEPARATE THE IRRIGATION WATER USE FROM THE POTABLE SUPPLY. A MASTER VALVE AND FLOW SENSOR WILL BE INCLUDED TO CONTROL WATER FLOW AND TO SHUT THE SYSTEM OFF DURING A HIGH OR LOW EVENT.

MAINTENANCE

THE PROJECT WILL BE PROFESSIONALLY MAINTAINED AND MANAGED BY THE PROJECT PROPERTY MANAGEMENT COMPANY. ANNUAL WINTERIZATION WILL BE PERFORMED AND THE IRRIGATION SYSTEM REGULARLY CHECKED TO OPTIMIZE PERFORMANCE. THE LANDSCAPE PLANT MATERIAL WILL BE PROPERLY CARED FOR, PRUNED AND WEED CONTROL PERFORMED ON A REGULAR BASIS

GENERAL NOTES:

A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO).

ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:

THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:

(1) PROJECT INFORMATION:
- (A) DATE: 01/30/25
- (B) PROJECT APPLICANT: AFFORDABLE HOUSING LAND CONSULTANTS, LLC
- (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S)) 17910 MONTEREY ROAD.
- (D) TOTAL LANDSCAPE AREA (SQUARE FEET) 21,311 SF
- (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED) NEW MULTI-FAMILY AFARTMENTS
- (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL POTABLE WATER FROM CITY SUPPLY
- (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
- (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
- (I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

(2) WATER EFFICIENT LANDSCAPE WORKSHEET:
- (A) HYDROZONE INFORMATION TABLE
- (B) WATER BUDGET CALCULATIONS
  1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
  2. ESTIMATED TOTAL WATER USE (ETWU)

(3) SOIL MANAGEMENT REPORT;

(4) LANDSCAPE DESIGN PLAN;

(5) IRRIGATION DESIGN PLAN; AND

(6) GRADING DESIGN PLAN.

"THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MORGAN HILL MUNICIPAL CODE AND STATE WATER CONSERVATION ORDINANCES."

AFTER INSTALLATION OF LANDSCAPING ON PROPERTY, I AGREE TO HAVE AN IRRIGATION AUDIT, LANDSCAPE AUDIT, IRRIGATION SCHEDULE, AND MAINTENANCE SCHEDULE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND SUBMIT IT TO THE CITY FOR FINAL PROJECT SIGN OFF.

SIGNED _____ DATE: _____

THE DEVELOPER WILL SUBMIT RECEIPTS AND/OR INVOICES FOR ALL COMPOST AND MULCH PURCHASES TO ENVIRONMENTAL SERVICES DIVISION AFTER FINAL CONSTRUCTION.

SIGNED _____ DATE: _____

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNED _____ DATE: _____

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CANOPY	QTY	WATER USE
TREES							
	AESCULUS CALIFORNICA `CANYON PINK`	CANYON PINK CALIFORNIA BUCKEYE	15 GAL		20'	4	VERY LOW
	ARBUTUS X `MARINA`	MARINA ARBUTUS	15 GAL		20'	6	LOW
	CELTIS SINENSIS	CHINESE HACKBERRY	15 GAL		35'	8	LOW
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	15 GAL	STANDARD	15'	6	LOW
	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS	FERNLEAF CATALINA IRONWOOD	24" BOX		20'	7	LOW
	PARKINSONIA X 'DESERT MUSEUM' (CERCIDIUM)	DESERT MUSEUM PALO VERDE	15 GAL		25'	1	LOW
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	15 GAL		30'	12	LOW
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL		30'	6	VERY LOW

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
SHRUBS					
	ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN`	HOWARD MCMINN MANZANITA	5 GAL	20	LOW
	CEANOTHUS X `JULIA PHELPS`	JULIA PHELPS CEANOTHUS	5 GAL	10	LOW
	DODONAEA VISCOSA 'PURPUREA`	PURPLE HOPSEED BUSH	5 GAL	9	LOW
	FRANGULA ALNUS `COLUMNARIS`	COLUMNAR ALDER BUCKTHORN	5 GAL	5	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	2	LOW
	LIGUSTRUM JAPONICUM `TEXANUM`	TEXAS JAPANESE PRIVET	5 GAL	70	LOW
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	29	LOW
	NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO	5 GAL	48	LOW
	PITTOSPORUM TOBIRA 'VARIEGATA'	MOCK ORANGE	5 GAL	31	LOW
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL	52	LOW
	WESTRINGIA FRUTICOSA `MORNING LIGHT`	MORNING LIGHT COAST ROSEMARY	5 GAL	42	LOW
GRASSES					
	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD HAIRY AWN MUHLY	1 GAL	22	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	23	LOW
PERENNIALS					
	ACHILLEA X `MOONSHINE`	FERN LEAF YARROW	1 GAL	10	LOW
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	42	LOW
	SALVIA GREGGII `DEEP RED`	AUTUMN SAGE	1 GAL	26	LOW
	TULBAGHIA VIOLACEA `VARIEGATA`	SOCIETY GARLIC	1 GAL	30	LOW
STORM WATER MANAGEMENT PLANTINGS					
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	72	LOW
	JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	1 GAL	58	LOW
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	29	LOW
	ZAUSCHNERIA CALIFORNICA `UVAS CANYON`	SAN JOSE CALIFORNIA FUCHSIA	1 GAL	2	VERY LOW

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
SHRUB AREAS					
	DECOMPOSED GRANITE	4`` DEPTH	---	1,142 SF	
	FALL ZONE MATERIAL ARTIFICIAL TURF TYPE	FALL ZONE	---	1,472 SF	
	SHRUB & GROUND COVER	PLANTING AREA	---	17,398 SF	
	STORM WATER TREATMENT		---	1,990 SF	
GROUND COVERS					
	BACCHARIS PILULARIS `TWIN PEAKS #2`	TWIN PEAKS COYOTE BRUSH	1 GAL	800 SF	VERY LOW
	LANTANA MONTEVIDENSIS `PURPLE`	TRAILING LANTANA	1 GAL	636 SF	LOW
MATERIALS					
	3/4 CRUSHED ROCK SONOMA GOLD OR EQUAL	2`` DEPTH OVER LANDSCAPE FABRIC	---	655 SF	

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Sheet Title

LANDSCAPE NOTES & SCHEDULE

Seal

LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS #4122
Registered
08/31/26
Renewal Date
STATE OF CALIFORNIA

