



**Regular Meeting Agenda
Planning Commission**

MALISHA KUMAR - CHAIR
LAURA GONZALEZ- VICE-CHAIR
ESCOTO
LIAM DOWNEY - PLANNING COMMISSIONER
WAYNE TANDA - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER

Tuesday, January 11, 2022 7:00 PM

Virtual Meeting

VIRTUAL MEETING GUIDELINES AND PUBLIC COMMENT

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

Planning Commission meetings will be live streamed on Channel 17, on the City's website and on the City's Facebook page. Those members of the community that would like to participate in the meetings remotely may do so by join the virtual meeting at:

<https://bit.ly/PlanningCommissionMtg> or by calling in to: (669) 900-9128, then enter the webinar ID#: 862 0324 6251.

Public comment may be provided in the following ways:

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

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

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

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 Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

MINUTES APPROVAL

1. NOVEMBER 23, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

2. SIGN2021-00022: Butterfield – Corporate Sign Systems (TC Butterfield): Master Sign Program for an approved industrial development. The property, identified by assessor parcel number(s) 726-25-096, 097, 098,099, and 100 is bound on the west by the Union Pacific Railroad tracks, Sutter Boulevard to the north, Butterfield Boulevard to the east, and Digital Drive to the south.

Recommendation:

1. Open/close public hearing; and
2. Adopt a Resolution approving a Master Sign Program

3. SR2021-0020 (PPR): Monterey - City Ventures (The Gates): Preliminary plan review for a General Plan Amendment and Zoning Amendment. The proposal would amend the Commercial land use designation within the General Plan and a CG/PD zoning designation to Mixed Use Flex. The property, identified by Assessor's Parcel Numbers 764-10-013 and 015 are located west of Monterey Road, on the southwest quadrant Monterey Road and Cochrane Road.

Recommendation:

1. Open and close public hearing for Planning Commission to provide preliminary input on the proposed General Plan Land Use Designation and Zoning Map Amendment. This is a Preliminary Plan Review application. No action will be taken on the project as this is advisory only.

DIRECTOR'S REPORT/ANNOUNCEMENTS

January 11, 2022

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.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

DRAFT



Meeting Minutes Planning Commission

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

Tuesday, November 23, 2021 7:00 pm

Virtual Meeting

CALL TO ORDER

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

ROLL CALL ATTENDANCE

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

DECLARATION OF POSTING AGENDA

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

PLEDGE OF ALLEGIANCE

Planning Commission Tanda led the Pledge of Allegiance at 7:00 p.m.

OPEN PUBLIC COMMENT PERIOD

Chair Kumar open the Public Comment Period at 7:01 p.m.

ORDERS OF THE DAY

No changes made.

CONSENT AGENDA

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

1. APPROVE THE OCTOBER 26, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE NOVEMBER 9, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

3. SR2021-0005/UP2021-0006/EA2021-0005: MONTEREY – FIRST COMMUNITY HOUSING (MAGNOLIAS): DESIGN REVIEW PERMIT AND ENVIRONMENTAL ASSESSMENT FOR A 66-UNIT, MULTI-FAMILY AFFORDABLE RESIDENTIAL COMMUNITY. A CONDITIONAL USE PERMIT IS REQUESTED FOR A “GREEN PARKING EXEMPTION”. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 764-12-006, IS LOCATED AT 17965 MONTEREY ROAD (FIRST COMMUNITY HOUSING, OWNER).

Recommendation:

1. Open/close the public hearing; and,
2. Adopt a Resolution approving a Design Permit, and Conditional Use Permit for a green parking exception.

Principal Planner Gina Paolini presented the Staff Report at 7:04 p.m.

Chair Kumar opened the Public Hearing at 7:17 p.m. The following individuals addressed the Planning Commission:

- Geoffrey Morgan - Applicant
- Sophie Rubin - Project Manager

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

MOTION:

Adopt a resolution approving a Design Permit, and Conditional Use Permit for a green parking exception.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Vice-Chair
AYES:	Kumar, Gonzalez-Escoto, Mueller, Downey, Habib
NAYS:	Tanda

Geoffrey Morgan - Applicant, spoke on the behalf of the project and thanked the Planning Commission at 8:38 p.m.

Chair Kumar gave the floor to former Planning Commissioner Munoz-Morris who addressed the Planning Commission and City Staff at 8:39 p.m.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Jennifer Carman made an announcement at 8:45 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Kumar adjourned the meeting at 8:51 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 11, 2022

PREPARED BY:

Tiffany Brown, Associate Planner

APPROVED BY: Jennifer Carmen

SIGN2021-00022: BUTTERFIELD – CORPORATE SIGN SYSTEMS (TC BUTTERFIELD): MASTER SIGN PROGRAM FOR AN APPROVED INDUSTRIAL DEVELOPMENT. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 726-25-096, 097, 098,099, AND 100 IS BOUND ON THE WEST BY THE UNION PACIFIC RAILROAD TRACKS, SUTTER BOULEVARD TO THE NORTH, BUTTERFIELD BOULEVARD TO THE EAST, AND DIGITAL DRIVE TO THE SOUTH.

RECOMMENDATION(S)

1. Open/close public hearing; and
2. Adopt a Resolution approving a Master Sign Program

PROJECT INFORMATION:

1.	Location:	Between UPRR tracks and Butterfield Boulevard, south of Jarvis Drive, and north of Digital Drive. Assessor Parcel Number(s) 726-25-096, 097, 098,099, and 100
2.	Site Area:	24.9 Net Acres
3.	General Plan:	Industrial
4.	Zoning:	Light Industrial/PD
5.	Request:	Master Sign Program

BACKGROUND:

LOCATION MAP



The project site is located within the Morgan Hill Ranch Business Park Planned Unit Development (PD). A Preliminary Plan Review for a new business park was reviewed by the Planning Commission at the July 26, 2016 meeting with City Council review at the November 16, 2016 meeting. The Planning Commission reviewed and recommended approval of a Development Agreement on May 9, 2017 for a new business park known as the Butterfield Technology Center. The business park includes development of five industrial buildings totaling 410,000 gross square feet. The Council adopted the Development Agreement on June 21, 2017.

The Planning Commission held a public hearing and adopted a resolution approving the Design Permit applications SR2020-0018 through SR2020-0022 at the December 8, 2020 meeting. The buildings are currently under construction and in compliance with the Design Permit approval. The Municipal Code requires a Master Sign Program for any non-residential development with four or more tenants and/or buildings containing more than one business.

PROJECT DESCRIPTION:

The applicant is requesting approval of a Master Sign Program for the five buildings within the new business park development. The program includes standards for wall signage, the location of five tenant identification monument signs and one technology park property identification sign.

Site Description

The project site is approximately 25-acres and includes 5 buildings totaling 410,000 square feet with associated parking. The site is bound to the west by the Union Pacific Railroad (UPRR) tracks with Butterfield Boulevard to the east, Jarvis Boulevard to the north, and Digital Drive to the south. An extension of Sutter Avenue has been constructed at the northern edge of the project site.

Surrounding Uses

Surrounding uses include industrial buildings to the east and south, a planned park and multi-family apartment development to the north (Morgan Hill Apartments) and residential development to the west.

ANALYSIS

The proposed project was analyzed with respect to conformance with: 1) Morgan Hill 2035 General Plan; 2) Zoning Ordinance 3) Findings and 4) California Environmental Quality Act:

1. General Plan Land Use Consistency

The General Plan land use designation for the subject site is Industrial. The project is consistent with General Plan Policies:

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

The proposed signage requires dimensional letters and utilization of quality materials that complement the building architecture. To ensure all signage is kept up, the master sign program includes sign maintenance of all signage for the buildings.

- Policy CNF-17.5 Industrial Design Standards. Require all new industrial development to be consistent with the design and landscaping standards set forth in the Architectural Review Handbook.

The Architectural Handbook requires signage to be incorporated and complementary to the building architecture. The proposal places wall mounted signage in designated areas above the tenant's main entrances that complement the overall architectural design of the building.

2. Zoning Ordinance Consistency

The purpose of the Zoning Code is to implement the General Plan and to protect public health, safety, and welfare.

Pursuant to Morgan Hill Municipal Code (MHMC) Section 18.88.110, a Master Sign Program is required for any non-residential development with four or more tenants and/or any building containing more than one business. The purpose of a Master Sign Program is to provide a coordinated approach to signage for multi-tenant commercial developments. The Planning Commission shall consider the following design standards when considering approval

of the Master Sign Program:

Master Sign Program Design Standards

- Master Sign Programs shall feature a unified and coordinated approach to the materials, color, size, type, placement and general design of signs proposed for a project or property. Master Sign Programs may allow for variety in the design of individual signs provided that the signs contribute to a consistent visual theme within the property. The program provides standards for all new building tenant signage, identifying the allowed materials, size, type and placement which will provide a unified look throughout the shopping center. The program allows for flexibility in colors to allow the signage to match the new business colors. The materials and placement will complement the architecture of the center.
- A Master Sign Program may deviate from standards contained in this chapter relating to permitted sign height, number of signs, sign area, and type of sign. A Master Sign Program may not allow prohibited signs as defined in Section 18.88.050 (Prohibited Signs).

The following chart summarizes the Master Sign Program proposal and how it compares to the City of Morgan Hill zoning standards for signs (MHMC Section 18.88.080).

Table 1-Zoning Consistency Summary

Master Sign Program Proposal-Zoning Standards			
Signage Type	Standard	Proposed	Consistency
Max Aggregate sign area	2 square feet per lineal street frontage.	Building 1: 950 lineal feet of street frontage X 2 sq.ft. = 1,900	Yes
		Building 2: 972 lineal feet of street frontage x 2 sq.ft. = 1,944	
		Building 3: 1094 lineal feet of street frontage x 2 sq.ft. = 2,188	
		Building 4: 427 lineal feet of street frontage x 2 sq.ft. = 854	
		Building 5: 336 lineal feet of street frontage x 2 sq.ft. = 672	
Wall Signage			
Max number	One per building frontage for single tenant buildings	One per building frontage for single tenant buildings	Yes
	One per tenant space for multi-tenant buildings	One per tenant space for multi-tenant buildings	
Max Height	Not to exceed the roof line or parapet of the building wall to which the sign is attached	Will not exceed roofline Not to exceed 4-feet in height	Yes
Max Area	Single-tenant building = 1.5 square feet per lineal foot of building wall	Proposed 50 square feet max per sign	Yes
	Multi-tenant building = 1.5 per lineal foot of tenant frontage	Not to exceed maximum aggregate sign area	

Monument Signage			
Max Number	1 per vehicle access point from street	One per building and one additional business park identification sign	No
Max Height	8-feet	5-feet for all tenant identification monument signage and 8-feet for business park identification monument	Yes
Max Area	50 square feet	All monuments will not exceed 50 square feet.	Yes

Approval of a Master Sign Program supersedes the regulations of Chapter 18.88. The City of Morgan Hill Municipal Code does not restrict the number or percentage of deviations allowed within a Master Sign Program. The project site layout for Buildings 1-3 includes four access points: one along Butterfield Boulevard, one along Digital Drive, and two along Sutter Boulevard. The applicant is proposing to remove the option of a monument sign along Digital Drive and in exchange, place a monument sign in front of Building 2 along Butterfield Boulevard. The main access point for Building 1 and 2 is through the access point along Butterfield Boulevard. Therefore, the preference is to have the building monument signage be visible from Butterfield Boulevard. The applicant is also proposing a business park identification sign along the northeast corner of Butterfield Boulevard. This sign will not include tenant identification, just the name of the business park. The proposed deviations are consistent with other business parks within the vicinity of the project and therefore will be aesthetically harmonious with the neighboring properties. Once the Master Sign Program is approved, signs consistent with the standards and specifications would be allowed with an Administrative Sign Permit. Any aspect of the proposed signs not addressed by the master sign program shall be in compliance with this chapter. The proposed Master Sign Program has been provided as Attachment 2.

FINDINGS:

To approve a sign permit application, the review authority shall make the following findings:

a. The proposed signs are consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

The project is consistent with the General plan and Zoning Ordinance in that the Master Sign Program is proposing a unified and coordinated approach to the materials, color, size, type, placement, and general design of signs for the new business park development.

b. The proposed signs comply with all applicable standards in this chapter.

A Master Sign Program may deviate from standards relating to permitted sign height, number of signs, sign area, and type of sign. The proposed deviations are for the location of one tenant identification sign and to include an additional business park identification sign. These requests are consistent with the intent of the Master Sign Program Standards and deviate where necessary based on the location and orientation of the buildings and site layout.

c. The proposed signs will not adversely impact public health, safety or general welfare.

Proposed signs will not adversely impact public health, safety or general welfare in that the proposed sign placement and lighting will not obstruct public views.

d. The number, size, placement, design, and material of the proposed signs are compatible with the architectural design of the buildings on the site.

The proposed sign style, size, placement, and materials complement the architecture of the business park.

CONCLUSION:

The proposed master sign program is found to be consistent with the required findings. A resolution has been

provided for Planning Commission adoption of the Master Sign Program.

CEQA (California Environmental Quality Act):

The proposed Master Sign Program is Categorically Exempt from further environmental review pursuant to Section 15311 (Accessory Structures) which allows for construction or replacement of minor structures accessory to commercial facilities, including but not limited to on-premise signage.

COMMUNITY ENGAGEMENT:

The proposed project was publicly noticed (mailing to property owners within 300-feet of the project and newspaper legal noticing) for the minimum 10-day period.

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A MASTER SIGN PROGRAM FOR A BUSINESS PARK CENTER LOCATED BETWEEN MONTEREY ROAD AND BUTTERFIELD BOULEVARD, SOUTH OF JARVIS DRIVE, AND NORTH OF DIGITAL DRIVE. (APN'S: 726-25-096, 097, 098,099, AND 100)

WHEREAS, an application was submitted by Corporate Sign Systems representing TC Butterfield Venture, LLC, Owner for a Master Sign Program for an approved industrial development; and

WHEREAS, such request was considered by the Planning Commission at their regular meeting of January 11, 2022 SIGN2021-0022: Butterfield – Corporate Signs Systems; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The Master Sign Program is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The project is categorically exempt from CEQA pursuant to Section 15311 – on premise signs.

SECTION 3. The approved Master Sign Program has been found consistent with the criteria for Master Sign Program approval contained in Chapter 18.88 of the Zoning Code as summarized below.

a. The proposed signs are consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

The project is consistent with the General plan and Zoning Ordinance in that the Master Sign Program is proposing a unified and coordinated approach to the materials, color, size, type, placement, and general design of signs for the new business park development.

b. The proposed signs comply with all applicable standards in this chapter
A Master Sign Program may deviate from standards relating to permitted sign

height, number of signs, sign area, and type of sign. The proposed deviations are for the location of one tenant identification sign and to include an additional business park identification sign. These requests are consistent with the intent of the Master Sign Program Standards and deviate where necessary based on the location and orientation of the buildings and site layout.

c. The proposed signs will not adversely impact the public health, safety or general welfare.

Proposed signs will not adversely impact public health, safety or general welfare in that the proposed sign placement and lighting will not obstruct public views.

d. The number, size, placement, design, and material of the proposed signs are compatible with the architectural design of the buildings on the site.

The proposed sign style, size, placement, and materials complement the architecture of the business park.

SECTION 4. Future signage on the project site shall comply with the standards of the Master Sign Program as demonstrated in Exhibit A.

SECTION 5. The Planning Commission hereby approves the Master Sign Program dated December 8, 2021 attached as Exhibit A.

PASSED AND ADOPTED THIS 11th DAY OF JANUARY 2022, 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

Malisha Kumar, Chair



BUTTERFIELD 5

T E C H N O L O G Y
P A R K

PROJECT:

18225 BUTTERFIELD BLVD.
MORGAN HILL, CA 95037

MASTER SIGN PROGRAM

12/08/2021 ~ Approval Set

Design + Build.

TABLE OF CONTENTS

Contents

1	Master Sign Program Overview	2-4
2	Parcel Map	5
3	Street Frontages	6-7
4	Allowable Signage Calculations	8
5	Sign Location Plans	9-10
6	Building Elevations	1
	Building 1	11
	Building 2	12
	Building 3	13
	Building 4	14
	Building 5	15
7	Graphic Standards	16
8	Sign Family	17
A	Property Monument	18-19
B	Tenant Id Monument	20-22
E	Skyline Tenant Id	23
F	Building Address	24



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE

TABLE OF CONTENTS

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

1

SECTION ONE

MASTER SIGN PROGRAM OVERVIEW

A. PROPERTY NAME & LOCATION

Butterfield 5 Technology Park is a 410,076 SF, 5-Building industrial park located at 18115 – 18120 Sutter Blvd & 18215 – 18225 Butterfield Blvd in Morgan Hill, CA (the “Property”).

B. KEY TERMS & DEFINITIONS

The term “Project” shall be used to refer to all activities including planning, construction and maintenance in regard to the Property described in Section 1.A herein. The term “Tenant” shall be used to refer to the individuals and/or businesses leasing space at the Property.

The term “Landlord” shall be used to refer to the Property owner and its agents.

The term “City” shall be used to refer to the City of Morgan Hill and its respective agencies, laws, policies or representatives.

C. OBJECTIVE

This Master Sign Program (the “MSP”) has been designed to establish a unified and consistent display of all business identification signage within the Property.

The objective of the MSP is to provide design standards and specifications that assure consistency in quality, placement, size, color, and method of illumination. All tenant signs shall be designed, fabricated, and installed to be compatible with the Project architecture and contribute to the overall character aesthetic level of the Project.

D. SIGN REVIEW PROCESS

This MSP applies to all exterior business identification signage within Butterfield 5 Technology Park. All exterior tenant business identification signage within Butterfield 5 Technology Park shall comply with applicable sections of this MSP. Tenant and/or Tenant’s sign contractor should provide a complete sign proposal to Landlord for review. All Tenant signage shall be subject to Landlord’s prior written approval as provided in the MSP criteria. Upon approval, all signs will require a sign permit from the City of Morgan Hill.

Tenant and/or Tenant’s sign contractor shall, prior to preparation of shop drawings and specifications:

1. Review all architectural, structural, and electrical documents as they relate to Building walls at the proposed location of signage; and
2. Visit the project site to become familiar with as-built conditions, including provisions for accessibility for wall sign installation, and to verify all dimensions.
3. Obtain approval for the necessary permits from the City of Morgan Hill.

E. REQUIRED SUBMITTALS

There is a formal process for the review and approval of Tenantbusiness identification signs at Butterfield 5 Technology Park. All such signs shall bereviewed for conformance with MSP criteria. Approval or disapprovalof sign submittals shall remain the sole right of the Landlord. If submittals are disapproved, Tenant must resubmit revised plans until Landlord’s approval is obtained. Landlord’s approval shall be based on the following criteria:

1. Design, fabrication methods, placement, color, method of illumination, and placement on Building fascia, and/or monument sign; and
2. Proposed signage shall be in harmony with adjacent signage and the overall character of the Property. Prior to sign fabrication, Tenant shall submit to Landlord a complete set of detailed sign design and shop drawings. Sign drawings are to be prepared by a reputable, state-licensed sign contractor. All sign designs submitted for Landlord approval must conform to the requirements of the sign ordinances of the City of Morgan Hill.

Submittals shall include the following:

1. Fully dimensioned and scaled shop drawings, specifying exact dimensions, copy layouts, typestyles, materials, colors, means of attachment, method of illumination, electrical specifications, and other details of construction.
2. Elevation of Building, at a reasonable scale, indicating the proposed sign design and location, including all dimensions as they relate to the Building and/or monument sign elevation.
3. Section through letter, character, symbol and/or sign panel, in scale, showing the dimensioned projection of the letter, character, symbol and/or sign panel.

4. If requested, a sample board showing colors and materials, including Building or monument fascia, letter returns, and other sign details.

A full set of final plans must be approved by the Landlord prior to permit application or sign fabrication. Following Landlord’s approval of proposed signage, Tenant or Tenant’s sign contractor must submit to the City of Morgan Hill applications for all permits for fabrication and installation of signage.

Fabrication and installation of signs shall be performed in accordance with the standards and specifications outlined in this MSP criteria and in the final approved plans and shop drawings. Any work deemed unacceptable shall be rejected and shall be corrected or modified at the Tenant’s expense as required by the Landlord.

No signs may be added to, changed, or altered without review and approval by the Landlord and, if required, the City of Morgan Hill. Landlord, at its sole discretion, has the right to allocate sign locations and square footage allowances within the Property, and if necessary, subject to the approval of the City of Morgan Hill.



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE		
10/06/21 Final Draft		PY
10/21/21 Approval Set		PY
12/03/21 Approval Set.v2		PY
12/08/21 Approval Set.v3		PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE

MASTER SIGN PROGRAM OVERVIEW

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

2

SECTION ONE (continued)

MASTER SIGN PROGRAM OVERVIEW

F. MASTER SIGN PROGRAM.

Only those sign types outlined herein will be allowed unless specifically approved in writing by the Landlord and the City of Morgan Hill. Signage shall conform to the criteria specific to each sign type as well as to any general guidelines and provisions for sign treatments, colors, and lighting outlined in the MSP criteria.

Building-Mounted Signs

Permanent wall-mounted signs are mounted on Building fascia for the purpose of identifying businesses occupying a Building. The signs are limited to the following:

1. Skyline Tenant ID signs.
2. Building Address signs. Property-standard address numerals for all Buildings will appear at locations determined by Landlord. The size, material, and color of the numerals will be determined by Landlord and will comply with Fire Department requirements.

No other permanent business identification wall-mounted signs are permitted.

Ground-Mounted Signs

1. Primary Property Monument ID Sign: Up to one (1) permanent single-faced ground-mounted monument sign will be located at the Butterfield & Sutterfield intersection. Each sign will display the Property name, corresponding Building addresses, and have space for up to five (5) tenant names.The format, materials, colors, and methods of illumination will be established by the Landlord. The sign design will be standard throughout the Property.
2. Tenant ID Monument Signs: Up to 2 (2) permanent double-faced ground-mounted monument signs will be located along Butterfield Boulevard, and up to three (3) permanent double-faced ground-mounted monument signs will be located along Sutterfield Boulevard, for a total of five (5) monument signs, one by each primary driveway entry. Each sign will display the Property name, corresponding Building address, and have space for up to four (4) tenant names. The format, materials, colors, and methods of illumination will be established by the Landlord. The sign design will be standard throughout the Property.

3. Vehicular Wayfinding Signs Wayfinding signs displaying Building address and parking information may be located along major internal drive aisles. The signs may not be used for tenant identification.

4. Tertiary Monument Entry / Exit Signs Entry/exit signs displaying available vehicular traffic entry/exit information may be located along main driveway entrances/exits to the property. The signs may not be used for tenant identification.

5. Parking Disclaimer Signs: Property-standard traffic control, notice of accessibility, and other regulatory signage to include no smoking and designated smoking area signs will be located at off-street entries, along drive aisles and in pedestrian areas, as required.