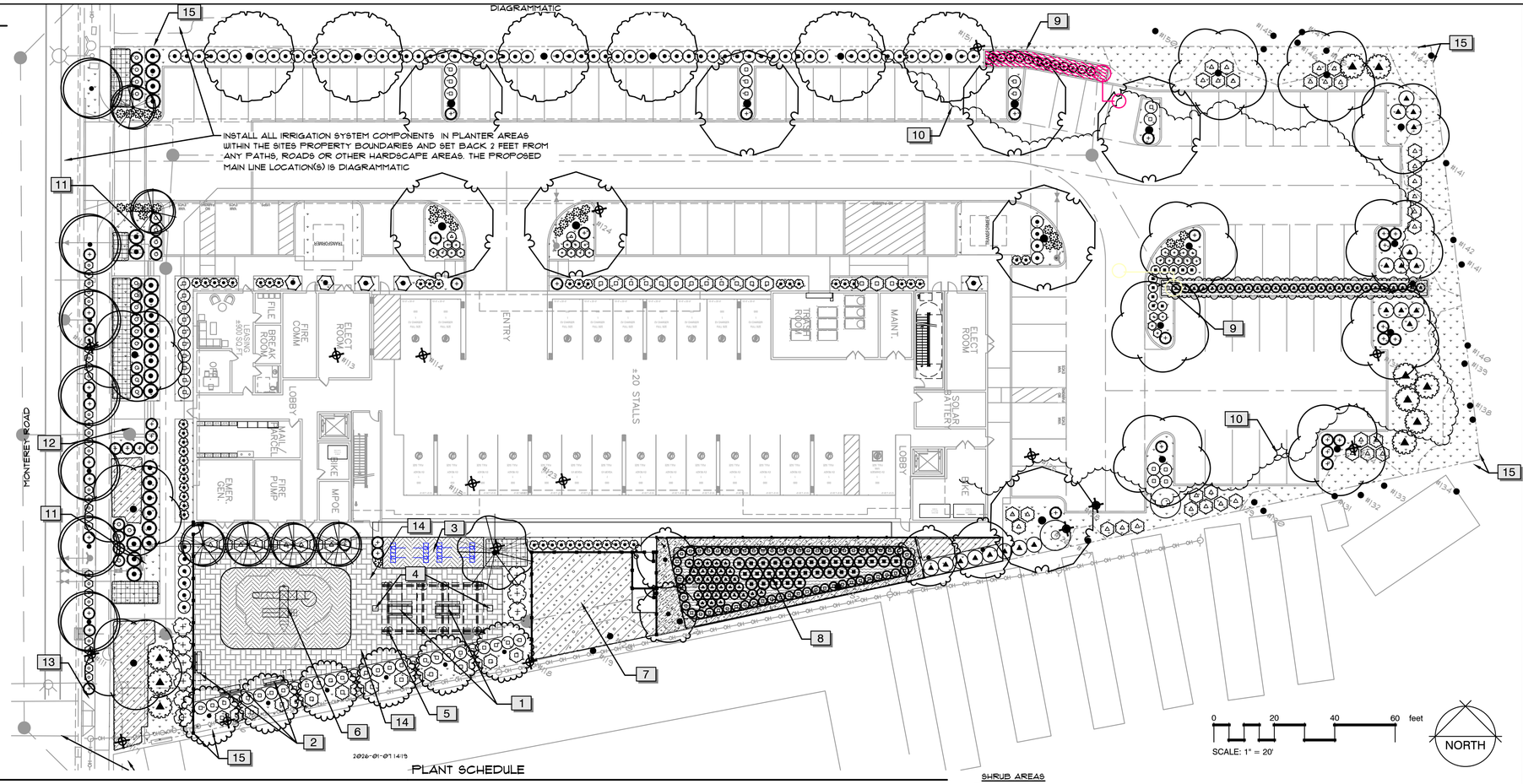
No.	Date	Revision
1		
2		
3		
4		
5		

Project Mgr.: THP
Drawn By: THP
Scale: 1"=20'
Date: 01/07/26
File Name: 25-023

Sheet No.: L1 of _____ sheets

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	PICNIC TABLE - 6` RECTANGLE `ULINE #H-2128` BLACK COLOR
2	BENCH - 6` WITH BACK `ULINE #H-2294` BLACK COLOR.
3	OUTDOOR ACTIVITY AREA / CORN HOLE, AGE 12+ USER GROUP
4	BARBEQUE. MANUFACTURER AND MODEL TBD
5	STEEL TRELLIS LOCATION.
6	2-5 & 5-12 YR OLD USER PLAYGROUND EQUIPMENT. DEFERRED SUBMITTAL FOR OWNER APPROVAL
7	DOG PARK WITH 5' HIGH STEEL PICKET FENCE. DECOMPOSED GRANITE SURFACE
8	STORM WATER DETENTION BASIN WITH 5' CHAIN LINK FENCE & GATE, SEE CIVIL PLANS
9	STORM WATER TREATMENT PLANTER, SEE CIVIL PLANS
10	OUTLINE OF THE EXISTING TREE CANOPY FROM ADJACENT PROPERTIES, TYP.
11	SCREEN THE MECHANICAL UNITS WITH PLANT MATERIAL
12	SHORT TERM BICYCLE PARKING LOCATION
13	PROPOSED NEW STREET TREE LOCATION, SPECIES TBD BY CITY
14	PERVIOUS PAVERS AROUND THE PLAY AREA AND PICNIC AREA
15	6' HIGH BLACK STEEL PICKET FENCE AROUND THE PERIMETER



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CANOPY	QTY	WATER USE
TREES							
	AESCULUS CALIFORNICA `CANYON PINK`	CANYON PINK CALIFORNIA BUCKEYE	15 GAL		20'	4	VERY LOW
	ARBUTUS X `MARINA`	MARINA ARBUTUS	15 GAL		20'	6	LOW
	CELTIS SINENSIS	CHINESE HACKBERRY	15 GAL		35'	8	LOW
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	15 GAL	STANDARD	15'	6	LOW
	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS	FERNLEAF CATALINA IRONWOOD	24" BOX		20'	7	LOW
	PARKINSONIA X 'DESERT MUSEUM' (CERCIDIUM)	DESERT MUSEUM PALO VERDE	15 GAL		25'	1	LOW
	PISTACIA X `RED PUSH`	RED PUSH PISTACHE	15 GAL		30'	12	LOW
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL		30'	6	VERY LOW

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
	ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN`	HOWARD MCMINN MANZANITA	5 GAL	LOW
	CEANOTHUS X `JULIA PHELPS`	JULIA PHELPS CEANOTHUS	5 GAL	LOW
	DODONAEA VISCOSA `PURPUREA`	PURPLE HOPSEED BUSH	5 GAL	LOW
	FRANGULA ALNUS `COLUMNARIS`	COLUMNAR ALDER BUCKTHORN	5 GAL	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	LOW
	LIGUSTRUM JAPONICUM `TEXANUM`	TEXAS JAPANESE PRIVET	5 GAL	LOW
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	LOW
	NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO	5 GAL	LOW
	PITTOSPORUM TOBIRA `VARIEGATA`	MOCK ORANGE	5 GAL	LOW
	RHAPHIOLEPIS INDICA `BALLERINA`	BALLERINA INDIAN HAWTHORN	5 GAL	LOW
	WESTRINGIA FRUTICOSA `MORNING LIGHT`	MORNING LIGHT COAST ROSEMARY	5 GAL	LOW
GRASSES				
	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD HAIRY AWN MUHLY	1 GAL	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
PERENNIALS				
	ACHILLEA X `MOONSHINE`	FERN LEAF YARROW	1 GAL	LOW
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	LOW
	SALVIA GREGGII `DEEP RED`	AUTUMN SAGE	1 GAL	LOW
	TULBAGHIA VIOLACEA `VARIEGATA`	SOCIETY GARLIC	1 GAL	LOW
STORM WATER MANAGEMENT PLANTINGS				
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	LOW
	JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	1 GAL	LOW -
	LEYMUS CONDENSATUS `CANYON PRINCE`	CANYON PRINCE GIANT WILD RYE	1 GAL	LOW
	ZAUSCHNERIA CALIFORNICA `UVAS CANYON`	SAN JOSE CALIFORNIA FUCHSIA	1 GAL	VERY LOW

SHRUB AREAS			
	DECOMPOSED GRANITE	4`` DEPTH	---
	FALL ZONE MATERIAL ARTIFICIAL TURF TYPE	FALL ZONE	---
	SHRUB & GROUND COVER	PLANTING AREA	---
	STORM WATER TREATMENT		---
GROUND COVERS			
	BACCHARIS PILULARIS `TWIN PEAKS #2`	TWIN PEAKS COYOTE BRUSH	1 GAL VERY LOW
	LANTANA MONTEVIDENSIS `PURPLE`	TRAILING LANTANA	1 GAL LOW
MATERIALS			
	3/4 CRUSHED ROCK SONOMA GOLD OR EQUAL	2`` DEPTH OVER LANDSCAPE FABRIC	---

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Sheet Title

LANDSCAPE PLAN

Seal

LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS #122
Signature
08/31/26
Renewal Date
Date
STATE OF CALIFORNIA

No.	Date	Revision
1		
2		
3		
4		
5		

Project Mgr.: THP
Drawn By: THP
Scale: 1"=20'
Date: 01/07/26
File Name: 25-023

Sheet No.: L2 of _____ sheets

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER MP1000 PROS-12-PRS30-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, C=OLIVE 360 ARC.	40
0.25 0.50	HUNTER RZWS-18-CV 18IN. LONG RZWS WITH INSTALLED .25 GPM OR .50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
id	HUNTER ECO-ID-12 ECO-ID: 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. EMITTER NOTES: 40 EMITTERS (1 ASSIGNED TO EACH 1 GAL PLANT) 40 EMITTERS (2 ASSIGNED TO EACH 5 GAL PLANT) 40 EMITTERS (3 ASSIGNED TO EACH 15 GAL PLANT)
	AREA TO RECEIVE DRIPLINE HUNTER ECO-MAT 17 MM 0.6 GPH FLEECE WRAPPED INLINE EMITTER TUBING, WITH THE BLANKET ECO-MAT. EVENLY DISPERSES WATER FROM UNDER THE SURFACE. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART. SPECIFY PLD-LOC FITTINGS.
	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-18-CV HDL-09-18-CV: HUNTER DRIPLINE W/ 0.9 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING W/ BLACK STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

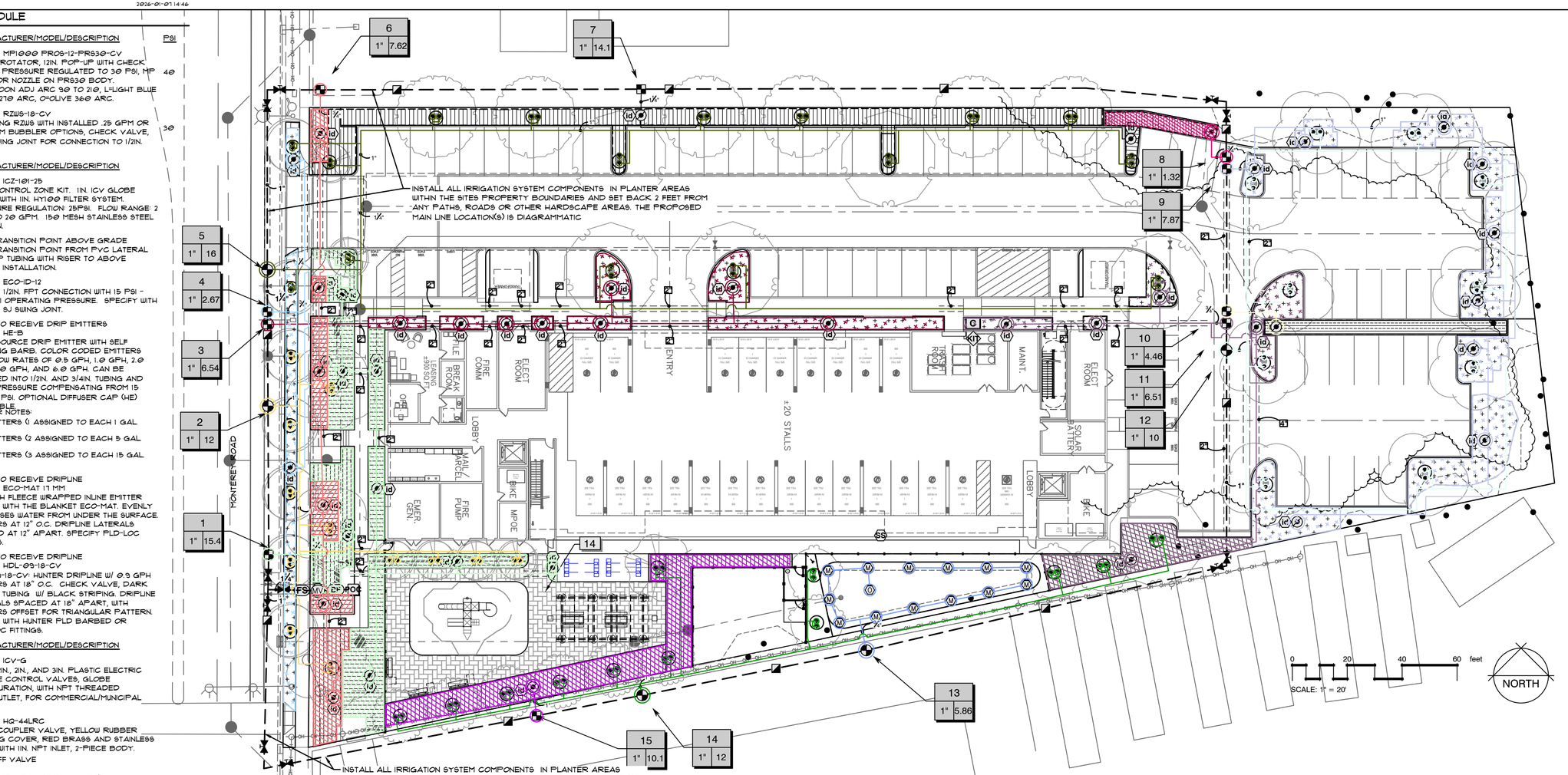
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.
	SHUT OFF VALVE
MV	HUNTER ICV-G MASTER VALVE 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER
C	HUNTER I2C-1600-M 16 STATION OUTDOOR MODULAR CONTROLLER. WITH ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
KIT	HUNTER ROAMXL-KIT TRANSMITTER AND RECEIVER. ROAM REMOTE ALLOWS FOR CONTROLLER OPERATION UP TO 2 MILES. CONTRACTOR, LARGE-SCALE SITES. WORKS WITH HUNTER ACC, I-CORE, PRO-C, PCC, AND X-CORE CONTROLLERS. SMARTPORT WIRING HARNESS INCLUDED.
SS	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE AND ACC CONTROLLERS, INSTALL AS NOTED. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.
FS	CREATIVE SENSOR TECHNOLOGY FSI-B10-SP3 1IN. BRASS TEE TYPE FLOW SENSOR W/FIPT THREADS, BRONZE ALLOY MOUNTING TEE AND ULTRA LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. WITH 3-WIRE SCALED PULSE OUTPUT FOR CONNECTION TO HUNTER HYDRAWISE CONTROLLERS, SEE BELOW. FLOW RANGE 1 GPM - 50 GPM.
WOE	WATER METER 1-1/2" ASSUMED STATIC PSI. VERIFY PRIOR TO WORK BEGINNING