G. EXCEPTIONS TO MASTER SIGN PROGRAM

Landlord reserves the right, by written approval presented to the City of Morgan Hill, to allow any sign that does not conform to this MSP, for, but not limited to the following reasons, on a case by- case basis:

1. The MSP limits Tenant’s ability to accurately display their corporate identity, symbol, or logo.
2. Visibility of Tenant’s corporate identity, symbol, or logo is limited by architectural or landscape elements that may change over time.
3. Sign manufacturing, fabrication, or components advance beyond what is listed in this MSP, that could allow for better visibility, energy savings, or construction. These and any other reasons for exemptions do not constitute a need for revision of this MSP.

H. NON-CONFORMING SIGNS

Landlord may, at its sole discretion and at Tenant’s expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed not to be in conformance with approved signage submittal(s).

Prohibited Signs

The following signs shall be prohibited:

1. Exposed neon.
- 2 Advertising devices such as banners, flags, attraction boards, and posters, with the exception of temporary marketing signs approved by Landlord.

3. Hand lettered/painted signs.
4. Window signs except where specifically approved by Landlord.
- 5 Vacuum formed type plastic letters or symbols.
6. Signs with trim cap retainers.
7. Animated or moving sign components.
8. Neon signs visible through windows.
- 9 Roof mounted signs.
10. Signs on background panels mounted to Building.
11. Signs identifying secondary business except where specifically approved by Landlord.
12. All types of Building-mounted sign cabinets (acrylic-faced sign cabinets with applied text and illuminated backgrounds or other signs where text is contained within a cabinet); exceptions may be granted to registered trademarks contained within a cabinet which conforms to the trademark shape.
13. Stickers, decals, paper signs, etc. hung on, behind, or affixed to windows.
14. Symbol or logotype registration marks displayed with Tenant identification sign (i.e., “®” or “TM”).

0

corporate™

SIGN SYSTEMS

408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT

B

BUTTERFIELD 5

TECHNOLOGY
PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE		
10/06/21 Final Draft		PY
10/21/21 Approval Set		PY
12/03/21 Approval Set.v2		PY
12/08/21 Approval Set.v3		PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE

MASTER SIGN PROGRAM OVERVIEW

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

3

SECTION ONE (continued)

MASTER SIGN PROGRAM OVERVIEW

I. DESIGN GUIDELINES

The following guidelines are intended to help guide each Tenant and/ or Tenant’s sign contractor in the design of high quality, sophisticated signage that is compatible with the quality and architectural character of Butterfield 5 Technology Park.

General Sign Design Criteria

- 1. No advertising is permitted on any sign.
- 2. Skyline Tenant ID sign color should contrast with Building color. Skyline Tenant ID sign may be in the Tenant’s corporate colors, subject to approval of Landlord.
- 3. Skyline Tenant ID signs may be internally illuminated or non-illuminated at Tenant’s discretion, subject to Landlord’s approval. Illuminated signs shall consist of individual reverse-channel, halo-lit letters and/or logo only. Non-illuminated Skyline Tenant ID signs shall be reverse channel letters and/or logo only. Registered or trademark symbols are not allowed.
- 4. Skyline Tenant ID sign copy and symbols must be centered vertically within the designated sign area. All letters and symbols must be contained within the designated sign area.
- 5. Halo-lit, reverse-channel Skyline Tenant ID signs shall be stud-mounted to face of façade with 1 1/2” standoffs from face of wall and return depth shall be a minimum of 4 inches.
- 6. Maximum total Tenant sign area for Skyline Tenant ID signs is 4’-0” high x 12’-6” wide. Maximum letter height for Skyline Tenant ID signs is 48 inches. Maximum logo or symbol height is 48 inches.
- 7. Non-illuminated letters shall be mounted flush to face of fascia wall. Letter thickness or return depth shall be proportional to letter height, with a minimum depth or thickness of 2 inches.
- 8. Skyline Tenant ID signs are to be painted a color approved by the Landlord, with Matthews acrylic polyurethane or equivalent, satin finish.
- 9. Signs should be designed in a manner that avoids shadow distortions.
- 10. Skyline Tenant ID signs shall comprise tenant name and logo only. No taglines, mottos, phone numbers, or any other type of secondary copy is allowed.

Sign Maintenance

- 1. Tenant shall be responsible for the maintenance of its signs. Paint finishes, attachments, and illumination shall be kept in good order and repair.
- 2. Landlord may, at its sole discretion and Tenant’s expense, bring any sign determined to be unsatisfactorily maintained into an acceptable state of repair.

J. GENERAL PROVISIONS & CONSTRUCTION REQUIREMENTS

- 1. Notwithstanding the maximum square footage allowances specified for copy area, signs, and typography in all cases shall appear balanced and in scale within the context of the sign space and the Property as a whole. All signs shall fit comfortably into designated architectural spaces, leaving sufficient margins and negative space on all sides. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the Building.
- 2. Dimensional letters and plaques shall be affixed without visible means of attachment unless attachments make an intentional design statement.
- 3. All sign fabrication work shall be of excellent quality. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. Landlord reserves the right to reject any fabrication work deemed to be below quality standards.
- 4. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the Building.
- 5. Paint shall be Matthews Acrylic Polyurethane (or equal) over self etching primer.
- 6. All ferrous and non-ferrous metals shall be separated with nonconductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to nonferrous metals.
- 7. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced out from background panel or wall. Angle clips attached to letter sides will not be permitted.
- 8. Paint color and finishes must be reviewed and approved by Landlord. Color coatings shall exactly match the colors specified on the approved plans.

- 9. Joining of materials (e.g., seams) shall be finished in such a way to be unnoticeable. Visible welds shall be ground smooth and finished with auto body filler. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- 10. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs, and shall have a uniform surface conforming to the highest standards of the industry. All exposed elements shall be painted or anodized aluminum, painted stainless steel, or stainless steel.
- 11. All lighting must match the specifications of the approved shop drawings.
- 12. Brightness of illuminated signs shall be industry standard and subject to control by Landlord. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Upon request, dimmer control units shall be included in all signage lighting installations.
- 13. All conduit, raceways, crossovers, writing ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed.
- 14. All illuminated exterior signs shall be controlled by an astronomical timer/clock, installed, and maintained at Tenant’s expense by a licensed electrical contractor.
- 15. Underwriter’s Laboratory-approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with all national and local Building and electrical codes.
- 16. All penetrations into Building wall shall be made waterproof.
- 17. Location of all openings for conduit sleeves and support in Building walls shall be indicated by sign contractor on the Shop Drawings submitted to Landlord. The sign contractor shall install same in accordance with the approved Shop Drawings.
- 18. In no case shall any manufacturer’s label be visible from the street or parking lots from normal viewing angles.
- 19. Coordination with Building structural support and necessary modifications shall be the responsibility of Tenant and/or Tenant’s sign contractor.



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



BUTTERFIELD 5
TECHNOLOGY PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE		
10/06/21 Final Draft		PY
10/21/21 Approval Set		PY
12/03/21 Approval Set.v2		PY
12/08/21 Approval Set.v3		PY

FILE NAME / LOCATION
FILE PATH

ORDER NUMBER
34702

SIGN TYPE

SHEET TITLE
MASTER SIGN PROGRAM OVERVIEW

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER
4

SECTION TWO

PARCEL MAP

408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



BUTTERFIELD 5
TECHNOLOGY
PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

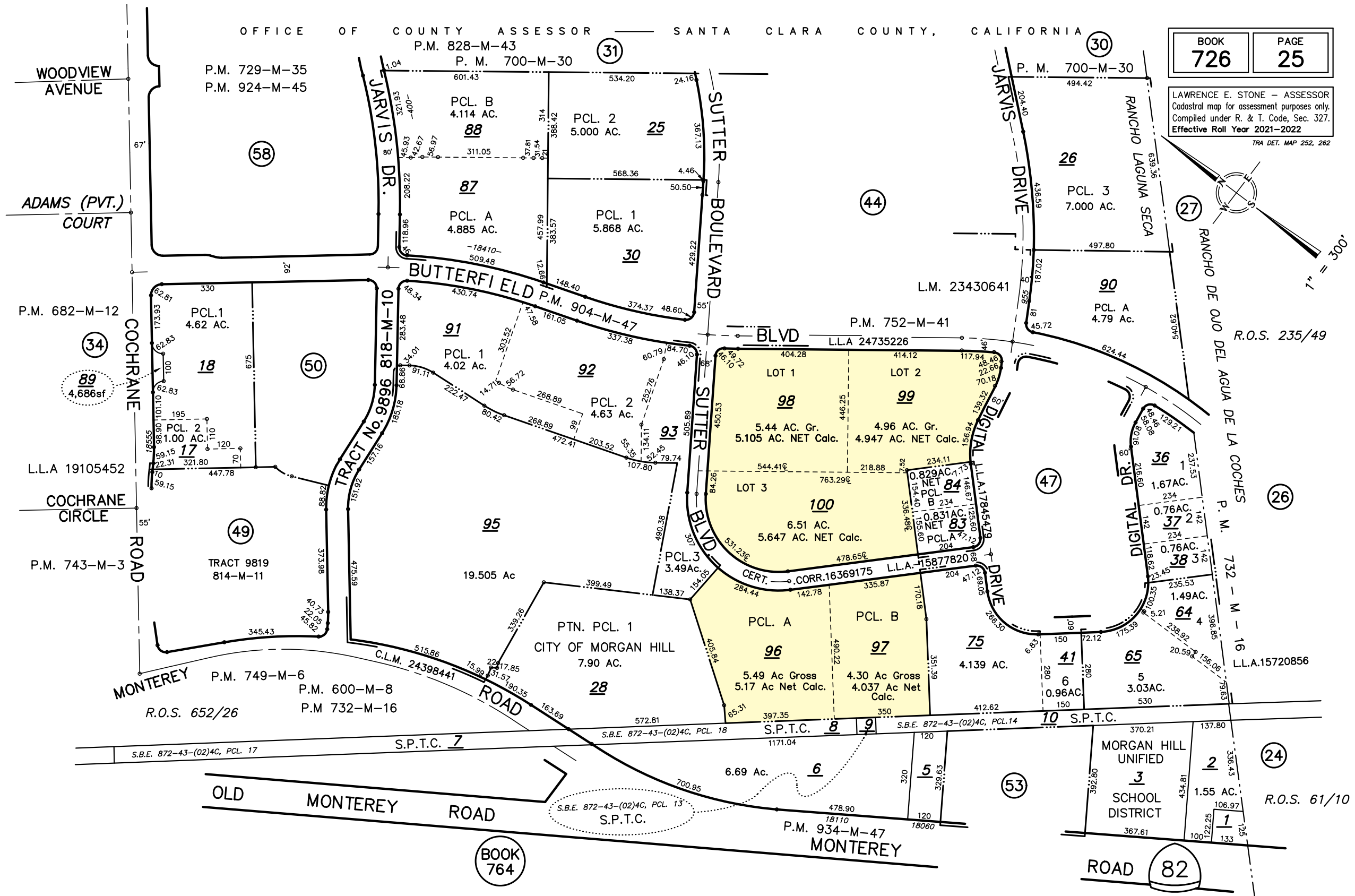
SHEET TITLE
PARCEL MAP

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

5



SECTION THREE
STREET FRONTAGES



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



18225 Butterfield Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

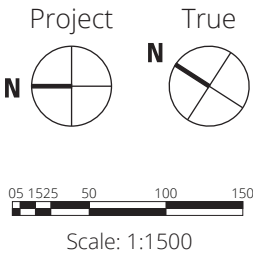
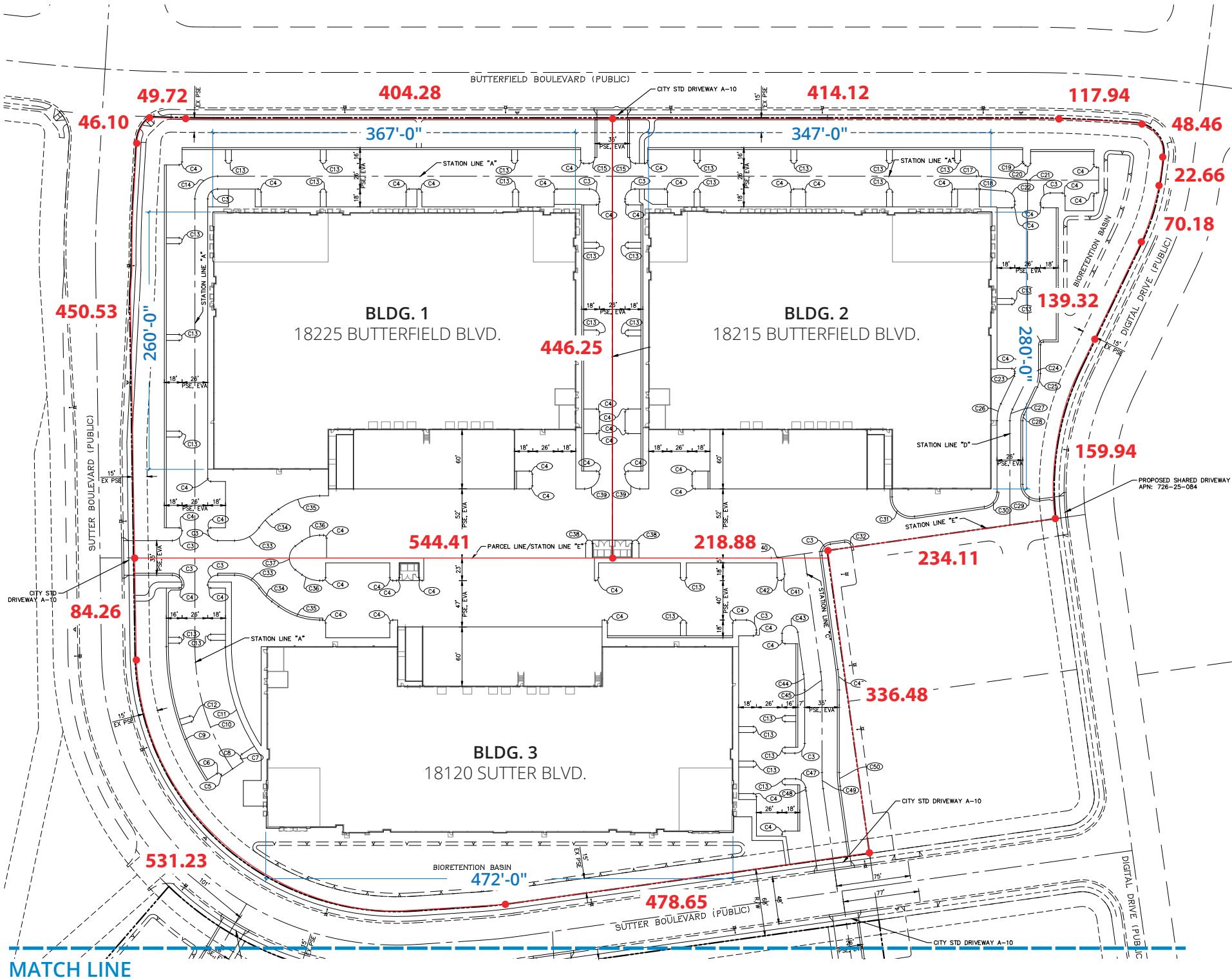
SHEET TITLE
STREET FRONTAGES

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

6



SECTION THREE

Building FRONTAGES



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



BUTTERFIELD 5
TECHNOLOGY
PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE

STREET FRONTAGES

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

7

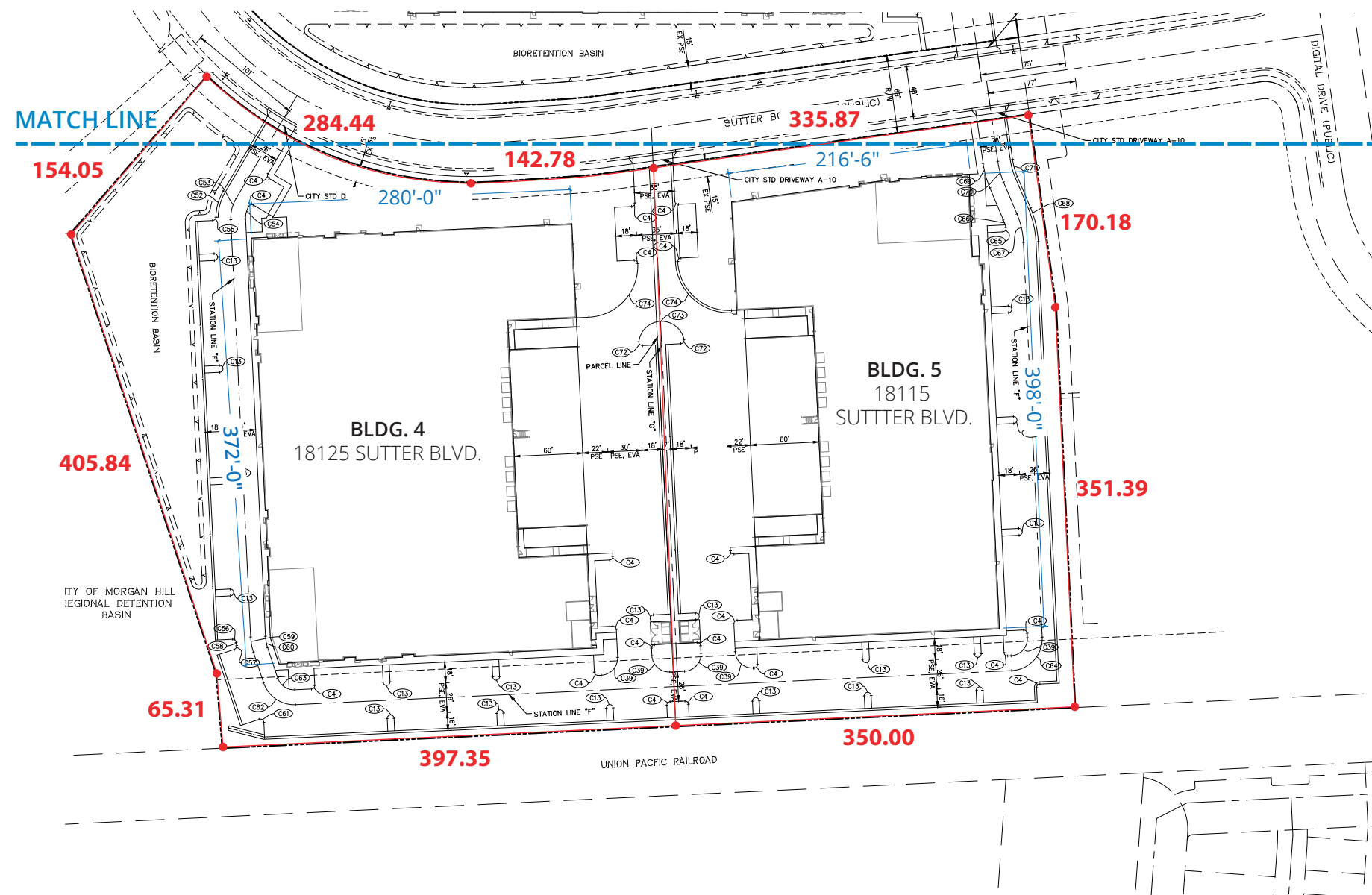


Figure 1 consists of two circular maps side-by-side. The left map is labeled 'Project' and shows a horizontal line representing a road, with a north arrow pointing upwards. The right map is labeled 'True' and shows a diagonal line representing the same road, also with a north arrow pointing upwards. Below the maps is a scale bar with markings at 0, 500, 1000, and 1500 feet. The text 'Scale: 1:1500' is centered below the scale bar.

SECTION FOUR

ALLOWABLE SIGNAGE - CALCULATIONS

BLDG. 1 18225 BUTTERFIELD BLVD.

Frontage	Building Frontage(s)		
X. Butterfield Blvd.	367'		
Z. Sutter Blvd.	260'		
2.0 x (X + Z) total	1254'		
Sign Type	Proposed Sign Area Ft ²	Quantity	Total Sign Area
A. Property Monument	49'	1	49'
B. Tenant ID Monument	40'	1	40'
C. Vehicular Wayfinding	N/A	N/A	
E. Skyline Tenant ID	50'	2	100'
F. Building Address	N/A	N/A	
	Total		189'

BLDG. 2 18215 BUTTERFIELD BLVD.

Frontage	Building Frontage(s)		
X. Butterfield Blvd.	347'		
Z. Sutter Blvd.	280'		
2.0 x (X + Z) total	1254'		
Sign Type	Proposed Sign Area Ft ²	Quantity	Total Sign Area
A. Property Monument	N/A	N/A	
B. Tenant ID Monument	40'	1	40'
C. Vehicular Wayfinding	N/A	N/A	
E. Skyline Tenant ID	50'	3*	150'
F. Building Address	N/A	N/A	
	Total		140'

*includes "Future" Skyline Tenant ID

BLDG. 3 18120 SUTTER BLVD.

Frontage	Building Frontage(s)		
X. Sutter Blvd.	472'		
2.0 x (X + Z) total	944'		
Sign Type	Proposed Sign Area Ft ²	Quantity	Total Sign Area
A. Property Monument	N/A	N/A	
B. Tenant ID Monument	40'	1	40'
C. Vehicular Wayfinding	N/A	N/A	
E. Skyline Tenant ID	50'	2	100'
F. Building Address	N/A	N/A	
	Total		140'

BLDG. 4 18125 SUTTER BLVD.

Frontage	Building Frontage(s)		
X. Sutter Blvd.	280'		
Z. North Elevation	372'		
2.0 x (X + Z) total	1304'		
Sign Type	Proposed Sign Area Ft ²	Quantity	Total Sign Area
A. Property Monument	N/A	N/A	
B. Tenant ID Monument	40'	1	40'
C. Vehicular Wayfinding	N/A	N/A	
E. Skyline Tenant ID	50'	2	100'
F. Building Address	N/A	N/A	
	Total		149'

BLDG. 5 18115 SUTTER BLVD.

Frontage	Building Frontage(s)		
X. BSutter Blvd.	216.5'		
Z. South Elevation	398'		
2.0 x (X + Z) total	1229'		
Sign Type	Proposed Sign Area Ft ²	Quantity	Total Sign Area
A. Property Monument	N/A	N/A	
B. Tenant ID Monument	40'	1	40'
C. Vehicular Wayfinding	N/A	N/A	
E. Skyline Tenant ID	50'	3*	150'
F. Building Address	N/A	N/A	
	Total		90'

*includes "Future" Skyline Tenant ID

- NOTE:
- All window signage to comply with current code requirements:
1. Maximum Area: twenty-five percent of window to which it is attached.
 2. Placement: Permitted only on ground floor windows.
 3. Transparency: A minimum of seventy-five percent of the total window area for a use shall be transparent and free of signage features.
 4. Any sign attached to a window, within two feet of a window, or attached to a display located within two feet of a window is considered a window sign.



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE		
10/06/21 Final Draft		PY
10/21/21 Approval Set		PY
12/03/21 Approval Set.v2		PY
12/08/21 Approval Set.v3		PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE

ALLOWABLE SIGNAGE CALCULATIONS

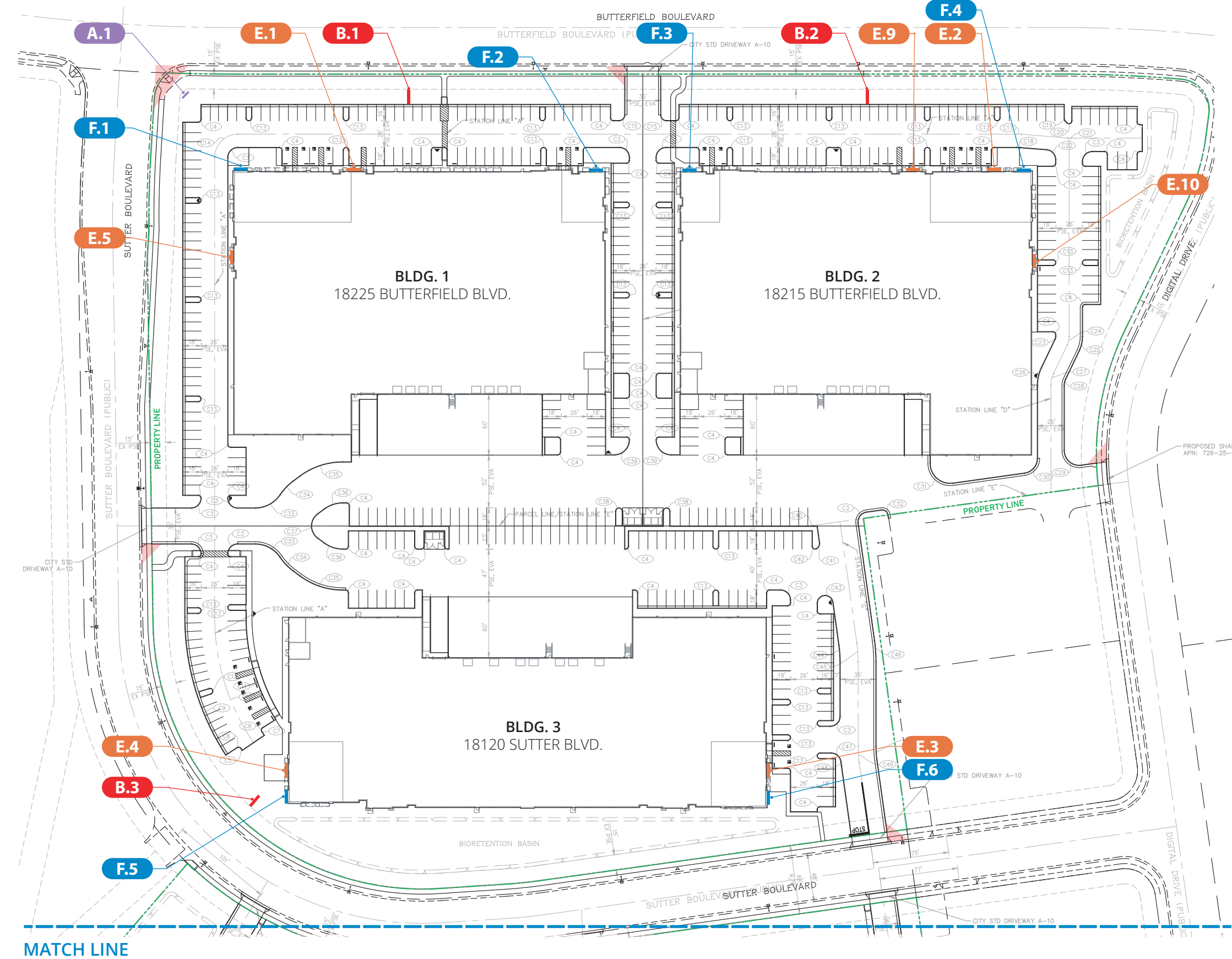
All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

8

SECTION FIVE
SIGN LOCATION PLANS



Sign Type	Qty.	Ttls.
A Property Monument	1	
B Tenant ID Monument	5	
E Skyline Tenant ID	12	
F Building Address	9	
20' Vision Triangle		
Property Line		



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT

BUTTERFIELD 5
TECHNOLOGY PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE		
10/06/21 Final Draft	PY	
10/21/21 Approval Set	PY	
12/03/21 Approval Set.v2	PY	
12/08/21 Approval Set.v3	PY	

FILE NAME / LOCATION
FILE PATH

ORDER NUMBER
34702

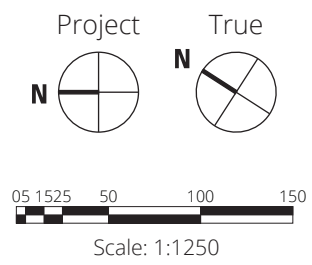
SIGN TYPE

SHEET TITLE
SIGN LOCAITON PLANS

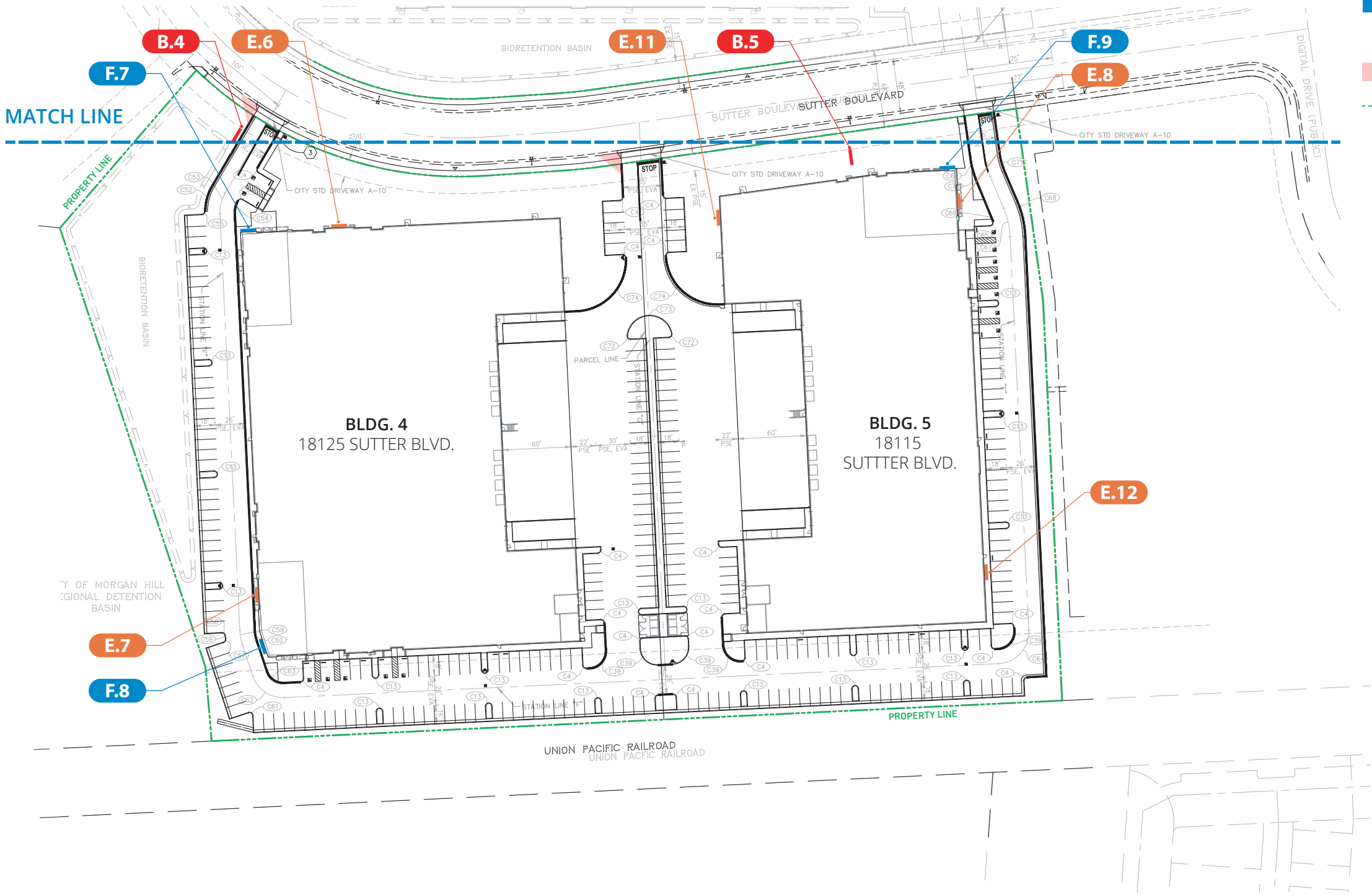
All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER
9



SECTION FIVE
SIGN LOCATION PLANS (continued)



Sign Type	Qty.	Ttls.
A Property Monument	1	
B Tenant ID Monument	5	
E Skyline Tenant ID	12	
F Building Address	9	

- 20' Vision Triangle
- Property Line



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



BUTTERFIELD 5
TECHNOLOGY
PARK
18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE
SIGN LOCATION PLANS

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

10

SECTION SIX
SIGN LOCATION ELEVATIONS - Building 1

0
corporate[™]
SIGN SYSTEMS

408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT

B

BUTTERFIELD 5
TECHNOLOGY
PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION
FILE PATH

ORDER NUMBER

34702

SIGN TYPE

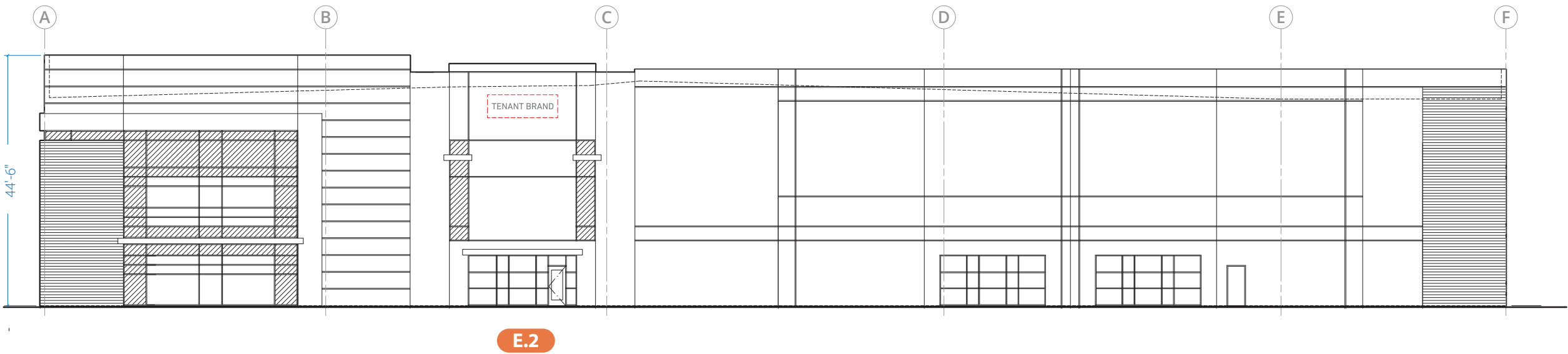
SHEET TITLE
SIGN LOCATION ELEVATIONS
Building 1

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

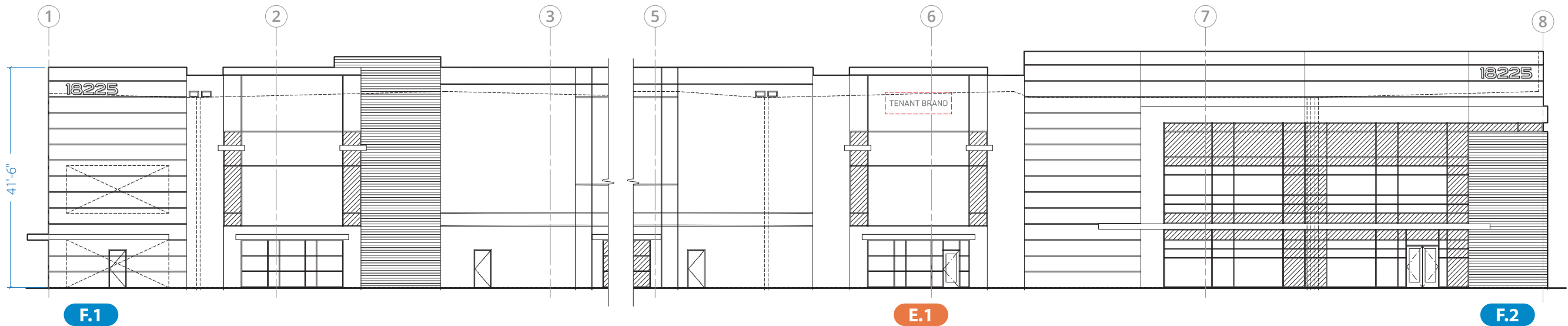
© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

11



2 BUILDING 1 - NORTH ELEVATION, SUTTER BOULEVARD
Scale: 3/64" = 1' - 0"



1 BUILDING 1 - EAST ELEVATION, BUTTERFIELD BOULEVARD
Scale: 3/64" = 1' - 0"

SECTION SIX
LOCATION ELEVATIONS - Building 2

0
corporate[™]
SIGN SYSTEMS

408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT

B

BUTTERFIELD 5
TECHNOLOGY
PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION
FILE PATH

ORDER NUMBER
34702

SIGN TYPE

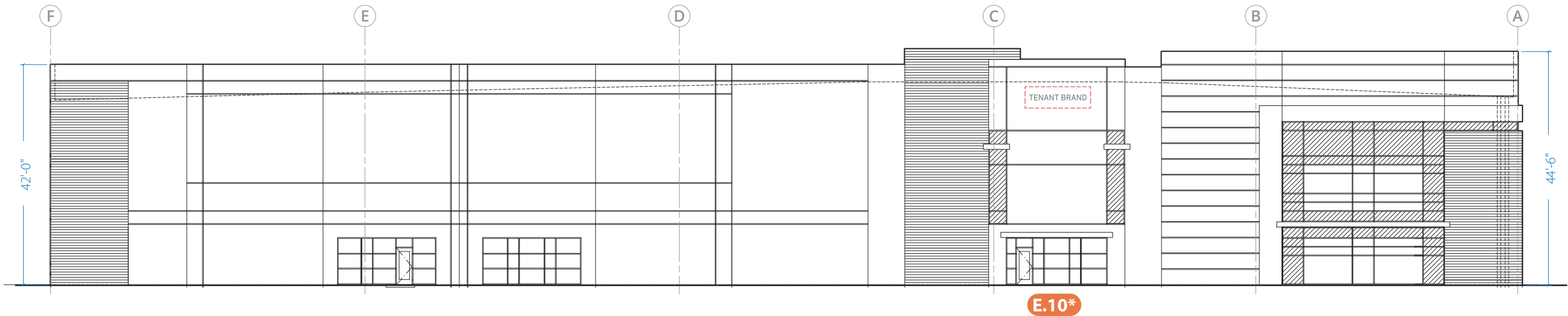
SHEET TITLE
SIGN LOCATION ELEVATIONS
Building 2

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

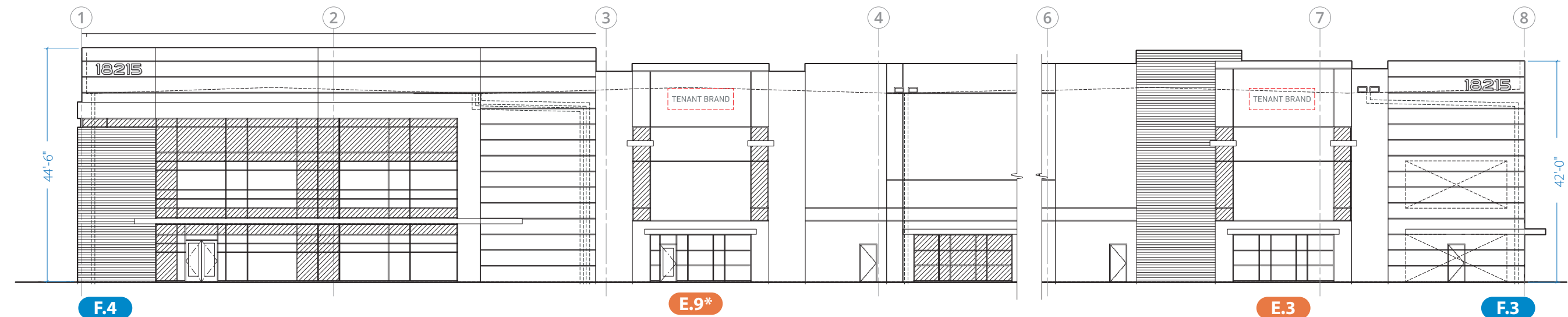
© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

12



2 BUILDING 2 - SOUTH ELEVATION, DIGITAL DRIVE
Scale: 3/64" = 1' - 0"



1 BUILDING 2 - EAST ELEVATION, BUTTERFIELD BOULEVARD
Scale: 3/64" = 1' - 0"

*Future Skyline Tenant ID

SECTION SIX
LOCATION ELEVATIONS - Building 3

0
corporate[™]
SIGN SYSTEMS

408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT

B

BUTTERFIELD 5
TECHNOLOGY
PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION
FILE PATH

ORDER NUMBER
34702

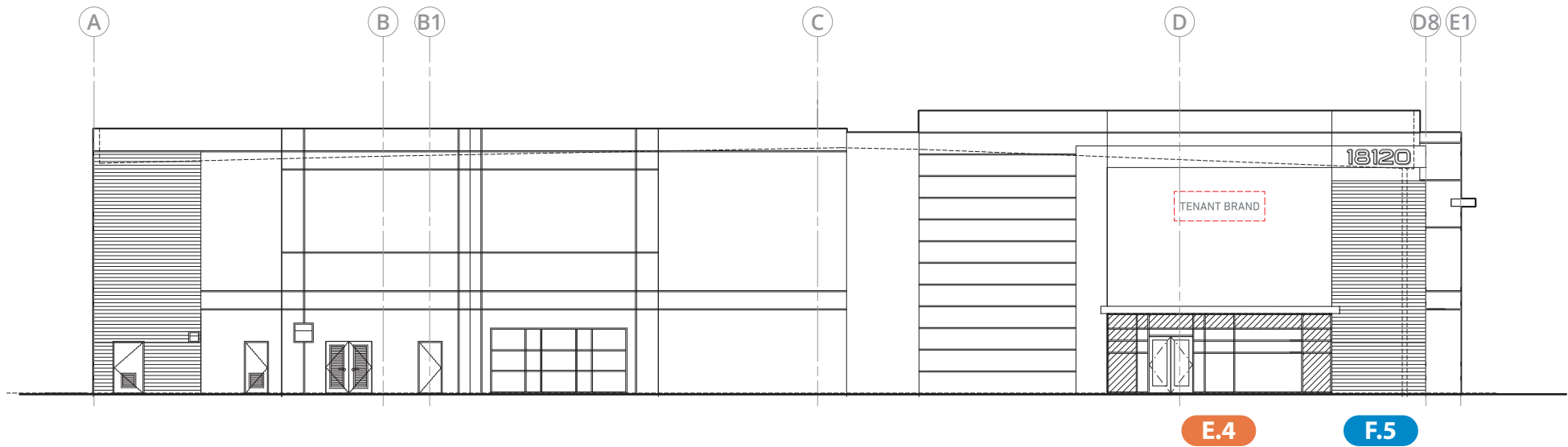
SIGN TYPE

SHEET TITLE
SIGN LOCATION ELEVATIONS
Building 3

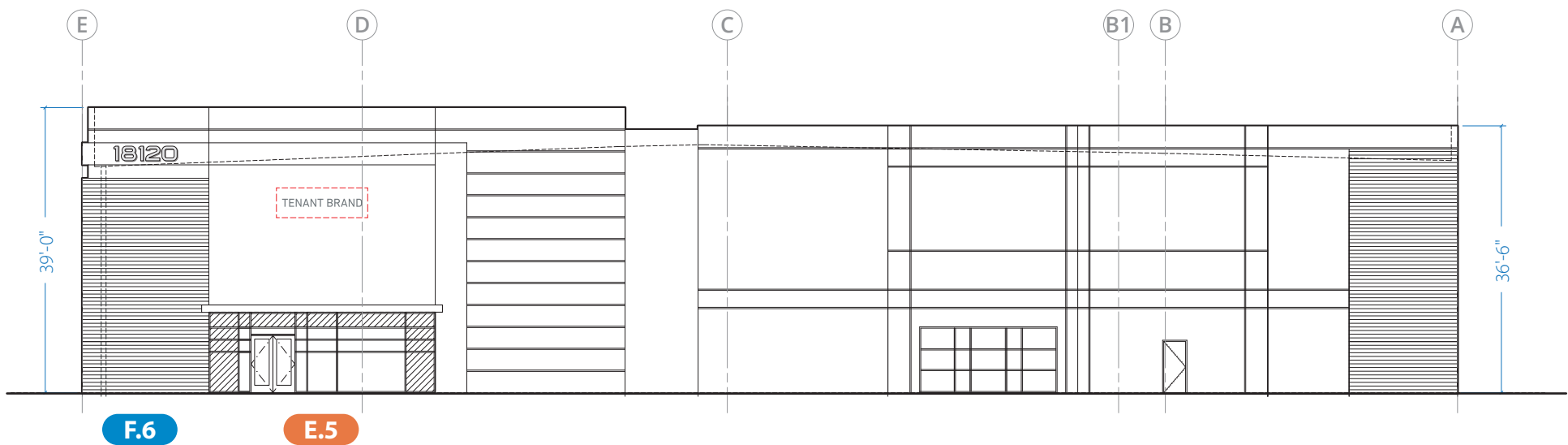
All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER
13