IRRIGATION LATERAL LINE: PVC SCHEDULE 40

IRRIGATION MAINLINE: PVC SCHEDULE 40

PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
Valve Number
Valve Flow
Valve Size



INSTALL ALL IRRIGATION SYSTEM COMPONENTS IN PLANTER AREAS WITHIN THE SITES PROPERTY BOUNDARIES AND SET BACK 2 FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAPE AREAS. THE PROPOSED MAIN LINE LOCATION(S) IS DIAGRAMMATIC

2025-08-06 12:35

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PRECIP
1	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	15.36	35	49.1	0.64 IN/H
2	HUNTER ICV-G	1"	BUBBLER	13	30	36.2	2.37 IN/H
3	HUNTER ICZ-101-40	1"	AREA FOR DRIP EMITTERS		30	33	UNKNOWN
4	HUNTER ICZ-101-40	1"	AREA FOR DRIP EMITTERS		30	33	UNKNOWN
5	HUNTER ICV-G	1"	BUBBLER	16	30	33.0	2.26 IN/H
6	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	7.62	35	48.5	0.64 IN/H
7	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	14.13	35	45.7	0.64 IN/H
8	HUNTER ICV-G	1"	SHRUB ROTARY	1.32	40	42.1	0.56 IN/H
9	HUNTER ICZ-101-40	1"	AREA FOR DRIP EMITTERS		30	33	UNKNOWN
10	HUNTER ICV-G	1"	SHRUB ROTARY	2.64	40	42.6	0.51 IN/H
11	HUNTER ICZ-101-40	1"	AREA FOR DRIP EMITTERS	6.51	30	40.0	0.48 IN/H
12	HUNTER ICV-G	1"	BUBBLER	10	30	36.2	2.16 IN/H
13	HUNTER ICV-G	1"	SHRUB ROTARY	5.86	40	43.6	0.34 IN/H
14	HUNTER ICV-G	1"	BUBBLER	12	30	36.2	2.26 IN/H
15	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	10.08	35	43.4	0.64 IN/H

IRRIGATION NOTE:

IRRIGATION PLANS MUST STATE THAT THE ESTABLISHED WATERING TIMES MUST BE AFTER 7:00PM AND BEFORE 9:00AM.

CRITICAL ANALYSIS

P.O.C. NUMBER: 01
WATER SOURCE INFORMATION:
ASSUMED STATIC PSI. VERIFY PRIOR TO WORK BEGINNING

FLOW AVAILABLE	
WATER METER SIZE:	1-1/2"
FLOW AVAILABLE	75 GPM
PRESSURE AVAILABLE	
STATIC PRESSURE AT POC:	65 PSI
ELEVATION CHANGE:	5.00 FT
SERVICE LINE SIZE:	4"
LENGTH OF SERVICE LINE:	20 FT
PRESSURE AVAILABLE:	63 PSI
DESIGN ANALYSIS	
MAXIMUM STATION FLOW:	16 GPM
FLOW AVAILABLE AT POC:	75 GPM
RESIDUAL FLOW AVAILABLE:	59 GPM
CRITICAL STATION:	7
DESIGN PRESSURE:	35 PSI
FRICTION LOSS:	0.18 PSI
FITTINGS LOSS:	0.02 PSI
ELEVATION LOSS:	0 PSI
LOSS THROUGH VALVE:	10.5 PSI
PRESSURE REQ. AT CRITICAL STATION:	45.1 PSI
LOSS FOR FITTINGS:	0.64 PSI
LOSS FOR MAIN LINE:	6.35 PSI
LOSS FOR POC TO VALVE ELEVATION:	0 PSI
LOSS FOR BACKFLOW:	11.6 PSI
LOSS FOR MASTER VALVE:	3 PSI
LOSS FOR WATER METER:	1.11 PSI
CRITICAL STATION PRESSURE AT POC:	68.3 PSI
PRESSURE AVAILABLE:	63 PSI
RESIDUAL PRESSURE AVAILABLE:	-5.34 PSI

MWELO WATER USE CALCULATIONS

Job Name: MONTEREY ST, MORGAN HILL, CA

Date: 09/30/25

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 49.5 — Project Type: Residential — 0.55
Rain Fall (Inches): — Usable Rain Fall (Inches): 0