2 BUILDING 3 - NORTH ELEVATION, SUTTER BOULEVARD
Scale: 3/64" = 1' - 0"



1 BUILDING 3 - SOUTH ELEVATION, DIGITAL DRIVE
Scale: 3/64" = 1' - 0"

SECTION SIX

LOCATION ELEVATIONS - Building 4



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



BUTTERFIELD 5
TECHNOLOGY
PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE

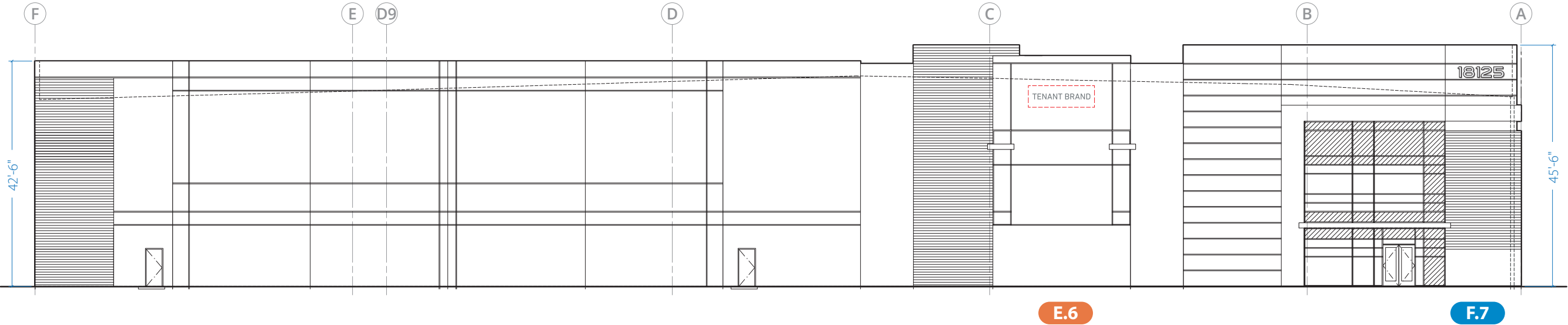
SIGN LOCATION ELEVATIONS
Building 4

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

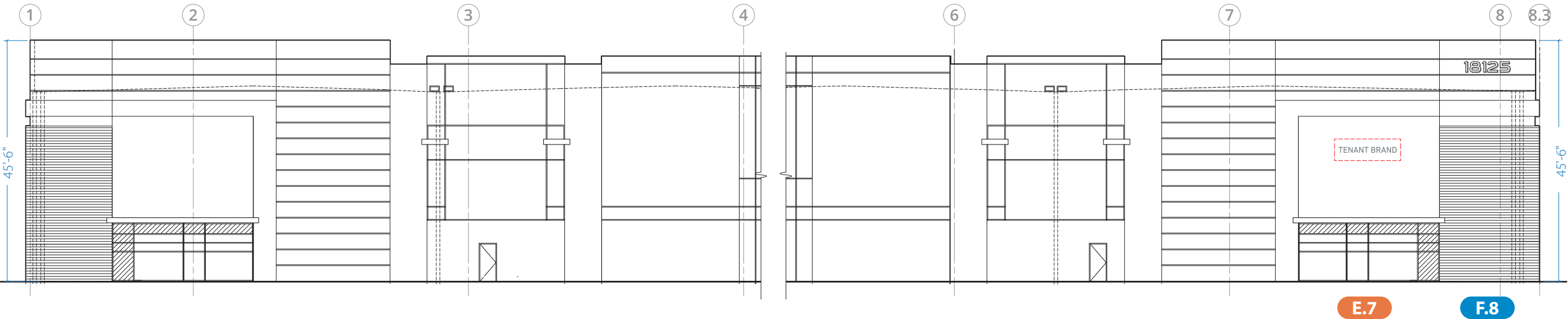
© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

14



2 BUILDING 4 - EAST ELEVATION, SUTTER BOULEVARD
Scale: 3/64" = 1' - 0"



1 BUILDING 4 - NORTH ELEVATION
Scale: 3/64" = 1' - 0"

SECTION SIX
LOCATION ELEVATIONS - Building 5



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE

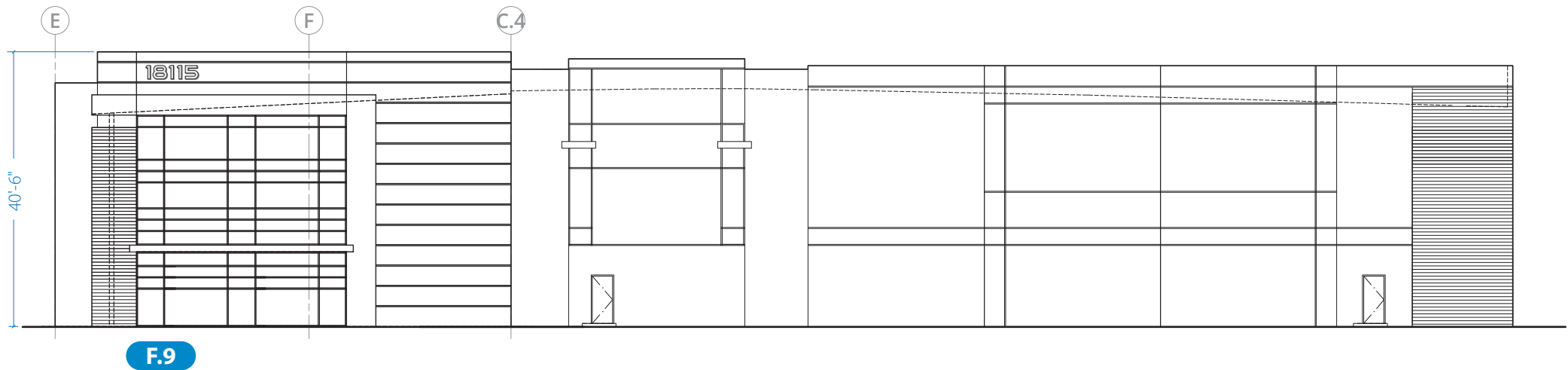
SIGN LOCATION ELEVATIONS
Building 5

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

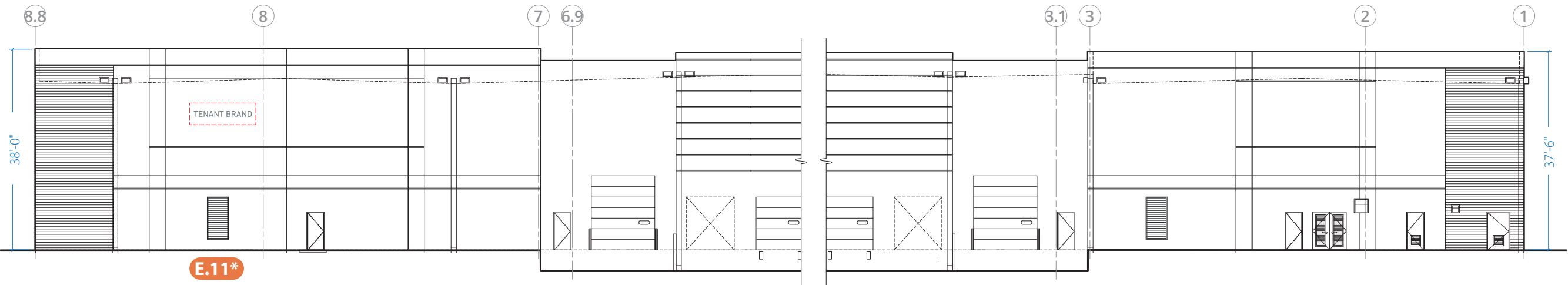
© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

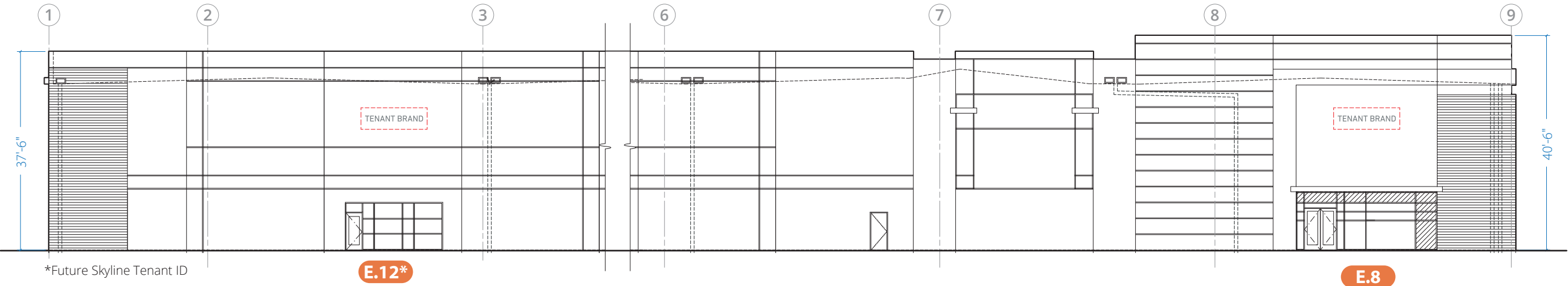
15



3 BUILDING 5 - EAST ELEVATION
Scale: 3/64" = 1' - 0"



2 BUILDING 5 - NORTH ELEVATION
Scale: 3/64" = 1' - 0"



1 BUILDING 5 - SOUTH ELEVATION
Scale: 3/64" = 1' - 0"

*Future Skyline Tenant ID

SECTION SEVEN

GRAPHIC STANDARDS

BRAND ARTWORK

Logo



Logotype

BUTTERFIELD 5

FONTS

Numerals - Custom

0 1 2 3 4 5 6 7 8 9

DIN Next LT - Medium

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

ICONS/SYMBOLS



Restrooms



Car Pool



Electric Vehicle (EV)



Van EV



Left

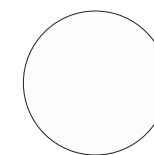


Right



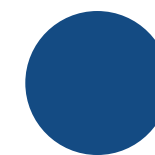
Parking

PAINT SCHEDULE *all paints to have Satin Finish unless specified otherwise*



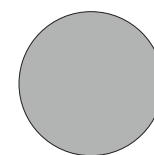
P1

Matthews Paint
MP32071
White Wonder



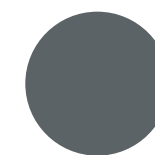
P2

To match bldg.
arch's std. Sample &
spec. to be provided.
C. Tubbs



P3

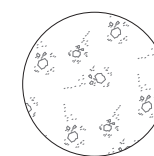
MP Spec. Pending
Light Gray
30% black



P4

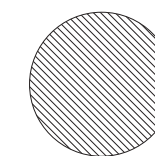
MP Spec. Pending
Dark Gray
90% black

MATERIAL SCHEDULE



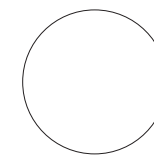
M1

Concrete



M2

Aluminum



M3

White Acrylic



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE

GRAPHIC STANDARDS

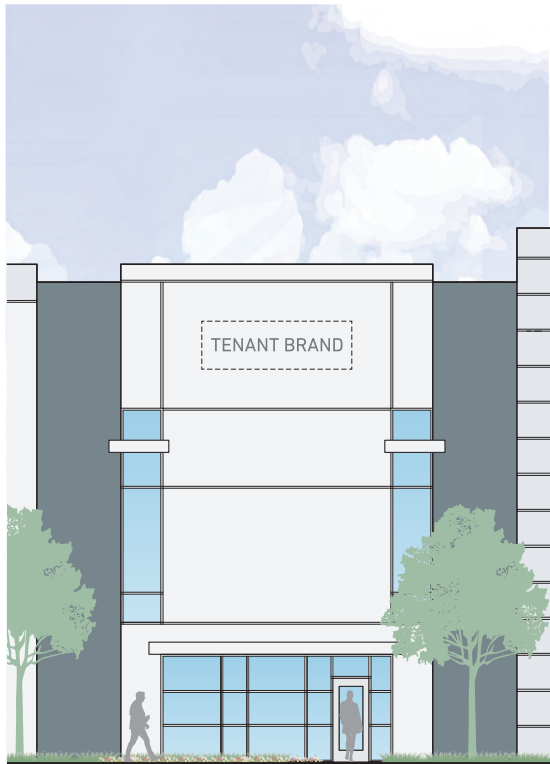
All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

16

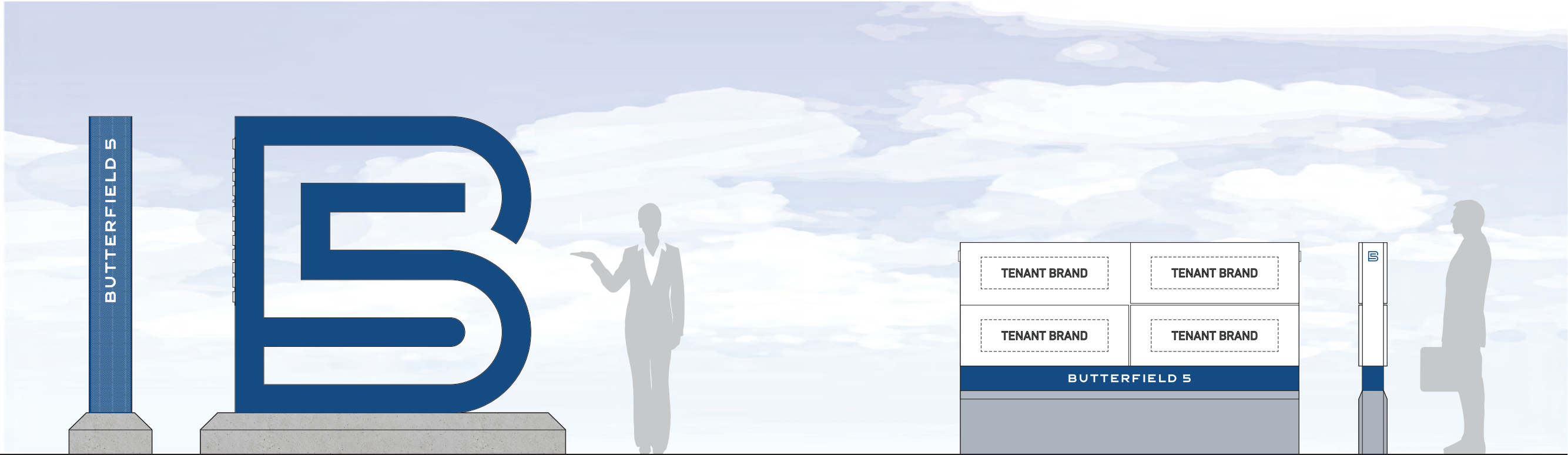
SECTION EIGHT
SIGN FAMILY



E SKYLINE TENANT ID
Scale: 1/16" = 1' - 0"



F SKYLINE TENANT ID



A PROPERTY MONUMENT
Scale: 3/8" = 1' - 0"

B TENANT ID MONUMENT

CLIENT

MICROSOFT

PROJECT



18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE	
10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION
FILE PATH

ORDER NUMBER
34702

SIGN TYPE

SHEET TITLE
SIGN FAMILY

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER
17

SECTION EIGHT

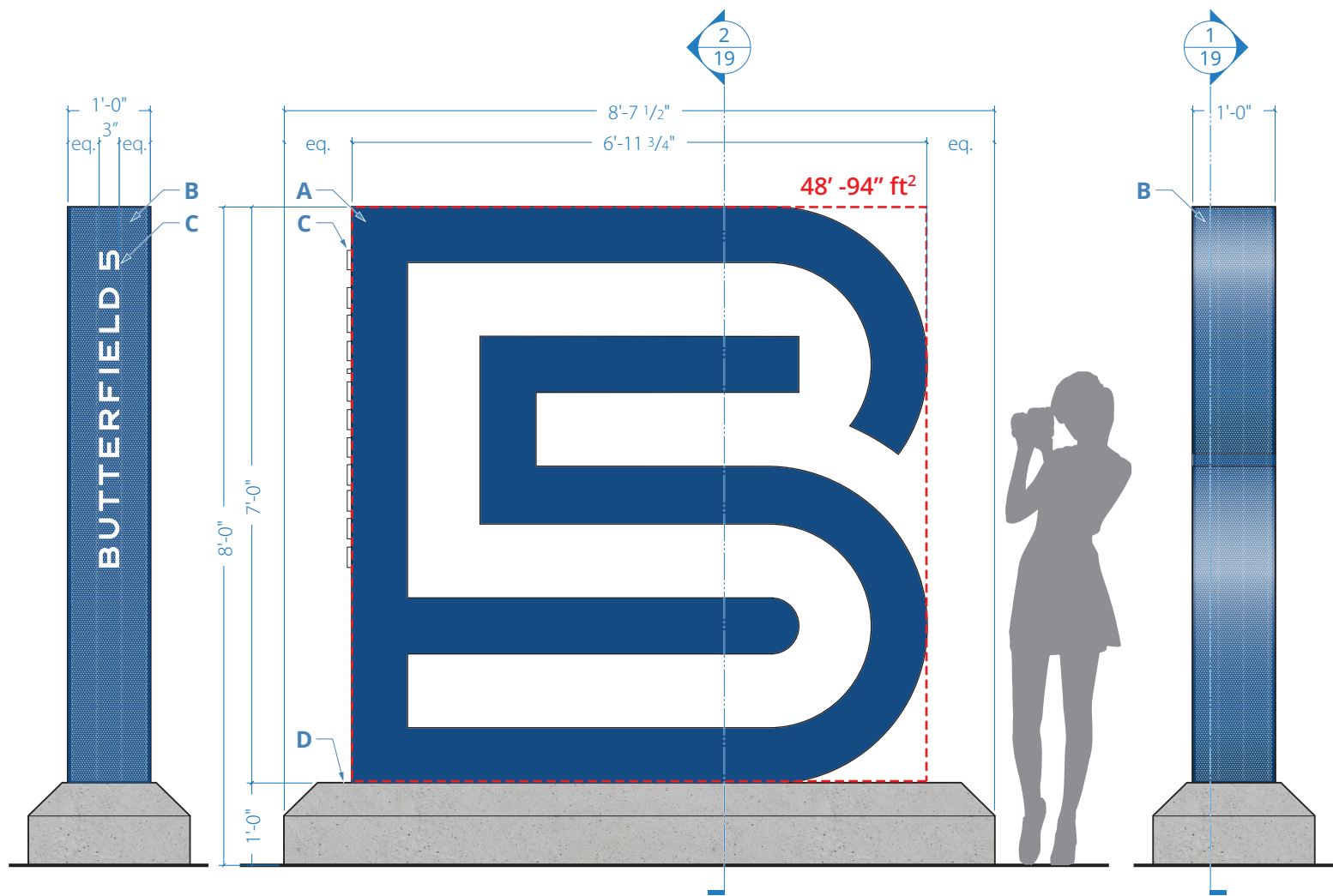
A PROPERTY MONUMENT

- DESCRIPTION
- Qty. 1
- A. Logo Form: Fab'd aluminum cabinet on structural aluminum internal tube support structure w/ 1/8" thk. alum. faces. Internal LED illumination to illuminate B. Returns. Painted P2.

B. Returns: .090" thk. perf. metal painted P2 over 1/16" thk. translucent white acrylic. Mech. fasten in place w/ c/s flathead hex cap screws painted out to match.

C. Logotype: 1/2" push-thru translucent white acrylic.

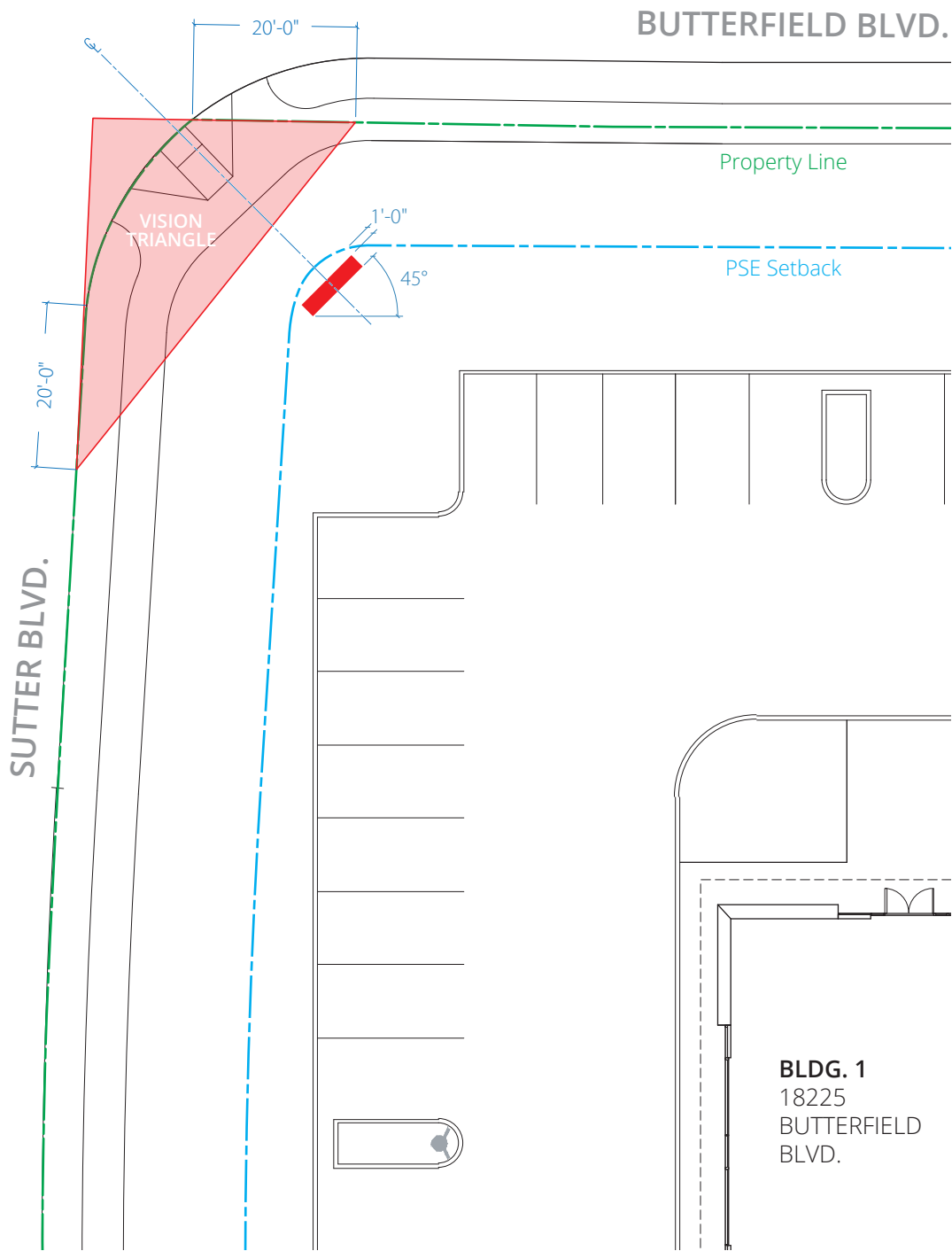
D. Base: Engineered finished concrete foundation.



1 LEFT SIDE
Scale: 1/2" = 1' - 0"

2 A - PROPERTY MONUMENT - ELEVATION
Scale: 1/2" = 1' - 0"

3 RIGHT SIDE
Scale: 1/2" = 1' - 0"



4 VISION TRIANGLE PLAN
Scale: 1:250

CLIENT

MICROSOFT

PROJECT



BUTTERFIELD 5
TECHNOLOGY
PARK

18225 Butterfield Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

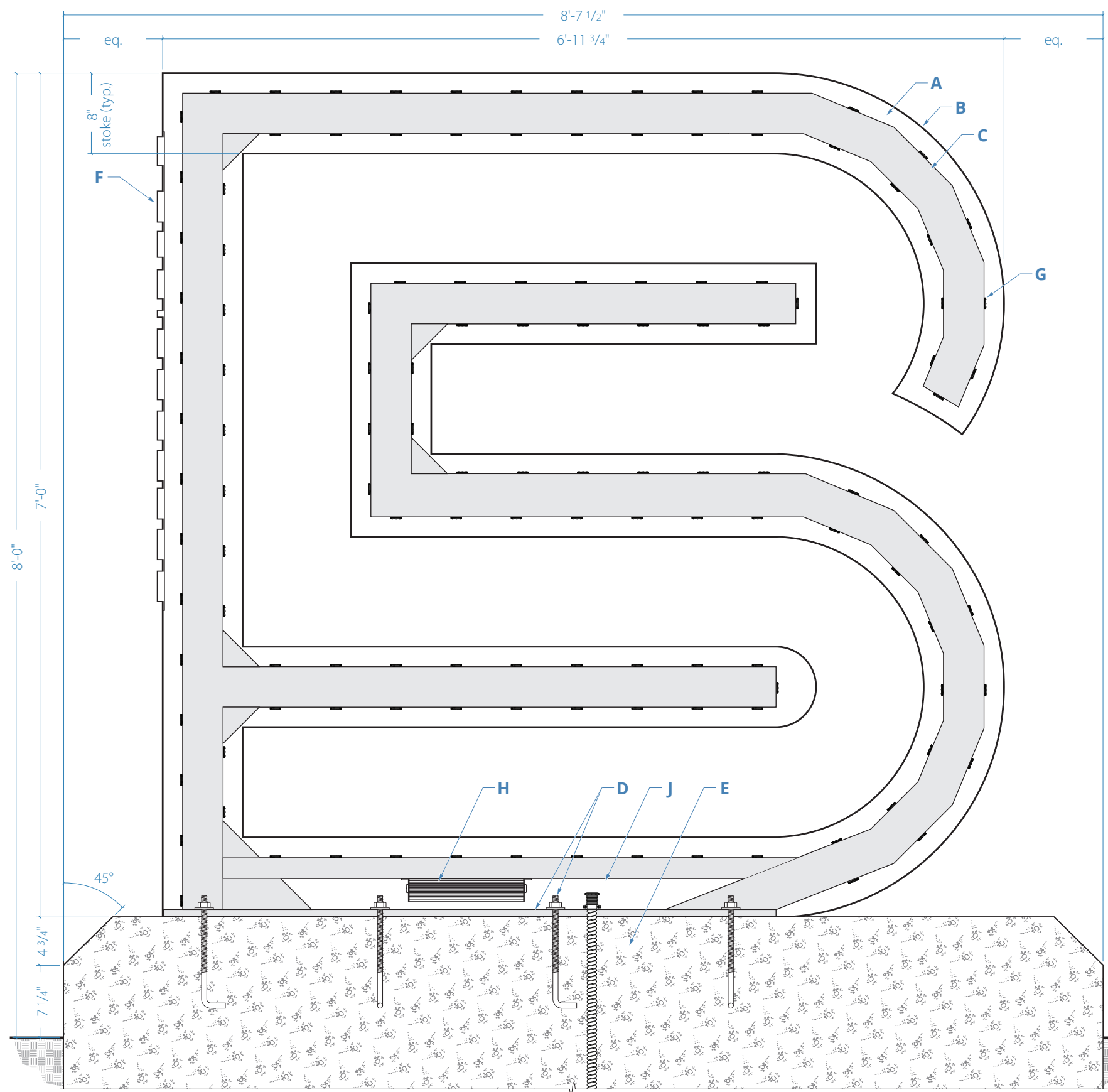
SHEET TITLE
A PROPERTY MONUMENT

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

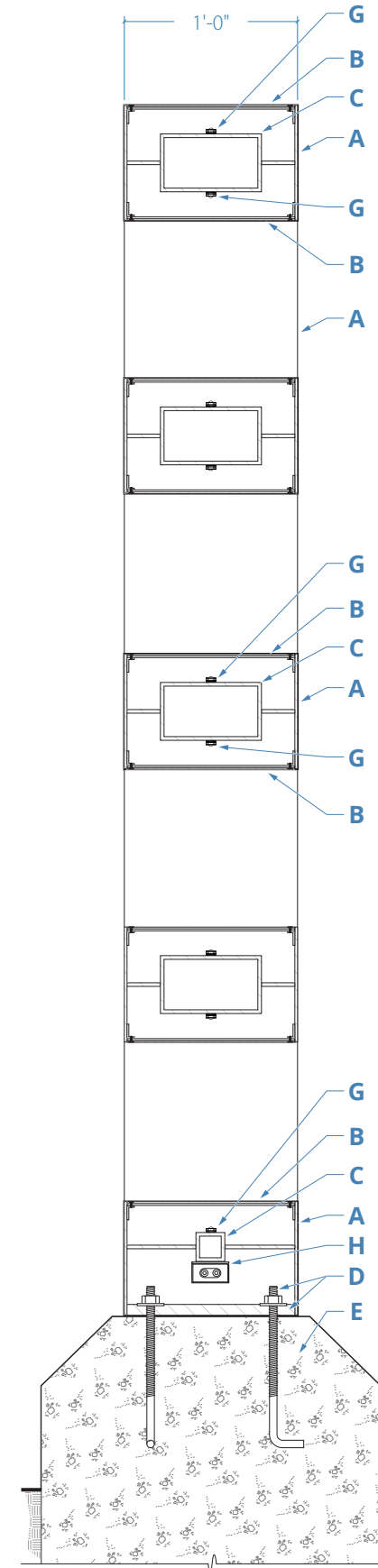
© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

18



1 A - PROPERTY MONUMENT - ELEVATION
Scale: 1" = 1' - 0"



2 SIDE VIEW
Scale: 1" = 1' - 0"

DESCRIPTION

Qty. 1

- A. Logo Form:** Fab'd aluminum cabinet w/ 1/8" thk. alum. faces, on **C.** alum. support structure. Internally illuminated. Painted **P2.** Interior of cabinet painted fluorescent white to promote light distribution.
- B. Returns:** .090" thk. perf. metal painted **P2** over 1/16" thk. translucent white acrylic. Mech. fasten to internal continuous 1/2" x 1" angle w/ c/s flathead hex cap screws painted out to match.
- C. Support Structure:** 4" x 7" x .25" thk. fab'd alum. tube w/ metal flange to face(s), on **D.** Painted fluorescent white.
- D. Base Plate:** 1/2" thk. alum. plate, anchored to **E.**
- E. Base:** Engineered finished concrete foundation.
- F. Logotype:** 1/2" push-thru translucent white acrylic.
- G. Illumination:** LED 5000k modules positioned to provide even illumination across **B.**
- H. Power Supply:** concealed within cabinet & location as shown.
- J. Power:** 110/270 v circuit to be supplied to location by others.

NOTE: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical and/or other applicable local codes. This includes proper grounding and bonding of the sign.

0
corporate[™]
SIGN SYSTEMS

408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



BUTTERFIELD 5
TECHNOLOGY
PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE

A PROPERTY MONUMENT

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

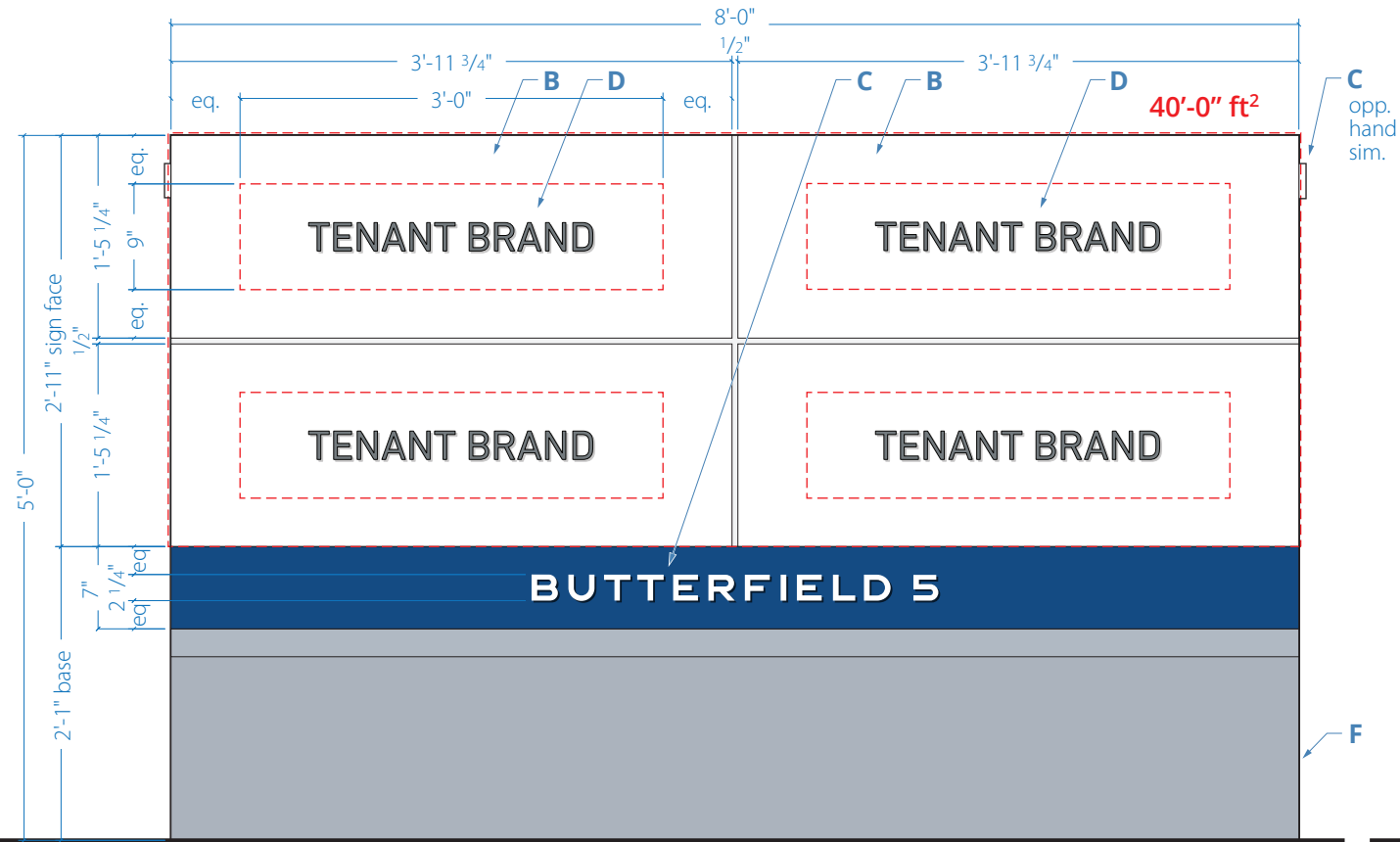
© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

19

SECTION EIGHT

B TENANT ID MONUMENT

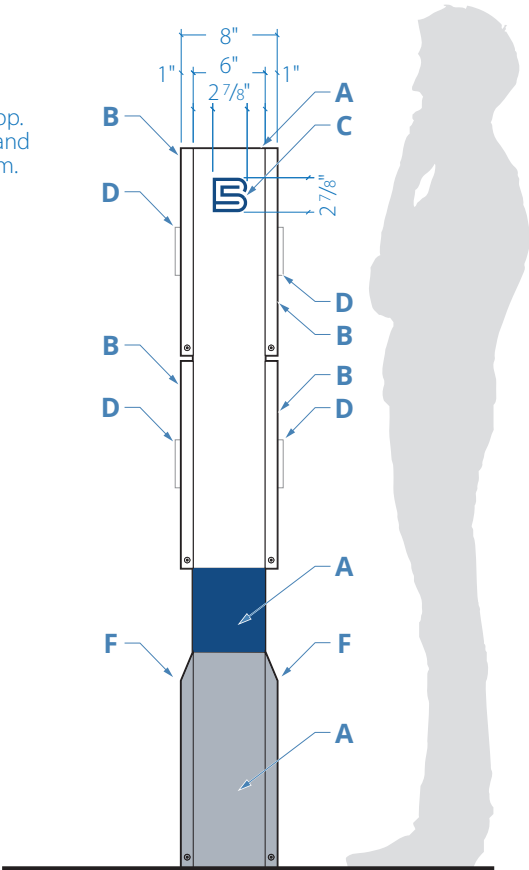


1 B TENANT ID MONUMENT - ELEVATION
Scale: 3/4" = 1' - 0"

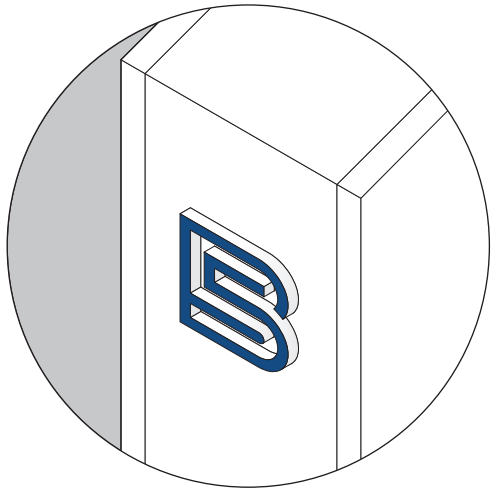
DESCRIPTION Qty. 5

- A. Sign Cabinet:** Fab'd 2" x 8" structural **M1** alum. frame, painted **P1** / **P2** / **P3** respectively, w/ internal LED illum. Single Sided.
- B. Face Panel(s):** Fab'd .125" thk. **M1** alum. w/ 1" break formed return, welded, painted **P1**. Cleat mounted to A @ top, mech. fastened on return w/ c/s hex head cap screw painted out to match adjacent surface.
- C. Brand:** 1/2" push-thru clear acrylic w/ frosted returns, face w/ opaque vinyl to match **P2**.
- D. Tenant Name:** 1/2" push-thru clear acrylic w/ frosted returns, face w/ opaque vinyl to match **P4**.

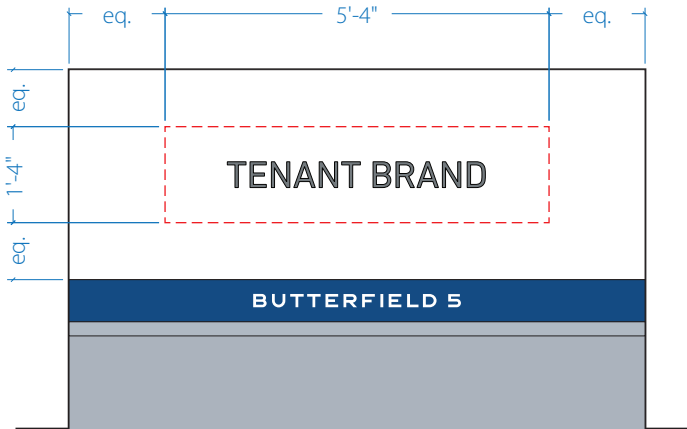
- E. Back Panel:** Fab'd .125" thk. **M1** alum. w/ 1" break formed return, welded, painted **P1**. Fixed to **A**.
- F. Base Panels:** Fab'd .125" thk. **M1** alum. w/ 1" break formed return, welded, painted **P3**. Face Panel: cleat mounted to **A** @ top, mech. fastened on return w/ c/s hex head cap screw painted out to match adjacent surface. Back Panel: Fixed to **A**.
- NOTE: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical and/or other applicable local codes. This incldes proper grounding and bonding of the sign.



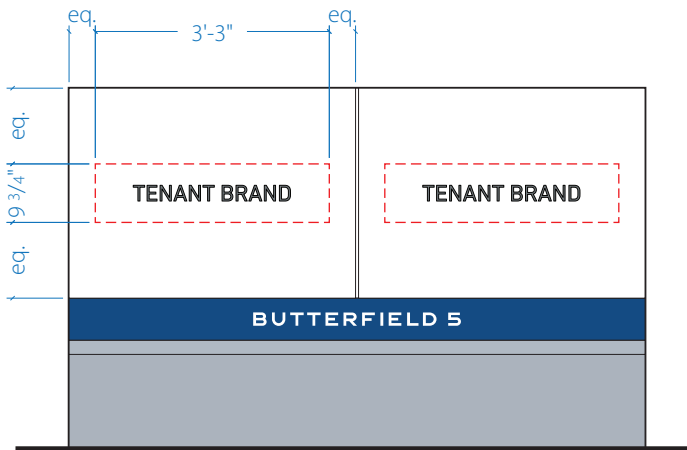
2 SIDE VIEW
Scale: 3/4" = 1' - 0"



5 TYPICAL 1/2" PUSH-THRU
Scale: 1 1/2" = 1' - 0"



4 SINGLE TENANT CONFIGURATION
Scale: 3/8" = 1' - 0"



3 DOUBLE TENANT CONFIGURATION
Scale: 3/8" = 1' - 0"

CLIENT

MICROSOFT

PROJECT

B
BUTTERFIELD 5
TECHNOLOGY
PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE
10/06/21 Final Draft PY
10/21/21 Approval Set PY
12/03/21 Approval Set.v2 PY
12/08/21 Approval Set.v3 PY

FILE NAME / LOCATION
FILE PATH

ORDER NUMBER
34702

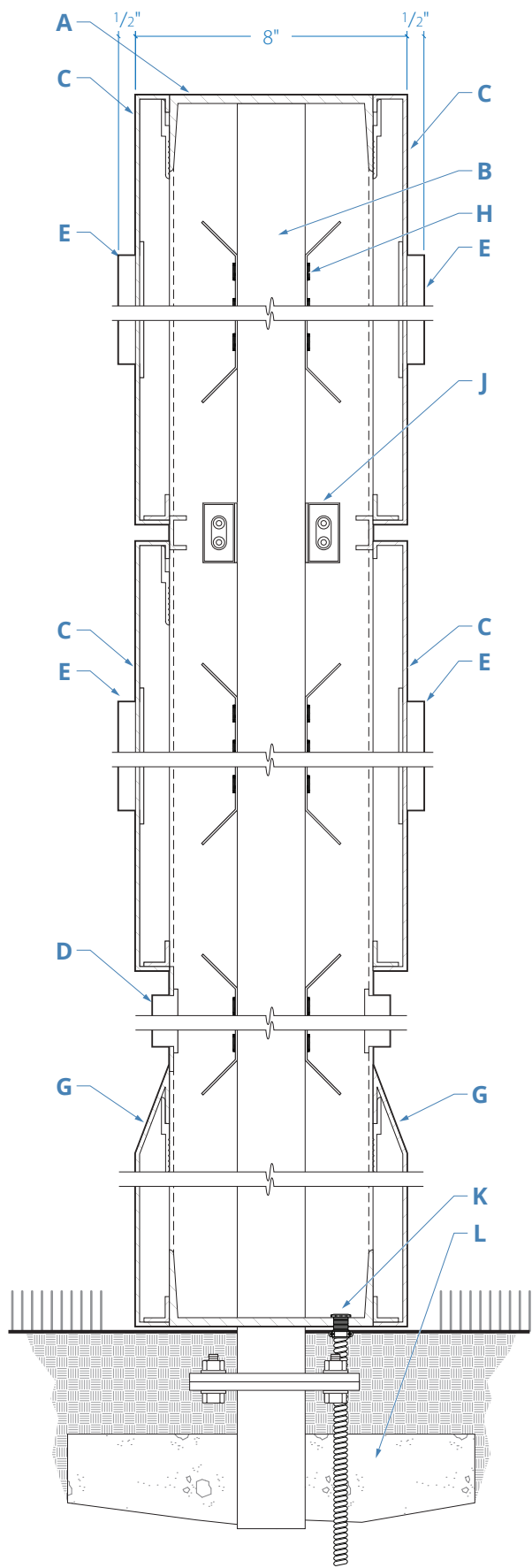
SIGN TYPE

SHEET TITLE
B TENANT ID MONUMENT

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER
20

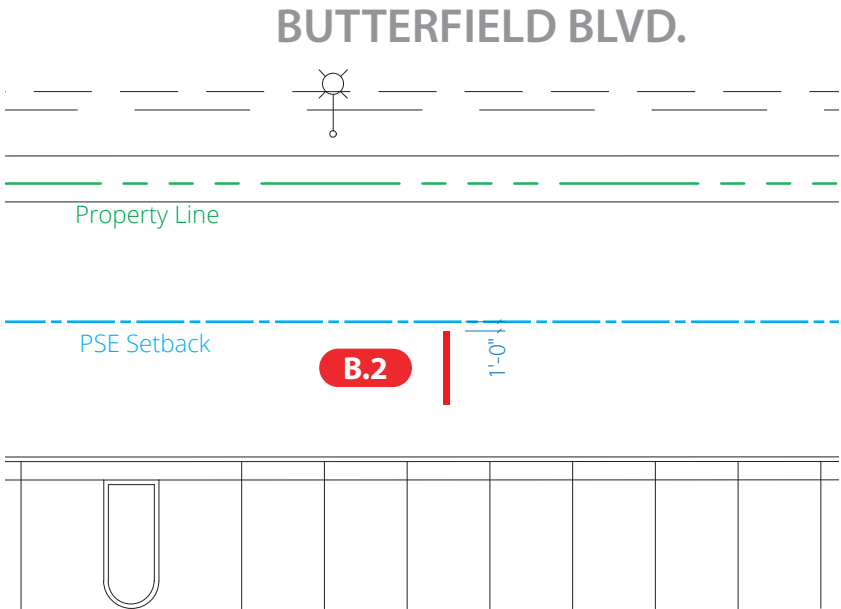


1 SECTION DETAIL
Scale: 1:5

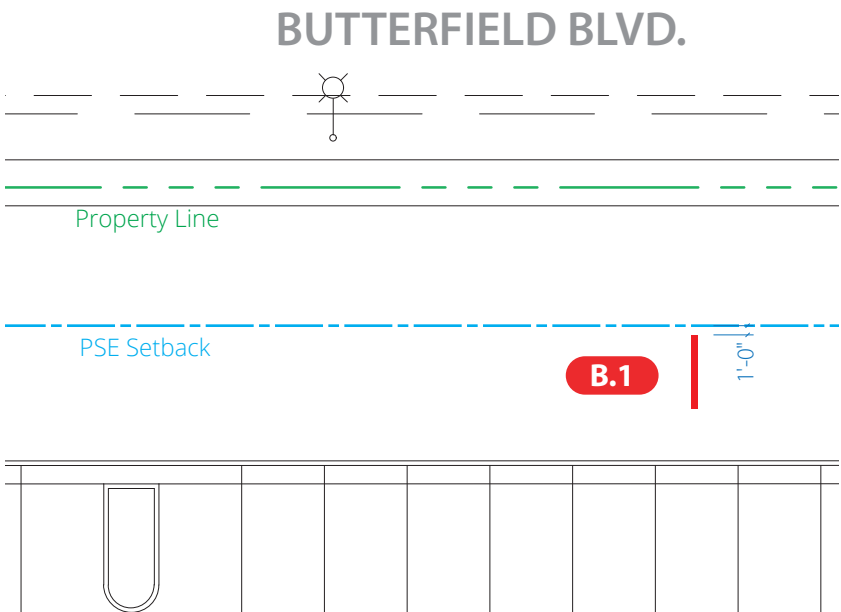
DESCRIPTION

- A. Sign Cabinet:** Fab'd 2 " x 8" structural **M1** alum. frame, painted **P1 / P2 / P3** respectively, w/ internal LED illum. Single Sided.
- B. Post:** (2) 2" sq. x .25" thk. structural alum. tube, welded to **A**, w/ break-away saddle mount below grade.
- C. Face Panel(s):** Fab'd .125" thk. **M1** alum. w/ 1" break formed return, welded, painted **P1**. Cleat mounted to **A** @ top, mech. fastened on return w/ c/s hex head cap screw painted out to match adjacent surface.
- D. Brand:** 1/2" push-thru clear acrylic w/ frosted returns, face w/ opaque vinyl to match **P2**.
- E. Tenant Name:** 1/2" push-thru clear acrylic w/ frosted returns, face w/ opaque vinyl to match **P4**.
- F. Back Panel:** Fab'd .125" thk. **M1** alum. w/ 1" break formed return, welded, painted **P1**. Fixed to **A**.
- G. Base Panels:** Fab'd .125" thk. **M1** alum. w/ 1" break formed return, welded, painted **P3**. Face Panel: cleat mounted to **A** @ top, mech. fastened on return w/ c/s hex head cap screw painted out to match adjacent surface. Back Panel: Fixed to **A**.
- H. Illumination:** LED modules array, 6000k 24v, affixed to .090" **M1** alum. pan w/ baffles, painted fluorescent white.
- J. Power Supply:** 24v 60w UL approved, exterior grade.
- K. Power:** 110v 15amp to location by GC.
- L. Foundation:** Engineered 12" Ø pour-in-place concrete collar 3" below grade.