Zone#	Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]	Gallons Per Minute GPM	% Landscape Area
	Regular Landscape Areas									
1	SHRUB - L	0.2	Drip	0.81	0.25	17,460	4311	132308	116.00	73.51%
3	SHRUB-BIO SWALE	0.2	Rotary Nozzle	0.75	0.27	1,992	531	16303	3.00	8.39%
5	TREE-L	0.2	Bubblers	0.81	0.25	4,300	1062	32584	21.50	18.10%
					Totals	23752	5904	181195	140.50	100.00%
	Special Landscape Areas									
	[redacted]									
					Totals	0	0	0		
							ETWU Total	181195		
							Maximum Allowed Water Allowance (MAWA)[e]	400922		

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	5904
Total Area	23752
Average ETAF	0.28

All Landscape Areas

Total ETAF x Area	5904
Total Area	23752
Average ETAF	0.28

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETWU GALLONS	181195
MAWA GALLONS	400922
% ETWU OF MAWA	0.45
PASS:	YES

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112

P.O.BOX 170129
Boise, Idaho 83717
thp@idlainc.net
(208) 906-1300

AMG LAND DEVELOPMENT, INC.
MONTEREY STREET APARTMENTS
17910 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

These drawings are instruments of service and are the property of Thomas H. Phelps Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Thomas H. Phelps Landscape Architecture.

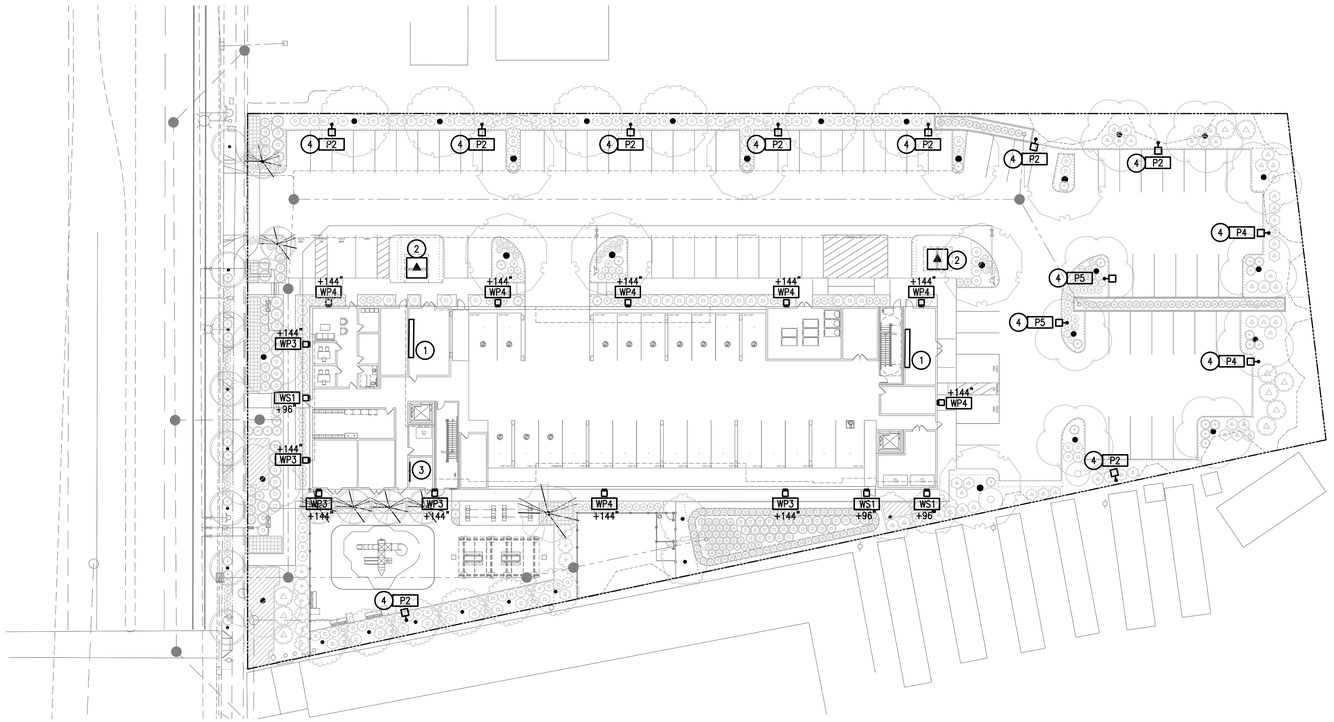
Sheet Title: IRRIGATION PLAN

Seal: LICENSED LANDSCAPE ARCHITECT — THOMAS H. PHELPS #122 — Signature — 08/31/25 Renewal Date — STATE OF CALIFORNIA

No.	Date	Revision
1		
2		
3		
4		
5		

Project Mgr.: THP
Drawn By: THP
Scale: 1"=20'
Date: 01/07/26
File Name: 25-023

Sheet No.: L3 of _____ sheets



GENERAL SITE NOTES:

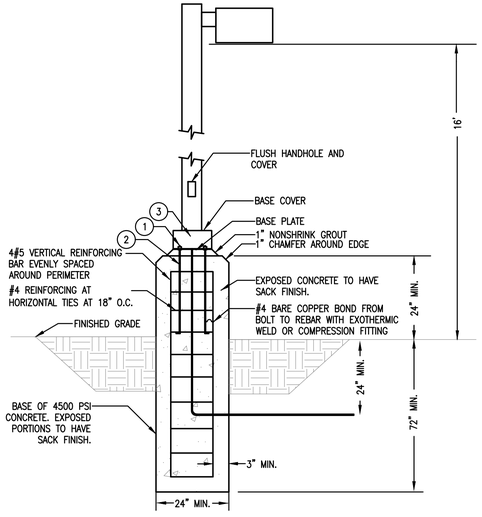
1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ROUTE ALL EXTERIOR LIGHTING THROUGH A LIGHTING CONTACTOR. PROVIDE PHOTO-CELL ON ROOF AND ELECTRO-MECHANICAL 7-DAY TIME CLOCK ADJACENT TO CONTACTOR CABINET.

SITE KEY NOTES: (#)

1. APPROXIMATE LOCATION OF BUILDING ELECTRICAL GEAR.
2. APPROXIMATE UTILITY TRANSFORMER LOCATION. VERIFY WITH UTILITY SERVICE PLAN FOR EXACT LOCATION AND REQUIREMENTS.
3. APPROXIMATE LOCATION OF LOW VOLTAGE EQUIPMENT 'BCP/TTB'..
4. SEE DETAIL 1 THIS SHEET FOR LIGHT POLE BASE REQUIREMENTS.