NOTE: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical and/or other applicable local codes. This includes proper grounding and bonding of the sign.



3 B.2 LOCATION PLAN DETAIL
Scale: 1:250



2 B.1 LOCATION PLAN DETAIL
Scale: 1:250



DRAWING / REVISION DATE	
10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

CLIENT

MICROSOFT

PROJECT

B

BUTTERFIELD 5
TECHNOLOGY
PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

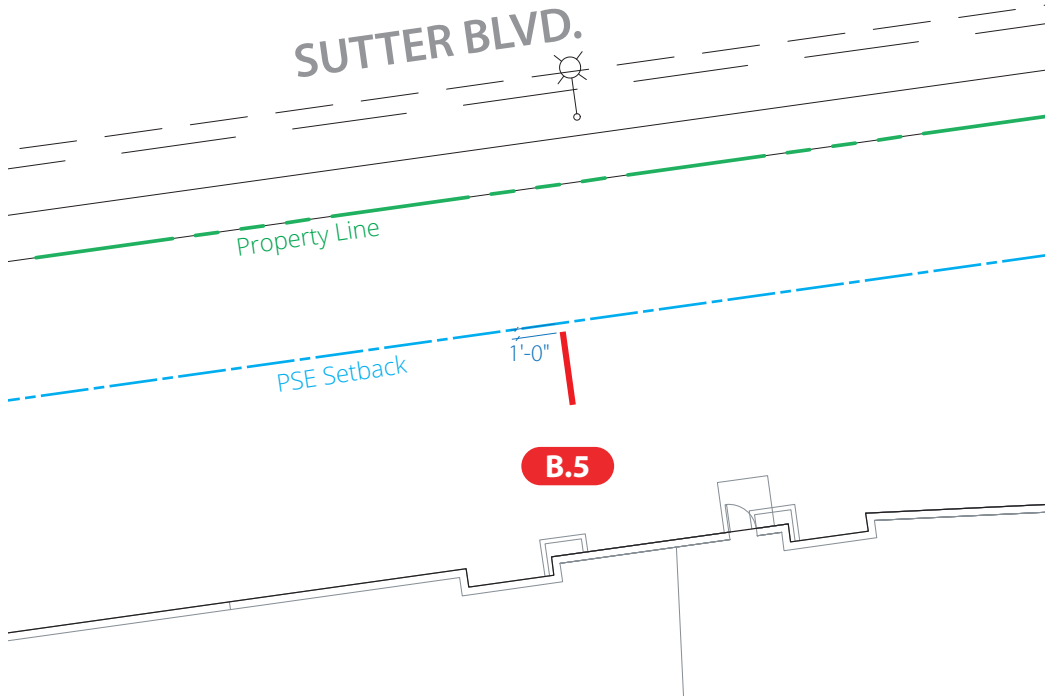
SHEET TITLE
B TENANT ID MONUMENT

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

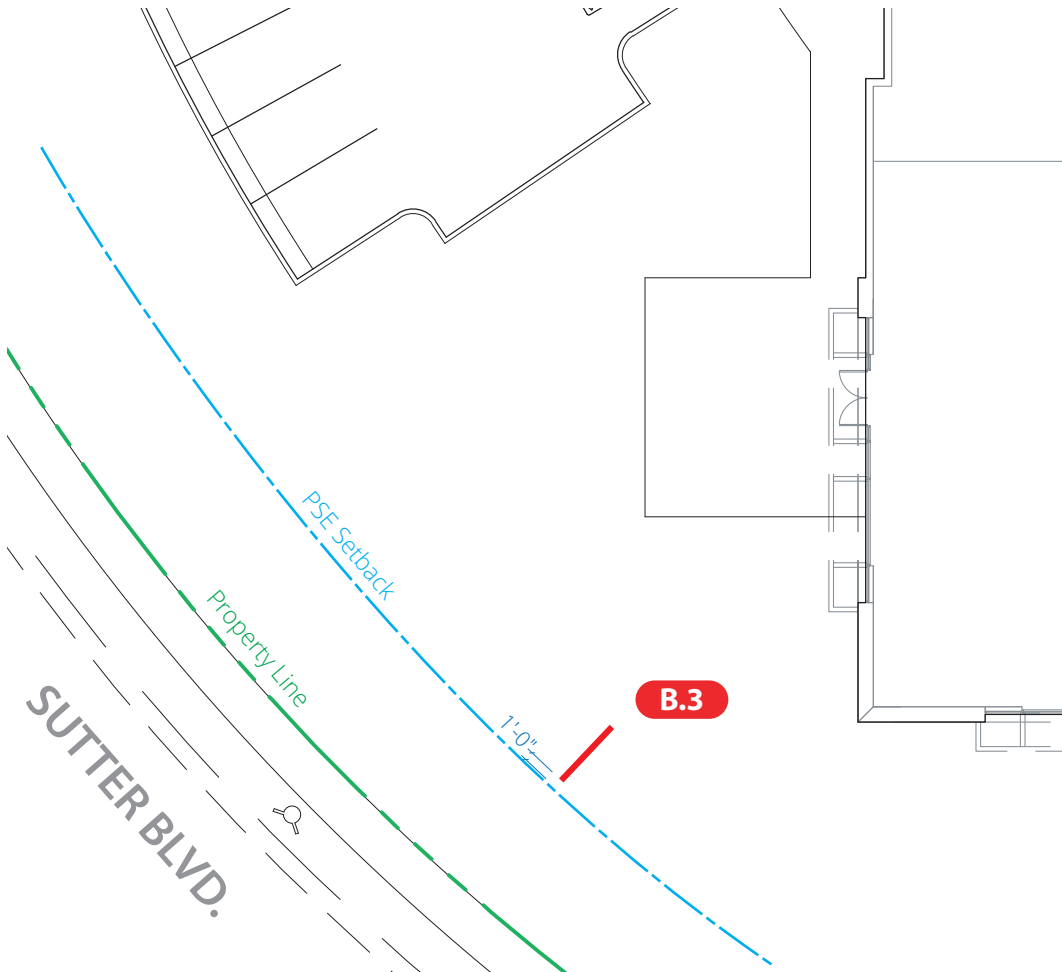
© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

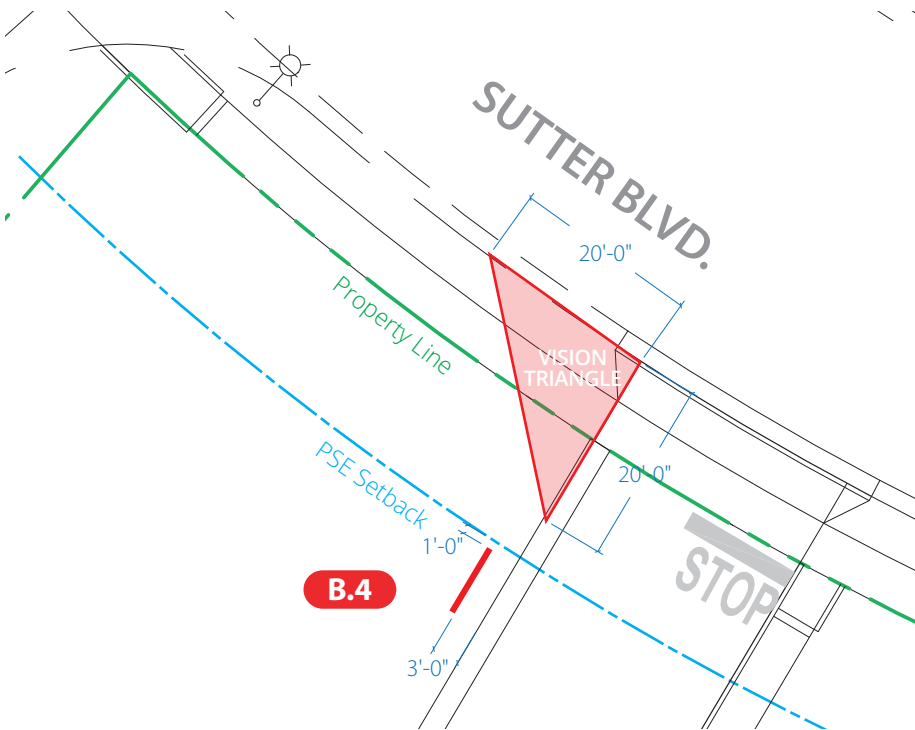
22



3 B.5 LOCATION PLAN DETAIL
Scale: 1:250

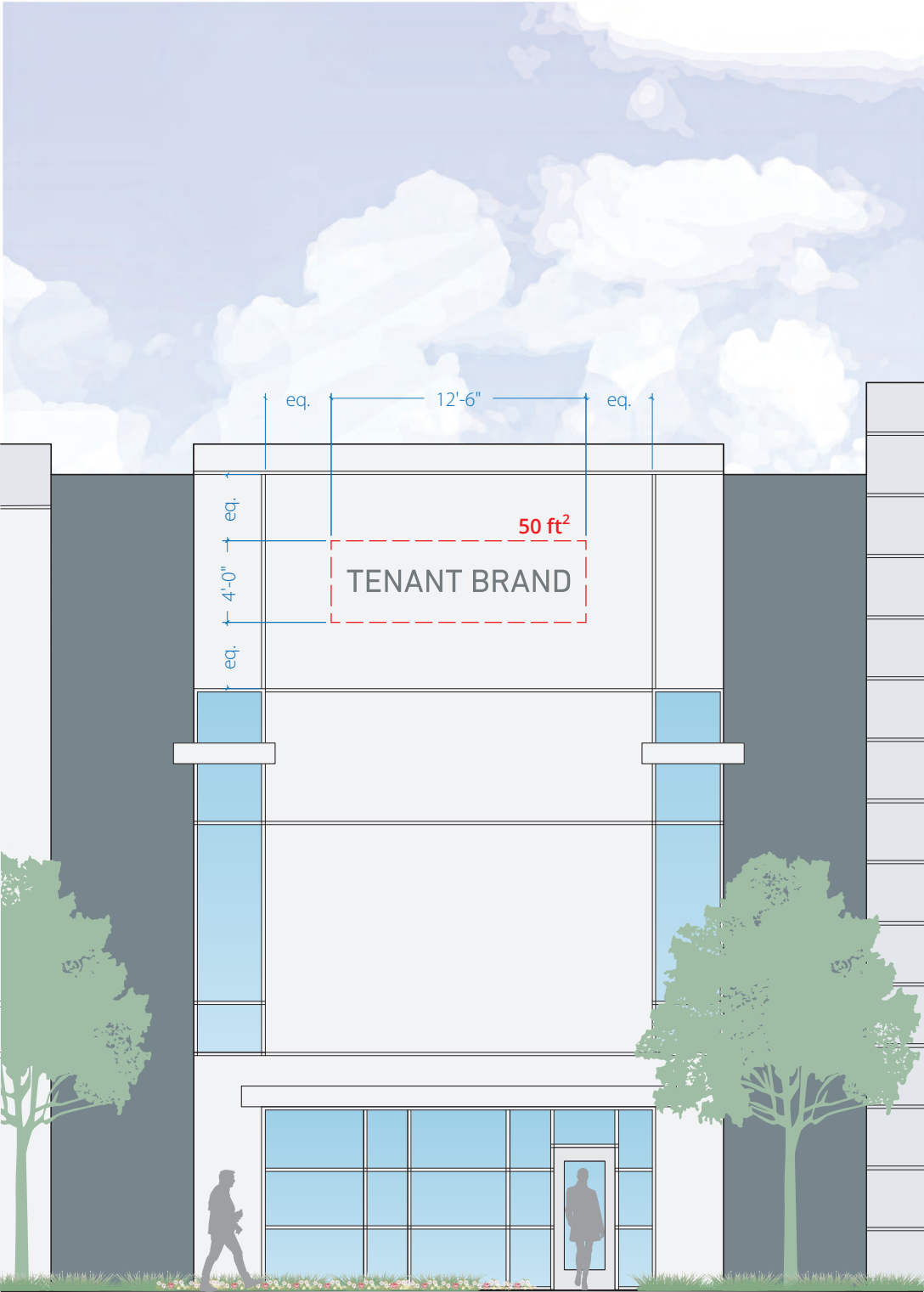


1 B.3 LOCATION PLAN DETAIL
Scale: 1:250

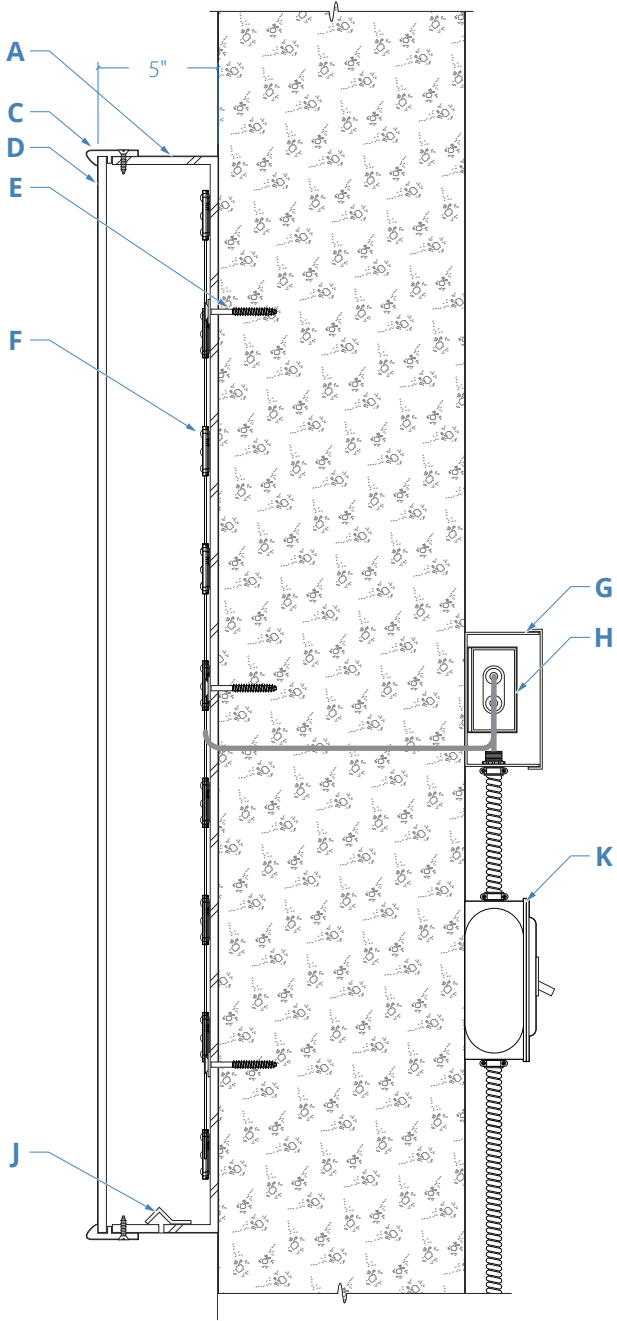


2 B.4 VISION TRIANGLE
Scale: 1:250

SECTION EIGHT
E SKYLINE TENANT ID



1 E - SKYLINE TENANT ID - TYPICAL PLACEMENT ELEVATION
Scale: 1/8" = 1' - 0"



2 TYPICAL SECTION DETAIL
Scale: 1" = 1' - 0"

DESCRIPTION Qty. 9

- A. Logo/Letter Form:** fabricated alum. form 5" deep, painted tenant ID color(s) returns. Interior painted fluorescent white to promote light distribution.
- B. NOT USED**
- C. Trim Cap:** 1" acrylic retainer to secure face to alum. form, painted to match A respectively all visible surfaces. Secure to place along return w/ FHMS c/s and painted out to match.
- D. Face:** 3/16" thk. translucent white lexan w/ applied perforated day/nite vinyl.
- E. Fastener:** 1/4"Ø x 2.5" Blue Tapon screw to secure alum. forms to bldg. fascia, concealed in alum form and located on 12" centers, min. two (2) per form.
Approx. weight per alum. form 30lbs.
- F. LED:** Low voltage LED modules 5000k white populated to provided even illumination across face & entire brand.
- G. Raceway:** Fabricated alum. raceway affixed to wall, accessible through face, painted Utility Grey.
- H. LED Power Supply:** UL listed power supply Qty. as required by # of modules. Ea. concealed in raceway.
- J. Weep hole(s)**
- K. Junction Box (NIC):** 110-277v / 10amp primary power on dedicated circuit w/ shut off switch to be provided by others.
- NOTE: This sign is to be install in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of signs.



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



BUTTERFIELD 5
TECHNOLOGY
PARK

18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE

E SKYLINE TENANT ID

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

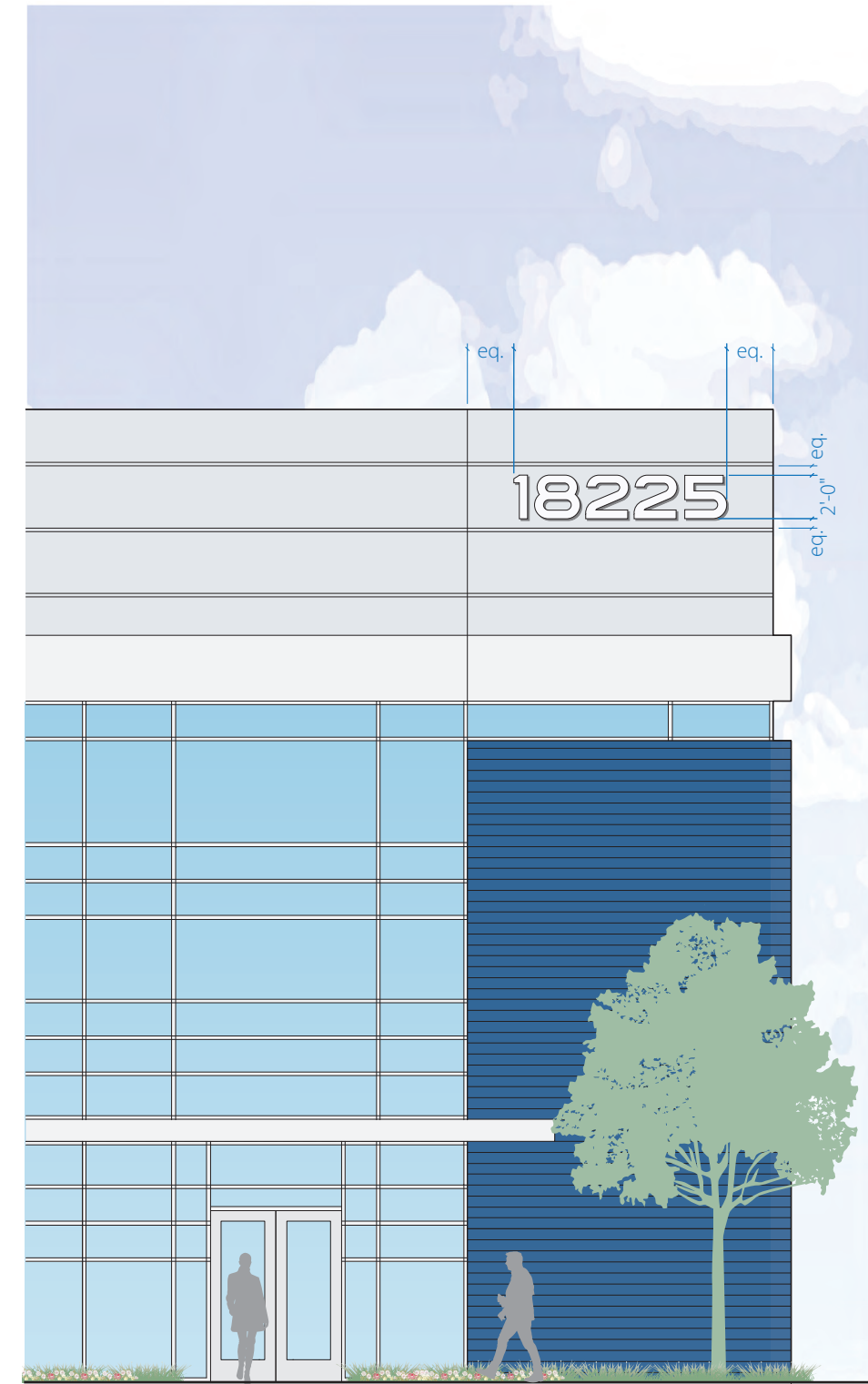
© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

23

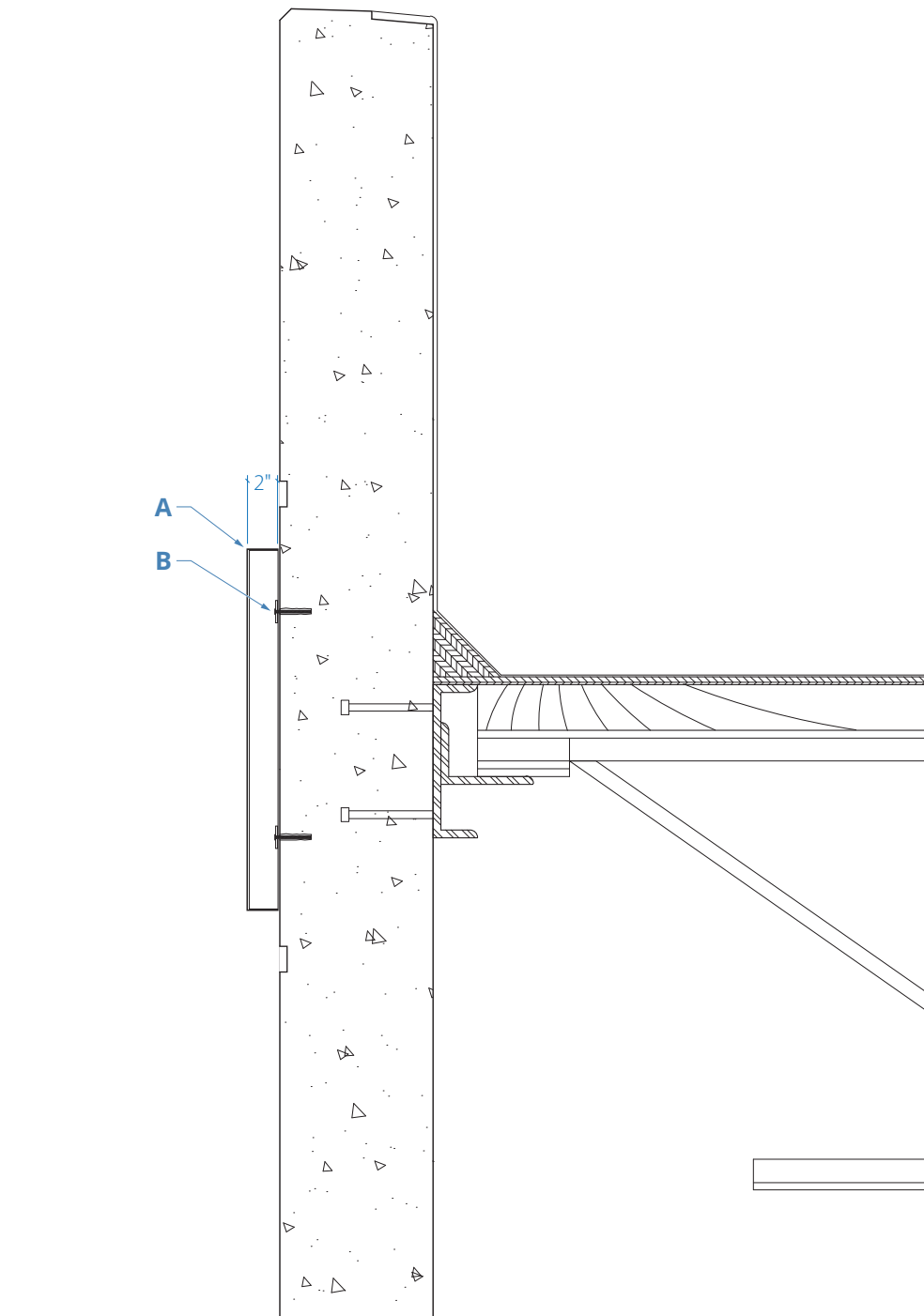
SECTION EIGHT

F BUILDING ADDRESS



1 F - BUILDING ADDRESS - TYPICAL PLACEMENT ELEVATION

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



2 SECTION DETAIL

Scale: 1" = 1' - 0"

DESCRIPTION Qty. 2

- A. Address:** Fab'd 2 " thk. **M1** alum. number form(s), .125" thk. face w/ .090" thk. returns, painted **P1**.
- B. Mounting:** .125" thk. x 1 1/2" wide. **M1** alum. welded to inside returns of **A**, w/ threaded studs (min. 4) set in bldg. facia, silicone in place.



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
www.corporatesigns.com

CLIENT

MICROSOFT

PROJECT



18225 Butterfiled Blvd.
Morgan Hill, CA 95037

DRAWING / REVISION DATE

10/06/21 Final Draft	PY
10/21/21 Approval Set	PY
12/03/21 Approval Set.v2	PY
12/08/21 Approval Set.v3	PY

FILE NAME / LOCATION

FILE PATH

ORDER NUMBER

34702

SIGN TYPE

SHEET TITLE

F BUILDING ADDRESS

All drawings and written material constitutes original and unpublished work of Corporate Sign Systems and may not be used or disclosed without prior written consent of Corporate Sign Systems.

© 2021 Corporate Sign Systems
All Rights Reserved

PAGE NUMBER

24

PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 11, 2022

PREPARED BY:

Joey Dinh, Associate Planner

APPROVED BY: Jennifer Carmen

SR2021-0020 (PPR): MONTEREY - CITY VENTURES (THE GATES): PRELIMINARY PLAN REVIEW FOR A GENERAL PLAN AMENDMENT AND ZONING AMENDMENT. THE PROPOSAL WOULD AMEND THE COMMERCIAL LAND USE DESIGNATION WITHIN THE GENERAL PLAN AND A CG/PD ZONING DESIGNATION TO MIXED USE FLEX. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 764-10-013 AND 015 ARE LOCATED WEST OF MONTEREY ROAD, ON THE SOUTHWEST QUADRANT MONTEREY ROAD AND COCHRANE ROAD.

RECOMMENDATION(S)

1. Open and close public hearing for Planning Commission to provide preliminary input on the proposed General Plan Land Use Designation and Zoning Map Amendment. This is a Preliminary Plan Review application. No action will be taken on the project as this is advisory only.

PROJECT INFORMATION:

1.	Location:	Southwest quadrant of Monterey Road and Cochrane Road (APN: 764-010-013 and 015)
2.	Site Area:	3.82 Acres
3.	General Plan:	Commercial
4.	Zoning:	General Commercial (CG)/Planned Development (PD)
5.	Request:	Request for preliminary input for a General Plan Land Use Designation and Zoning Map Amendment to allow a proposed mixed use project

BACKGROUND:

The property is a 3.82-acre site that has a Commercial land use designation within the General Plan and a CG/PD zoning designation. The applicant is seeking preliminary comments on a potential General Plan and Zoning Amendment request to change the General Plan land use designation to Mixed Use Flex and the Zoning designation to Mixed Use Flex (MU-F) to allow for the development of a mixed-use project. The concept plan presented includes four commercial flex units, 49 townhome-style condominiums, and associated amenities.

Ordinance No. 1549 approving the "Gateway Center" PD was approved by the City Council on May 1, 2002 (Attachment 1). The PD and master plan encompasses four lots:

1. Two project parcels (APN's 764-10-13 and 15);
2. APN 764-10-010 with improvements that include an Arco gas station, AM/PM convenience market, and car wash; and
3. APN 764-10-014 with improvements that include a multi-tenant commercial building that includes a hair salon and a Starbucks with drive-through.

The PD has development standard guidelines and also specified uses allowed on each of the four lots. The two project parcels were originally designated for a multi-tenant commercial retail building with up to 2,800 square feet of restaurant space and also an office structure.

The City has received numerous inquiries over the years regarding development potential for the site; however, nothing ever materialized due to the site layout and potential flooding issues due to the nearby presence of Fisher Creek and being within a FEMA flood zone AH.

PROJECT DESCRIPTION:

This is a Preliminary Plan Review for a General Plan and Zoning Amendment. The applicant, City Ventures, is proposing to remove the subject parcels from the PD and amend the General Plan land use designation from Commercial to Mixed Use Flex (7-24 dwelling units/acre) and change the zoning from CG/PD to MU-F. By amending the land use and zoning, the applicant would have the ability to develop the site with uses allowed within the MU-F zone district. The concept plan provided does provide a mixed-use project with four commercial units and 49 townhome-style condominiums. The proposal includes four flexible commercial units ranging from 600 square feet to 1,440 square feet. The townhome-style condominiums would be three bedrooms, with some of the units having an option to upgrade to a four-bedroom floor plan. The residential units will range from 1,403 square feet to 2,310 square feet and will all have decks and attached garages. Other amenities include solar, centralized common open space, a children's play area, bocce ball courts, a seating plaza, and barbecue areas. The project will also adhere to the City's Inclusionary Housing Ordinance by making at least 15 percent of the total housing units be moderate income housing. The applicant submitted architectural drawings that include a project overview, a conceptual site plan and proposed General Plan and Zoning amendment plats (Attachment 2 and 3).

Policy Considerations

1. Does the proposed General Plan Land Use Designation Amendment meet the letter and intent of the general plan goals and policies?
2. Can the findings for approval of a Zoning Map Amendment be made?
 - a. The proposed amendment is consistent with the general plan and any applicable specific plan.
 - b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
 - c. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and general plan, and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.
3. Does removal of the properties from the existing PD require a public benefit?
4. Would the applicant be able to develop a residential-only project if the General Plan and Zoning designations changed to Mixed Use Flex?

Location Map



Site Description

The project site is an undeveloped vacant 3.84-acre property on the west side of Monterey Road, in the southwest

quadrant of Monterey Road and Cochrane Road. The project site is adjacent/south of the Arco fuel service station, car wash, and mini-mart and Starbucks drive-through.

Surrounding Uses

	General Plan Land Use	Zoning	Existing Use
North	Commercial	Planned Development (PD)/Commercial General (CG)	Arco gas station, mini-mart, and car wash; Starbucks drive through; hair salon
South	Mixed Use Flex	Mixed Use Flex (MU-F)	Monterey Gateway mixed use project
East	Residential Attached Medium	Residential Attached Medium (RAM)/Planned Development (PD)	Madrone Plaza subdivision
West	Public facilities; Residential Detached Medium	Public Facilities (PF); Residential Detached Medium 7000 (RDM 7000)	El Toro fire station and single family detached homes

Analysis

To assist the Planning Commission with the preliminary review, the concept plan was analyzed with respect to consistency with the: 1) General Plan; and 2) Zoning Ordinance.

1. General Plan

The project proposal would require a General Plan Amendment from Commercial to Mixed Use Flex (7-24 units/acre), which allows for residential and commercial mixed use. The proposed project would also be consistent with the following General Plan policies:

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

Policy CNF-10.3 **Adequate Supply of Multi-Family Housing**. Provide for an adequate supply of multi-family housing, located convenient to shopping, services, and transportation routes.

Policy CNF-10.6 **Density Near Infrastructure**. Encourage higher residential densities at locations where convenient access and adequate infrastructure is readily available.

Policy CNF-13.1 **Mixed Use Flex Development**. Encourage a mix of uses, either vertically or horizontally, to allow residents and employees to meet daily needs without the use of the private automobile.

Policy CNF-13.2 **Density Feathering**. Encourage the feathering of land use densities and intensities from high to low along Monterey Road with higher intensity land uses located adjacent to Downtown.

Policy ED-6.1 **Monterey Corridor Non-Residential Development**. Encourage non-residential development along Monterey Corridor that supports Downtown's role as the cultural and activity center of Morgan Hill.

Policy ED-6.2 **Monterey Corridor Residential Development**. Support the development of housing along Monterey Corridor to foster a vibrant urban environment that enables residents the option of walking and biking to their daily needs.

Policy NRE-15.6 **Residential Near Transit**. Encourage higher density residential and mixed-use development adjacent to commercial centers and *transit corridors* – the land along or within walking distance of a street served by

transit.

The vacant infill site is surrounded by attached homes to the east, detached homes and the El Toro Fire Station to the west, the Monterey Gateway mixed use project to the south, and the Arco gas station, mini-mart, car wash, and Starbucks to the north. The project's proposed density is approximately 12.84 units per acre, which complies with the Mixed Use Flex density range. This density could also be interpreted to represent "density feathering" as described in the General Plan. The proposed project would be compatible with the surrounding land uses as well as serve as a complementary funnel to the more dense urban environment of downtown Morgan Hill.

2. Zoning Ordinance

To develop the site as proposed in the concept plan, a rezoning of the property from CG/PD to MU-F is required. The applicant is proposing to remove the two parcels from the existing "Gateway Center" PD. The PD would continue to apply to the two adjacent parcels (Arco gas station and a multi-tenant building with Starbucks and a hair salon) with no changes to any other development standards specifically outlined in the existing PD.

Permitted Uses

Mixed used residential uses are permitted within the MU-F zoning designation.

Development Standards

The concept plan has been designed to meet the MU-F development standards as shown in the table below:

	MU-F Standard	Proposed	Consistent
Lot Area, Minimum	6,000 square feet	166,181 square feet	Yes
Lot Width, Minimum	60 feet	525.64 feet	Yes
Lot Depth, Minimum	100 feet	267.35 feet	Yes
Floor Area Ratio, Maximum	0.5	0.66	No
Density	7-24 du/ac	12.84 du/ac	Yes
Building Coverage, Maximum	50 percent	23 percent	Yes
Height, Maximum	35 feet; 45 feet permitted with minimum of 10 feet devoted to roof element	45 feet with 10 feet devoted to roof element	Yes
Setbacks	Front: 10 feet Rear: 10 feet Interior side: 0 feet Street side: 10 feet	Front: 15 feet Rear: 20 feet Interior side: 5 feet Street side: 10 feet	Yes

The preliminary design does indicate the FAR has been exceeded with the proposal. The project would need to be redesigned to comply with the MU-F base zone district standards.

Substantial Public Benefit

Pursuant to Morgan Hill Municipal Code (MHMC) 18.30.050.H.8, a project proposing a planned development must include one or more substantial public benefits pursuant to MHMC 18.30.050.H.8. Although the proposed project will require a Zoning Amendment from CG/PD to MU-F, which also requires a PD Amendment to remove the subject parcels from the existing PD, the PD is existing. A new PD master plan is not being formed. Staff's interpretation of the Zoning Ordinance would not require a substantial public benefit. Staff also looked at the approvals during the original formation of the PD in 2002 and determined that there was no substantial public benefit requirement. Therefore, there would be no loss of benefits to the City if the PD were to be amended today.

Economic Development

Morgan Hill's 2017 Economic Blueprint identifies retail as one of four key industries which will drive economic prosperity, create a fiscally sustainable future, and guide the City's Economic Development activities in the coming years.

Retail development supports the community's quality of life, creates great places, serves resident and business needs and can be a catalyst of new investment. Retail is also an important source of revenue through sales tax collection. While the City wants to retain as many employment and revenue lands to support economic sustainability, it is recognized in the Economic Blueprint that the City is currently over-retailed. This means that the City has more retail space for the size of the community. In order to keep the key commercial areas healthy, the City should develop a Retail Concentration Strategy (Action #13 of the Economic Blueprint).

In July 2020, the Economic Development Team, in partnership with the Urban Land Institute (ULI) and the Silicon Valley Economic Development Alliance (SVEDA), hosted four independent seminars to better understand the future of industrial and retail sectors, especially post-Covid-19, and identified tactical strategies for Morgan Hill to consider that would support our industrial preservation and retail concentration goals. Recommendations for retail concentration included:

- Be flexible. Allow for a broader range of uses and opportunities.
- Consider mixed-use to support retail.
- Allow office, housing, and retail as complimentary uses.
- Remove retail requirements in non-ideal retail locations.
- Remove retail requirements from mid-block.

In January 2017, the City of Morgan Hill contracted with Lisa Wise Consulting (LWC) for the preparation of a market and land use capacity study for the Monterey Road corridor. On February 27, 2018, a [Market Analysis Report](#) and [Implementation Memo](#) were [presented](#) to and discussed with the Planning Commission. The Report provided a summary of demographic and socio-economic conditions in the City of Morgan Hill as they relate to economic performance, as well as a high-level analysis of the commercial market, and a land use capacity assessment for the corridor. The LWC study identified the core retail corners on the Monterey Road corridor. The study did not identify this site as a core retail site for future development.

While the City does not support the conversion of any jobs and sales-tax-generating land, the City's economic development team recognizes that this is a difficult site for commercial use given its proximity and accessibility issues.

Housing Crisis Act 2019

This is a Preliminary Plan Review for a General Plan and Zoning Amendment. The proposal would remove the subject parcels from the PD and amend the General Plan land use designation from Commercial to Mixed Use Flex (7-24 dwelling units/acre) and change the zoning from CG/PD to MU-F. By amending the land use and zoning, the applicant would have the ability to develop the site with uses allowed within the MU-F zone district. It should be noted if the proposed amendment were to be approved, and with the provisions of the Housing Crisis Act of 2019, the site could be developed with a 100 percent residential project. If the Planning Commission were in support of the mixed-use concept, and wanted to have some certainty regarding the development, they may suggest a development agreement for the site.

FINDINGS:

General Plan Amendment Findings

1. Does the proposed General Plan Land Use Designation Amendment meet the letter and intent of the general plan goals and policies?

The proposed project could be found consistent with the policies of the General Plan and also the proposed General Plan designation of Mixed-Use Flex.

Zoning Amendment Findings

1. The proposed amendment is consistent with the general plan and any applicable specific plan.

The proposed project could be found consistent with the policies of the General Plan and also the proposed General Plan designation of Mixed-Use Flex.

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

The proposed project would not be expected to be detrimental to the public interest, health, safety, convenience, or welfare of the City. An environmental analysis per the California Environmental Quality Act (CEQA) will be conducted and any mitigations that arise from the analysis will be conditioned upon the project.

3. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure

that the permitted land uses and development will comply with the zoning code and general plan, and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.

The proposed project is a permitted use in the MU-F zone district and will be designed to meet all the required development standards outlined in the zone district.

CONCLUSION:

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

CEQA (California Environmental Quality Act):

The Preliminary Review application is not subject to CEQA, as there will be no action taken as this is an information item only. Future development applications will require further environmental review. This Conceptual plan meeting is intended to assist the developer refine the final project proposal to be submit for formal processing.

COMMUNITY ENGAGEMENT:

A project webpage was created on the Morgan Hill website. The preliminary application and date and time of this meeting was publicly noticed (mailed to property owners within 600-feet of the project site and newspaper legal notice) for the minimum 10-day period pursuant to the Planning Division requirement.

ORDINANCE NO. 1549, NEW SERIES

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING A ZONING AMENDMENT TO ESTABLISH A PLANNED UNIT DEVELOPMENT FOR A 4 -LOT COMMERCIAL PROJECT ON AN 6.22-ACRE SITE LOCATED AT THE INTERSECTION OF COCHRANE ROAD AND MONTEREY ROAD, EAST OF THE UNION PACIFIC RAILROAD TRACKS. (APN 764-10-004)

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

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

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

SECTION 3. INCORPORATING THE MAP BY REFERENCE. There hereby is attached hereto and made a part of this ordinance, a zoning map entitled "Exhibit A" Map Showing Re-zoning of Gateway Center being a part of Ordinance No. 1549, New Series, which gives the boundaries of the described parcels of Land.

SECTION 4. INCORPORATING THE DEVELOPMENT PLAN BY REFERENCE. There hereby is attached hereto and made a part of this ordinance, a Development Plan entitled "Exhibit B - Gateway Center Development Plan and Guidelines," which provide development guidelines for the PUD.

SECTION 5. An environmental initial study has been prepared for this application and has been found complete, correct and in substantial compliance with the requirements of California Environmental Quality Act. Based upon said study, mitigation measures and a monitoring program have been adopted. A mitigated Negative Declaration will be filed for the project.

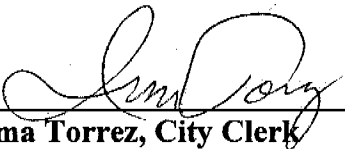
SECTION 6. Severability. If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

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

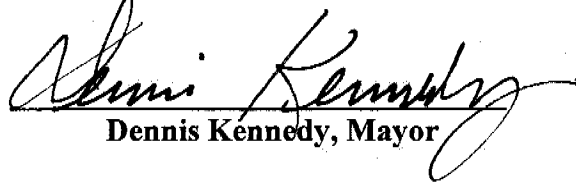
The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Morgan Hill held on the 3rd day of April, 2002 and was finally adopted at a regular meeting of said Council on the 1st day of May, 2002 and said ordinance was duly passed and adopted in accordance with law by the following vote:

AYES:	COUNCIL MEMBERS:	Larry Carr, Hedy L. Chang, Dennis Kennedy, Steve Tate
NOES:	COUNCIL MEMBERS:	Greg Sellers
ABSENT:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None

ATTEST:


Irma Torrez, City Clerk

APPROVED:

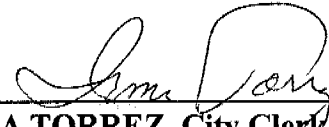

Dennis Kennedy, Mayor

☞ CERTIFICATE OF THE CITY CLERK ☞

I, IRMA TORREZ, CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1549, New Series, adopted by the City Council of the City of Morgan Hill, California at their regular meeting held on the 1st day of May, 2002.

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

DATE: July 8, 2002


IRMA TORREZ, City Clerk

Subject Property

APN: 764-10-004



0 500 1000 1500 2000 Feet

Existing Zoning: CG (General Commercial)

Proposed Zoning: PUD (Planned Unit Development)

Being a Part of Ordinance Number 1549, New Series

— Parcels

— City Limits



City of
Morgan Hill

Title: Gateway Center
Rezoning Lands of
South Valley Developers

Exhibit A



Gateway Center

PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES

I. PUD SITE PLAN

- A. The project site for this PUD is illustrated in Figure 1. All development within this delineated area shall be required to meet the standards described herein.
- B. The project lots for this PUD are illustrated in Figure 2. All development within this delineated area shall be required to meet the standards described herein.
- C. Proposed building foot prints illustrated in Figure 2 may be modified, so long as those modifications meet standard site development requirements.
- D. The size and configuration of the office building is not approved with adoption of these guidelines. As part of the Architectural and Site Review process for that building, it's size and placement on the site will be modified to allow for future construction of a pedestrian over-crossing of the Union Pacific Railroad tracks.

II. ALLOWED USES/GENERAL PROVISIONS

- A. Permitted uses listed in the General Commercial (CG) Zoning District (Chapter 18.22) shall be allowed in the PUD. Conditional uses listed in the CG zoning district will still be considered conditional uses and would require conditional use permit approval prior to issuance of a business licence.
- B. The following uses shall be allowed on specific Lots within the PUD, after receiving appropriate use permit approval. In the event that a use permit request is denied, other uses may be proposed that are in conformance with allowed and conditionally allowed uses in the CG Zone.
 - 01. Lot 1 - A Mini Market, Car Wash, and Auto Fuel Station
 - 02. Lot 2 - A Fast Food Restaurant, interior dining only. No outdoor eating space allowed.
 - 03. Lot 3 - A Multi-tenant Commercial Retail Building, with up to 2,800 square feet of restaurant space
 - 04. Lot 4 - An Office Structure
- C. In the event that an existing use change, either through a business licence application or through a conditional use permit, the Community Development Department may require a traffic study prior to issuance of a permit or license to determine if the site provides adequate parking for the new use.
- D. The PUD is authorized a maximum of one convenience market.
 - 01. Prior to operation, the convenience market shall obtain a use permit.
 - 02. In the event that a convenience market is established within one thousand feet of the Gateway PUD prior to establishment of a convenience market in the Gateway PUD, Gateway PUD may not establish a convenience market.
- E. Shopping carts shall not be allowed in the PUD.

F. All plans shall be subject to architectural and site review approval by the City of Morgan Hill Architectural Review Board (ARB).