LUMINAIRE SCHEDULE

LUMINAIRE	MANUFACTURER	CATALOG NUMBER	LAMPS	WATTS	VOLTS	MOUNTING	COMMENTS
WP3	LITHONIA LIGHTING	DSXW1 P1 30K T3M	LED	12.04	120	WALL	WALL MOUNTED AREA LIGHT
WP4	LITHONIA LIGHTING	DSXW1 LED 20C 1000 30K T4M MVOLT	LED	73.2	120	WALL	WALL MOUNTED AREA LIGHT
P2	LITHONIA LIGHTING	DSX0 LED P3 30K 80CRI BLC3	LED	69	120	POLE	PARKING LOT AREA LIGHT
P4	LITHONIA LIGHTING	DSX0 LED P2 30K 80CRI T4M	LED	45.1	120	POLE	PARKING LOT AREA LIGHT
P5	LITHONIA LIGHTING	DSX0 LED P2 30K 80CRI T5M	LED	45.1	120	POLE	PARKING LOT AREA LIGHT
WS1	LITHONIA LIGHTING	WPX0 LED ALO-1 30K MVOLT	LED	6.2	120	WALL	SLIM WALL AREA LIGHT



POLE BASE DETAIL KEYED NOTES:

1. PROVIDE GALVANIZED LOCKNUTS AND LOCKWASHERS.
2. PROVIDE ANCHOR BOLTS TO MATCH PATTERN AS PROVIDED BY MANUFACTURER.
3. STUB 3/4"C-6" ABOVE POLE BASE.

1 POLE BASE DETAIL
SCALE: N.T.S.

DC ENGINEERING
Careful listening. Dynamic solutions.
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208.288.2181 Project:25AMG04

AMG LAND DEVELOPMENT

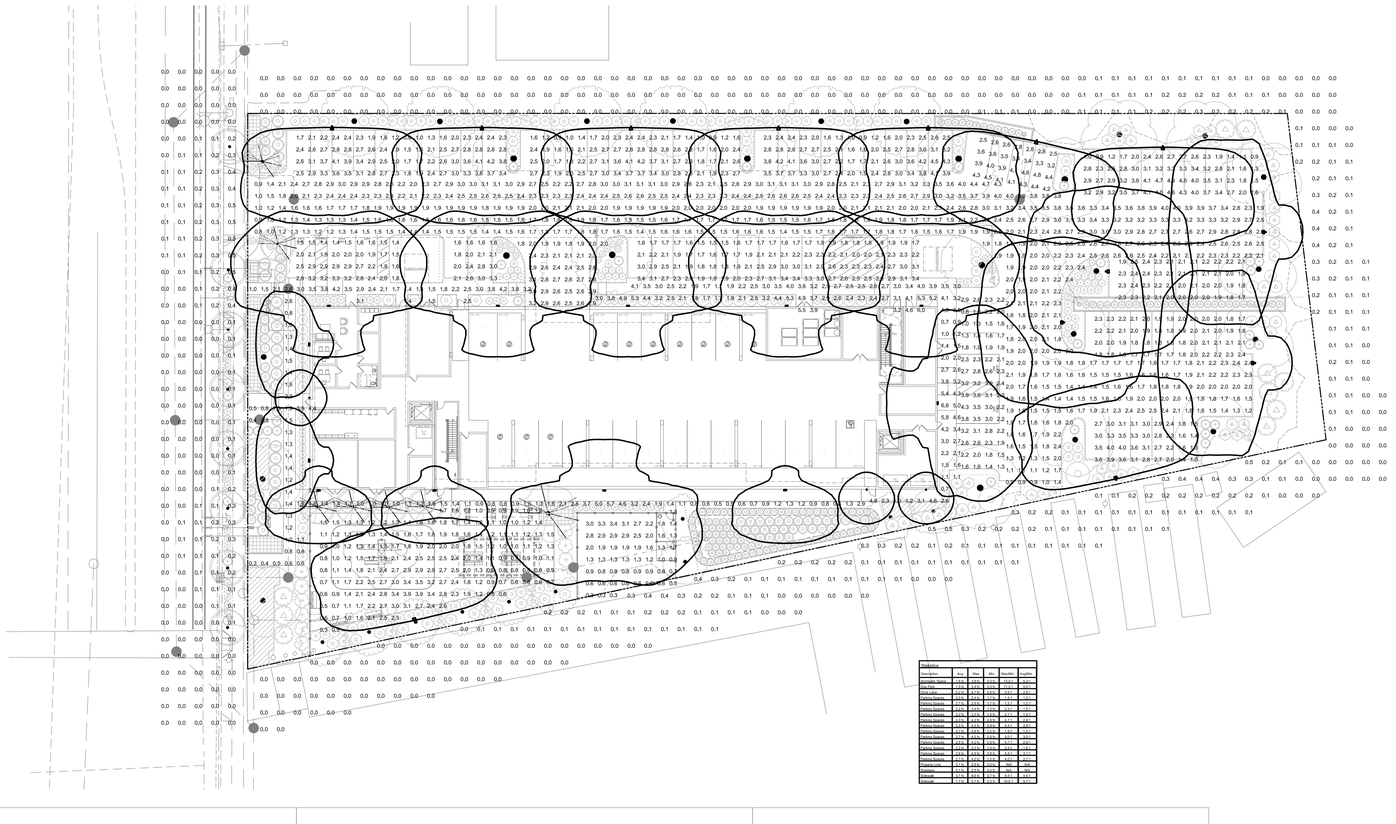
MONTEREY STREET

MORGAN HILL, CA

ELECTRICAL SITE PLAN

E1.0

JOB NO. 2020-0394
DATE 04-16-2025



Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Calculation Boundary	2.4 fc	8.8 fc	0.0 fc	N/A	N/A
Dark Park	0.4 fc	2.1 fc	0.0 fc	N/A	N/A
Dark Path	0.5 fc	2.1 fc	0.0 fc	N/A	N/A
Entrance Plaza	2.4 fc	8.8 fc	0.0 fc	N/A	N/A
Entrance Steps	2.2 fc	3.5 fc	1.0 fc	3.5:1	2.2:1

CITY OF MORGAN HILL

Planning Commission

Monterey- AMG Project Design Permit

May 26, 2026

Project Site

- General Plan – Mixed Use
- Zoning – Mixed Use Flex / Form Based Corridor
- Project Site - Approximate 2-acre site
- Location - northeast corner of Wright Avenue and Monterey Road.
- Within ½ mile of Caltrain Station and bus route 568 and route 68

Site Trees

- Total of 42 trees onsite, 28 are Ordinance Sized
- 13 Trees Require Removal: 2 Street Trees (London Plan), 5 Coast Live Oak, 6 Non-Native Trees

Project Description

100-unit Multi-Family Apartment Complex

- 5 studios
- 81 one-bedrooms
- 10 two bedrooms
- 4 three-bedrooms

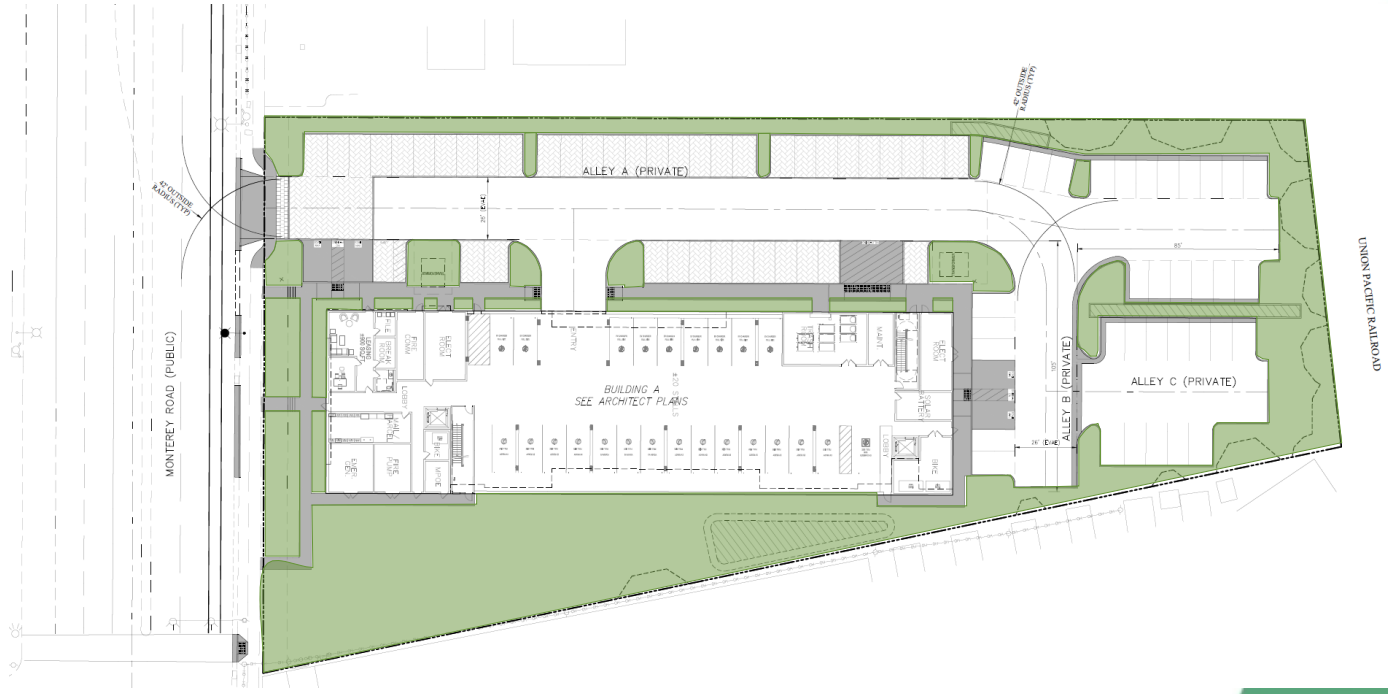
Below Market Rate Units and Type

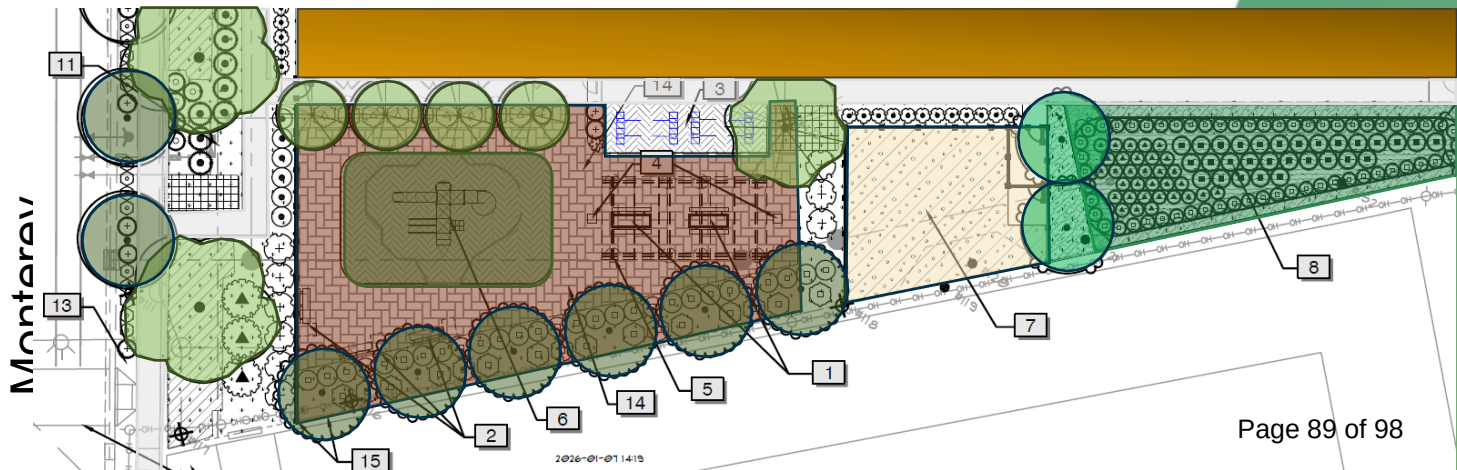
- Very Low: 8-units
- Low: 72-units
- Moderate: 19-units
- Manager Unit: 1

Project Description

Other Project Details

- Tiered design: three stories (35-feet) to six stories (68-feet)
- 1st floor office space with mail room
- 870 square foot community room
- 870 square foot fitness center
- 12,373 outdoor common open space
- 100 Parking Stalls





Density Bonus Law

100% affordable projects within ½ mile of Transit Stop:

Density: (Unlimited)

- MU-F allows 24-units to the acre
- Proposal – 53 units per acre

Heights: (Additional 33-feet in height)

- Land Use designation at the time of application submittal allows up to 35-feet in height.
- Proposal is 68-feet or six stories

Density Bonus Law

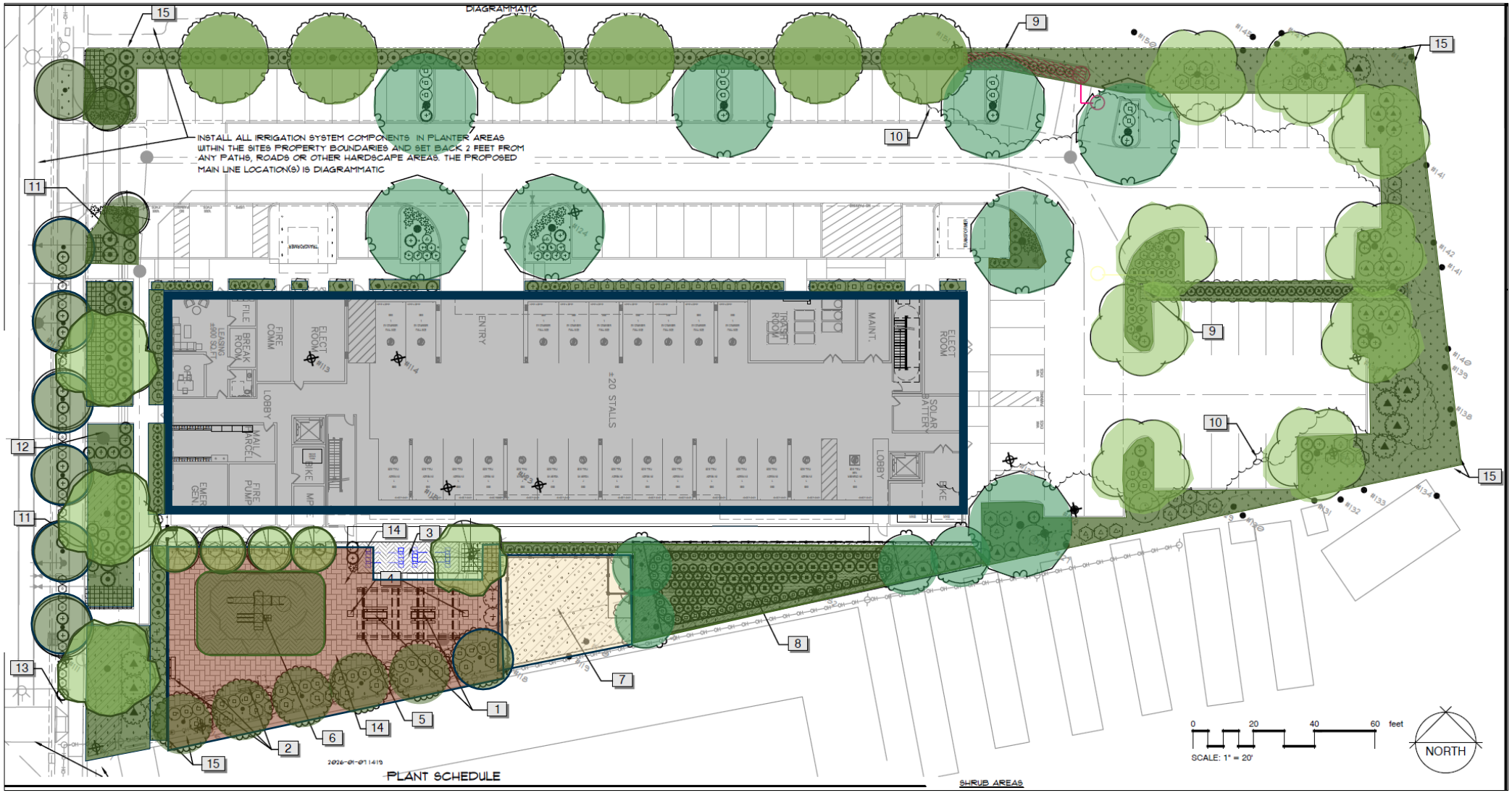
100% affordable projects within ½ mile of Transit Stop:

What is a Concession: regulatory standard resulting in result in identifiable and actual cost reductions, consistent with Government Code §65915(k), to provide for affordable housing costs, as defined in Section50052.5 of the Health and Safety Code, or for rents for the targeted units to beset as specified in Government Code §65915(c).

Project Concessions Approved:

1. Private Open Space
2. Storage Area
3. Exterior Treatment and Materials
4. Balconies
5. Undergrounding Overhead Utilities

Site Plan


Monterey Road
Union Pacific Railroad Tracks
DIAGRAMMATIC
INSTALL ALL IRRIGATION SYSTEM COMPONENTS IN PLANTER AREAS WITHIN THE SITES PROPERTY BOUNDARIES AND SET BACK 2 FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAPE AREAS. THE PROPOSED MAIN LINE LOCATION(S) IS DIAGRAMMATIC
±20 STALLS
ENTRY
LOBBY
MAIL/PARCEL
BIKE
TRASH ROOM
ELECT ROOM
MAINT.
SOLAR BATTERY
FIRE COMM
FIRE PUMP
EMER GEN.
BREAK ROOM
FILE
0 20 40 60 feet
SCALE: 1" = 20'
NORTH
PLANT SCHEDULE
SHRUB AREAS

Proposed Design

Proposed Colors and Materials Pallet

WINDOW TYPES

6. VINYL WINDOWS
1-1/2" MIN. RECESSED
WINDOW DETAIL
BLACK OR EQUAL

7. VINYL WINDOWS
WINDOW WITH 1-1/2" MIN.
DEPTH TRIMS AND FINS
DETAIL
BLACK OR EQUAL

8. VINYL WINDOWS
WINDOW WITH 1-1/2"
DEPTH TRIMS AND
AWNING DETAIL
BLACK OR EQUAL

WEST ELEVATION

A. SW 7006 EXTRA WHITE

B. SW 6222 RIVERWAY

C. SW 6389 BUTTERNUT

D. SW 7039 VIRTUAL TAUPE

1. LIGHT SAND FINISH
STUCCO

2. THIN BRICK VENEER

3. VINYL WINDOWS
BLACK OR EQUAL

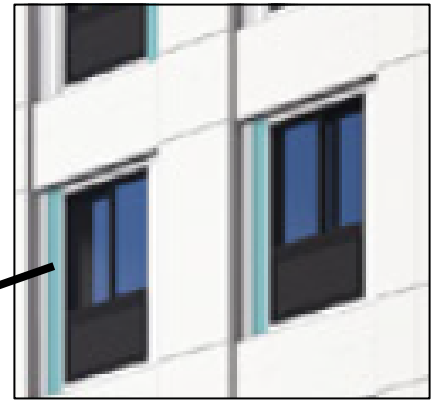
4. ALUMINUM STOREFRONT
WINDOW SYSTEM

5. METAL AWNING
COLOR C OR EQUAL

6. FIBER CEMENT SIDING
BLACK OR EQUAL

Alternative Design

- LIGHT GRAY
- STUCCO PAINT FOR GRAY COLORS
- ADDED NEW BLUE COLOR FOR DETAIL HIGHLIGHTING



Staff Design Recommendation

Recommendation

1. Open and close the public hearing;
2. Provide feedback on design elements; and
3. Adopt a Resolution approving a Design Permit for the construction of a 100-unit multifamily project.

Questions?