G. Phasing Schedule

01. Phase 1

- a. Construction of service station, mini market, and car wash.
- b. Landscaping along the western property line.
- c. Installation of required fencing along western property line and extending to the Capri Restaurant building, north of the project site.
- d. Installation of required street improvements at the intersection of Monterey Road and Cochrane Road.
- e. Installation of "Loop Drive" on Parcel One.
- f. Installation of appropriate landscaping along the eastern property line of Parcel One.
- g. Installation of required storm drainage.
- h. Remaining site shall be appropriately landscaped until such time as Phase 2 is constructed.
- i. Signalization of the Monterey and Old Monterey Road intersection
- j. Installation of pedestrian crosswalks at Monterey and Old Monterey Road.
- k. Installation of full sidewalk improvements on the east side of Monterey Road from the Old Monterey Road intersection, north to Cochrane Road.
- l. Modification of the Cochrane and Monterey road intersection to provide efficient signals, site entrance, and a pedestrian crosswalk.
- m. Installation of Gateway Center monument and full landscaping along the eastern property line from the Monterey/Cochrane interchange south to the first drive entry.
- n. Installation of full landscaping and fencing along the western property line, to include extension onto the abutting northern parcel.

02. Phase 2

- a. Construction of either retail or office structure.
- b. Completion of "Loop Drive."
- c. Installation of remaining required landscaping.

03. Phase 3

- a. Construction of Fast Food Restaurant on Parcel Two.
- b. Phase 2 shall be under construction prior to issuance of a final occupancy permit for the fast food restaurant on Parcel 2.

H. No building within the PUD shall exceed 35 feet in height.

III. DESIGN THEME

- A. General aesthetic character of the building exteriors is intended to be a combination of Classic Mission and Spanish (Monterey) Colonial architectural styles. The proposed styles would create a distinct PUD, while also providing a pleasing transition from Historic Madrone - located directly north of the proposed PUD.
- B. General architectural characteristics found in Mission and Spanish Colonial buildings:
 - Simple, terra-cotta tiled roofs, with wide open eaves. Sometimes narrow tile roof overhangs projecting from walls.
 - Shaped parapets on dormers or porches.
 - Porches at entries or across the entire front of the structure. Wide columns or piers

- supporting arched openings.
 - Stucco walls, some tile detailing, quatrefoil windows, and carved stonework.
 - Symmetrical or asymmetrical designs.
 - Wrought iron railings and grilles.
 - Decorative tile work.
- C. For photo samples and additional information regarding the proposed PUD design theme, reference should be made to the *Gateway Center, Planned Unit Development Application Written Objectives and Planning Guidelines*, prepared by South Valley Developers, Inc., June 2001, - on file in the Community Development Department, File ZA-01-05: Monterey - South Valley Developers.

IV. SITE DEVELOPMENT SPECIFICATIONS

A. General Information

01. Site development shall adhere to the following Municipal Code Sections, unless specific deviation is addressed elsewhere in this document
 - a) Section 18.22.040, with respect to setbacks, minimum lot size, building coverage, and height restrictions. (Site Development Standards for the CG Zoning District)
 - b) PUD, Planned Unit Development District, Chapter 18.30
 - c) Flood Damage Prevention, Chapter 18.42
 - d) Commercial and Industrial Performance Standards, Chapter 18.48
 - e) Off-Street Parking and Paving Standards, Chapter 18.50
 - f) Exceptions and Modifications, Chapter 18.56
 - g) Design Review, Chapter 18.74
 - h) Signs, Chapter 18.76
 02. No franchise architecture shall be permitted.
 03. Building designs shall incorporate the architectural elements identified in the architectural theme, in order to achieve the desired design objectives of the PUD and to create building projects that are unique to the City of Morgan Hill
 04. Materials, textures, colors and details shall be appropriate expressions of its design concept and function, and the same shall be compatible with the commercial structures and function of the community.
- B. All commercial buildings, with the exception of the office building, shall be one-story in appearance and all buildings shall contain a full roof element.
- C. Buildings shall be placed at the front setback line for at least 35 percent of the street frontage.
- D. Buildings situated at or near the front setback shall provide public access from the side(s) of the buildings at or near the front setbacks.
- E. Outdoor storage of goods, materials or equipment shall not be allowed anywhere in the PUD.
- F. Video Games shall not be allowed anywhere in the PUD.
- G. Public pay telephones provided on the exterior of the building or anywhere on the site of the convenience market shall not allow for incoming calls. Public telephones with incoming call ability may be allowed interior to the building.
- H. Maintenance of the PUD
01. Litter shall be picked-up daily, or more often if needed
 02. Dead or damaged plant material shall be replaced within two weeks of damage
 03. Irrigation system shall be repaired within one week of damage
 04. Graffiti or other vandalism is to be repaired within two days of the damage.

05. Site lighting shall be replaced within two days of damage/burn-out
06. Repairs to the fence shall be completed within two days of report of damage.
07. Graffiti resistant paints shall be used on all structures and graffiti resistant film shall be placed on all first floor windows or glass

V. SITE PLANNING

A. Trash Enclosures

01. Trash enclosures shall be constructed in accordance with design guidelines developed in the Architectural Review Handbook.
02. Trash enclosures shall be located in areas which would minimize noise and other impacts on neighboring properties.
03. A minimum of one trash enclosure shall be provided for each of the four lots.
04. Trash enclosures shall be placed on each lot in such location as to reduce potential run-off contamination of the Fisher Creek Water Shed.
05. A Trellis, or appropriate overhead shade structure, shall be constructed on trash enclosures on Lots 2 and 3, which may be providing restaurant services.
06. If the office facility provides a cafeteria, Lot 4 shall also provide a trash enclosure with an overhead shade structure, harmonious with structures provided for Lots 2 and 3.
07. In the event that the Mini-market serves prepared food, (such as hot dogs, pre-made sandwiches, etc.) Lot 1 shall also provide an overhead shade structure.
08. Shrubs and vine planting shall be provided to screen utilities and trash enclosures.
09. In the event that excessive trash begins to accumulate, the City may require the owner to arrange for additional refuse pick-up.

B. Fences and Walls

01. Fences and walls shall be designed to be compatible with the surrounding landscape and architectural concept.
02. A decorative 8 ft. high wrought iron fence, consisting of solid iron - not hollow, shall be constructed to separate the commercial uses from the neighborhood to the west. The fence shall be constructed on the western side of the railroad tracks, unless it is determined by the Community Development Director that it is infeasible, in which case, the fence shall be constructed on the east side of the railroad tracks. The fence shall be constructed from the railroad trestles, north to the northern limits of the El Capri restaurant property, approximately 1,325 feet.
03. The decorative 8 ft. high wrought iron fence shall be continued along the western side of the railroad tracks opposite the Capri Restaurant, for an additional 795 linear feet.
04. Compressors shall be screened by a wall or fence and be located below the fascia and/or roof line of the building. Further, they shall be located on the rear or hidden side of the building and shall be painted to match the surface to which attached, if that surface is visible.

C. Parking and Loading/Circulation

01. All parking shall be screened from public view through the use of berming, hedge row planting, shrubs, trees, fences or walls, or any combination thereof provided that not more than 35% of the total screening shall consist of fences or walls. At the time of installation plantings shall be a minimum of 15 gallon trees, 5 gallon shrubs and fences/berms/walls shall be a minimum of 3 ft. high.
02. Vertical and horizontal sight lines should be sufficient to ensure safe vehicular, as well as pedestrian movement. Parking shall be screened from roadways.

03. No angled parking or one way drive aisles shall be utilized in the parking lots.
 04. Parking shall not be allowed on the "Loop Drive."
 05. Access to the property and circulation thereon should be safe and convenient for pedestrians, cyclists and vehicles
 06. Walkways
 - a) Parking areas shall be designed to include provision for pedestrian walkways to provide access to building entrances.
 - b) Walkways that cross traffic lanes shall have special design features such as raised and/or textured pavement, narrowed roadway, or combination thereof.
 - c) Walkways shall be provided through landscaped areas to protect landscaping from foot traffic damage.
 07. Parking areas of adjoining property owners shall be located to utilize shared or reciprocal access and shared parking whenever possible.
 08. The overall design of the project shall allow for safe and a free unrestricted flow of vehicular flow and pedestrian traffic from one lot to another.
 09. Cross access easements shall be provided throughout the PUD.
 10. Drive aisles shall allow for complete circulation around the perimeter of the PUD, with sufficient width for emergency vehicles, and shall not include dead end drive aisles.
 11. All main drive aisles within the PUD shall be a minimum of 30 ft. in width at the project's entrances/exits along Monterey Road and tapering to a minimum of 25 ft in width along the western portion of the PUD, running parallel with the lot line. Secondary drive aisles with the PUD shall be a minimum of 25 ft. in width.
 12. Detached sidewalks are required on all arterial streets.
 13. Street trees shall be provided every 25 ft. on center within the curb side planter and shall be a minimum 24-inch box.
 14. Adequate auto stack-up areas of at least 40 ft. shall be designed to permit a minimum of two cars to enter the parking lot area without obstructing either street through traffic or vehicle backup areas within the parking lot.
 15. Mutual access easements and mutual driveways shall be used to minimize paved areas and curb cuts.
 16. Access to property and circulation shall be safe and convenient for pedestrians and vehicles.
 17. Vertical and horizontal sight lines shall be sufficient to ensure safe vehicular and pedestrian movements.
 18. In order to facilitate on-site traffic flow and vehicle and pedestrian safety, parking stalls shall not be located directly adjacent to the front of a major use occupying 14,000 square feet or more floor area.
 19. All area wide traffic safety improvements shall be installed with Phase 1 of the project.
 20. Monterey and Old Monterey Road intersections shall be signalized with a pedestrian push button activated walk phase for east-west pedestrian movements.
 21. Construction of pedestrian crosswalks at Old Monterey and Monterey Road, and tie into the sidewalk to be installed on east side of Monterey Road, shall be installed in Phase 1 of the project.
 22. Full sidewalk improvements on the east side of Monterey Road north to Cochrane Road, shall be installed in Phase 1 of the project.
 23. Monterey road shall be widened to full width, with 2 each 12 foot travel lanes plus a 4 foot bike lane and an 8 foot shoulder, during Phase 1 of the project.
- D. Merchandise Loading and Deliveries

01. Loading docks are not permitted.
02. Two (2) off-street loading spaces (each space measuring at least twelve feet wide, forty feet long and fourteen feet high exclusive of necessary area for maneuvering, ingress and egress) shall be provided on Lot 4 - the office structure.
03. One (1) off-street loading space (see No. 8 above for clarification of dimensions) shall be provided on Lot 3 - the multi-tenant commercial retail structure.

04. Loading areas shall be screened from view by a solid wall. The wall shall be architecturally treated and screened with landscaping. Loading areas shall not be located adjacent to or visible from a public right of way.
05. With the exception of fuel delivery, truck deliveries shall be limited to 7 a.m. to 7 p.m. Monday through Saturday. Deliveries shall not be allowed on Sunday.

E. Landscaping

01. Design criteria for landscaping shall be consistent throughout the PUD.
02. Each development within the PUD shall follow the requirements contained herein when preparing their landscaping plans.
03. Additional landscaping design criterion is available from the City of Morgan Hill, Planning Division.
04. The general characteristics of the plant palette are combination of year round color and textural interest. The plants were selected on the basis of their color combinations, growth patterns, low maintenance and water conservation characteristics. At time of installation, the tree sizes will be a combination of 15 gallon and 24-inch box material and shrubs will be 5 gallon.
05. Street trees, measuring a minimum of 24-inch box having a minimum height of ten feet and crown diameter of four feet at the time of planting, shall be planted along the entire eastern frontage. The street trees shall be consistent with the City Morgan Hill Master Street Tree program.
06. The perimeter planted areas on the east side of Lot 1 shall be mounded approximately 2 to 3 ft. high to minimize the parking lot and fuel pumps.
07. Accent planting of flowering groundcover, ornamental grasses and a grouping of spring flowering plum trees occur at the street intersections.
08. A canopy like tree shall be planted in the parking lot planter islands to produce shade. Parking islands shall also include a variety of low ornamental grasses and flowering shrubs.
09. Landscape setbacks along the eastern portion of the PUD shall be a minimum of 25 ft. wide (as measured from property line) and shall include minimum 2.5-ft. berms, trees and shrubs. Landscape setbacks along the western portion of the PUD shall be landscaped a minimum width of 5 feet to provide a visual buffer for the neighborhood located directly west of the PUD.
10. A minimum of 65 % of the total building perimeter length shall be landscaped (including trees and planters) adjacent to and around each building, with emphasis placed along the primary building frontage.
11. Landscaping at the entrance of a building shall include box size and/or accent trees to create a focal point to help direct people to the building entrance.
12. All shrub planting shall be a minimum of 5 gallon size.
13. Native oaks and field stones shall be incorporated into the landscape plan.
14. All trees planted within the landscape setback along all street frontages shall be a minimum of 24 inch box ,shall have a minimum height of ten feet and crown diameter of four feet at the time of planting.

15. A minimum of 10% of each parking area shall be landscaped. Required front setback and perimeter planting areas shall not be counted in the 10% calculation.
 16. The entrance to the PUD shall be well landscaped and serve as a focal point.
 17. Landscaping at the entrance of buildings shall include 24 inch box size accent trees with a minimum height of 10 feet and crown width of four feet at the time of planting to create a focal point to help direct people to the building's entrances.
 18. Landscaping shall be compatible with, and complement the site planning, as well as the architecture of the building. Plantings in parking lots shall help soften and visually tie the buildings to landscaping.
 19. Shrubs and vine planting shall be provided to screen utilities and trash enclosures.
 20. The amount and arrangement of open space and landscaping should be appropriate to the design and function of the structures.
 21. Landscaping should be compatible with and complement the site planning as well as the design of the building.
 22. Applicant shall plant 24 inch box Sequoia Sempervirens (Coast Redwoods) along the entire west property line, in conformance with the City's Street Tree Program, in addition to appropriate groundcover and shrubs as approved by the ARB.
 23. All backflow devices, fire risers and check valves shall be screened with landscaping.
 24. All landscaping along the western property line shall be installed as part of Phase 1 of the project.
 25. Plant materials utilized along the western property line shall included shrubs, which are not easily traversed through by pedestrians.
 26. A significant trellis element with landscaping vines shall be constructed in the landscape median separating the fuel pumps from the loop drive on parcel number one. Design shall be approved by the Architectural Review Board prior to construction.
- F. Lighting
01. The design of the exterior building lighting and parking lot lighting fixtures shall be compatible with the architecture to be used in the development.
 02. Parking lot lighting shall be consistent throughout the PUD. The maximum height of the lighting shall be 20 ft.
 03. All lighting shall be shielded and directed in such a manner so as not to produce harmful effects upon neighboring property.
 04. The design of exterior building lighting and parking lot lighting fixtures shall be compatible with the architecture to be used in the proposed development.
 05. The lighting for all of the uses within the PUD shall be to the review and approval of the Community Development Director. Adjustment to the lighting intensity may be requested after to the commencement of the use.
 06. Roof top lighting shall be prohibited and building attached lighting for sign illumination shall not exceed 20 feet in height.
 07. Landscape up-lighting is acceptable.
 08. Where possible, focus lighting shall be placed in the eaves to highlight the architectural characteristics of the buildings.
 09. Lighting for pedestrian pathways shall be reduced in height and scale, to create a more human-scale feeling and atmosphere.
 10. No wall mounted lights shall be allowed for exterior illumination, except as provided above.
 11. Monument signs shall be indirectly illuminated (ground lighting).
 12. Tower window lighting elements shall be minimized.

13. Lighting levels on the fuel pump island shall be at the minimum levels required for safety, while minimizing nuisance to the neighboring residences.

G. Appurtenant Uses/Devices

01. Vending machines, rides, newspaper racks or any coin operated devices shall not be placed on the exterior of the retail buildings.
02. No exterior retail displays shall be allowed.

H. Easements

01. Easements for the installation and maintenance of utilities, walkways, future roads and drainage facilities and shared driveways shall be recorded prior to the issuance of a building permit.
02. Other easements, such as paved parking shall be recorded as an offer of easement if secondary users are unknown.

I. Utilities

01. The storm water detention for the PUD shall either be located below ground or toward the southern portion of the parcel, at a safe distance from the railroad overcrossing. Location and method of storm water mitigation shall be reviewed and approved as part of the Site and Architectural Review process.
02. All backflow devices, fire risers and check valves shall be screened with landscaping.
03. All future development applications shall be subject to review and condition of the appropriate utility and public service providers for the City of Morgan Hill.
04. No utility equipment shall be located within the front setback area unless placed within an underground vault. All transformers shall be located interior to the site, outside of the front setback area, and shall be screened with landscape material.
05. Easements for the installation and maintenance of utilities, walkways, future roads and drainage facilities shall be reserved.
06. All buildings shall be protected by an approved automatic fire sprinkler system, per City of Morgan Hill Ordinance.

J. Roof and Eve Elements

01. Roof materials shall be barrel tile roofing with exposed eve detailing, One Piece or S-tile roofing is not allowed. MCA Clay tile roofing, or similar, is the approved manufacturer of the roof tile material.
02. Acceptable roof colors are burgundy, deep terra cottas, or blended colors.
03. The wood surfaces (eaves) shall be painted an earth tone color.
04. Roof lines shall vary in height, and shall incorporate a maximum of two varying roof types, including hip, gable, or flat.
05. No visual flat roof lines shall be allowed.
06. Mechanical and utility equipment shall be located below the roof line or parapet wall and out of public view. Location within the building or at ground level is preferred to roof-mounting. When such equipment cannot be so located, all roof-mounted mechanical equipment or duct work which project vertically above the roof or roof parapet shall be screened by an enclosure which is detailed consistently with the building design.
07. Compressors shall be screened by a wall or fence and be located below the fascia and/or roof line of the building. Further, they shall be located on the rear or hidden side of the building and shall be painted to match the surface to which attached, if that surface is visible.

K. Window Elements

01. Windows shall either be true divided light windows or the equivalent in quality. Dual pane

windows with interior dividers are not acceptable. Attached mullions to exterior are acceptable.

02. Colors of window frames will be either a dark green, muted patina, bronze, or dark brown color.
03. Awnings, window detailing, and accent pieces shall be of the patina color palate or a dark green.

L. Facade Elements

01. Detailing and elements will be consistent with the theme of the PUD.
02. Parapet walls are acceptable. Including wall offsets, tower elements and key architectural elements consistent with the overall design.
03. Colors of buildings shall be an off-white or tan.
04. Use of rock is acceptable and encouraged.
 - a.) Rock will be of the large fieldstone variety, and should consist of earth tone colors.
 - b.) Rock should be used to highlight areas and break up facades, it should not become the predominant feature of any elevation.
05. All exterior wall elevations visible from and/or facing roadways, including proposed Loop Drive, shall have architectural treatment. No building surface fronting on a street shall have a flat, void surface without architectural treatment.
06. Structures shall incorporate breaks in horizontal planes by stepping or staggering setbacks and recessing windows and entrances, to provide substance and scale.
07. Doors and windows shall be enhanced by use of various sizes and shapes, and highlighted by the use of accent trim (e.g., molding, pop-out or wood trim). The design shall be complementary to the architectural style of the project.
08. Gutters and down spouts shall be designed elements of the project. Gutters and down spouts that are designed with parapet walls shall be located interior to the wall when adjacent to a street frontage. All other gutters and down spouts that cannot be located interior to the wall shall be treated to blend into the facade to which it is attached, unless used as a major design element, in which case the color shall be consistent with the color schemes of the building.
9. The design should be compatible with the immediate environment of the site, including the street scape.
10. The design should produce harmonious transitions both in scale and character in area between designated land uses.
11. No mechanical equipment is to be exposed on the wall surface of a building.
12. Facade architectural treatment shall be applied to all building elevations with the same degree of detail as the building entrance.

M. Accessory Structures

01. One accessory shade structure, enclosed on two sides, measuring 12 feet in height shall be allowed in front of the office structure on Lot 4, located at least five feet in front of the build. Final design of the structures shall be approved by the ARB, prior to issuance of building permits.
02. One accessory water feature shall be constructed in front of the office structure on Lot 4. Location and design shall be approved by the ARB prior to issuance of building permits.
03. All other accessory structures shall conform to Section 18.56.030 of the Municipal Code.

VI. SIGNAGE

A. General Requirements

01. This document shall constitute as a defined Uniform Sign Program for the Gateway Center Planned Unit Development.
02. Each tenant shall submit 1 set of drawings to the representative of Gateway Center (landlord) for approval of proposed sign before applying for a sign permit with the Community Development Department. Said plans shall accompany a formal sign permit application.
03. A sign permit must be approved by the City of Morgan Hill's Community Development Department before installation of proposed signs.
04. Address numbers shall contrast with their background and shall be a minimum of six inches in height. Address numbers shall also occur on the monument sign.
05. Ground mounted, indirect illumination, lighting shall be utilized for all monument signs.

B. On-Site Directional Signs

01. The Community Development Director may permit up to 6 (six) permanent directional/instructional signs per parcel of record, not to exceed three square feet in area, or four feet in height if freestanding.
02. Directional/instructional signs may not in any way advertise a business.
03. Directional/instructions signs include signs identifying restrooms, public telephones, hours of operation and those of similar nature.

C. Building Attached Signs

01. The sign area shall not exceed one and one-half square feet of sign area for each lineal foot of building frontage for building attached signs.
02. Where more than one business is located in a building, or upon a single parcel of record, the frontage of each separate business building facing the right-of-way shall be calculated independently.
03. Clarification of Building Frontage and Right-of-Way:
 - a) Lot 1 - East elevation of buildings are considered frontage facing Right-of-Way.
 - b) Lot 2 - East elevation of fast food restaurant is considered frontage facing Right-of-Way.
 - c) Lot 3 - In instances where businesses are located facing Monterey Road, Monterey Road shall be considered Right-of-Way. In instances where businesses are located facing western portion of the "Loop Drive", "Loop Drive" shall be considered Right-of-Way. In instances where business entrances and exists on both the east and west elevation of the building, both frontages may be used to determine allowable sign area.
 - d) Lot 4 - East elevation of office structure is considered frontage facing Right-of-Way
04. Allowable sign area may be divided and distributed through multiple signs on any side of a building; however, combined signs may not exceed maximum sign area allocated per building/business.
05. Individually mounted, raised metal letters shall be utilized for building attached signs and attached to the building with fastening studs, to allow the signs to project from the building face a minimum of 1".
06. Building attached signs shall be limited to the name and logo of the business only.
07. Recommended color for building attached signs is aged bronze, matte. Acceptable colors are muted earth tones, dark greens, deep reds, patinas, and colors consistent with architectural elements of the building.

D. Freestanding signs

01. One "Tower" architectural accessory feature with a maximum height of twelve feet shall be allowed at the intersection of Monterey Road and Cochrane Road within the planting area -

- set back a minimum of ten feet from all public right-of-way.
- a) Tower shall have Gateway Center identification only.
- b) The "wings" of the Tower will be limited to 6' and may contain advertisement of businesses within the park.
- 02. One monument sign shall be allowed on each parcel.
 - 1) Maximum monument height is six (6) feet.
 - 2) Maximum sign area is 48 sq. feet.
- 03 Lot 1 shall be allowed one additional sign providing pricing information only. Use of logos or business identification is prohibited on the pricing sign.
- 04. Signs shall have design elements and colors consistent with the architecture proposed. Design elements shall include a base, sign cap/roof element and side pilasters.
- E. Window Signs
 - 01. Window signs shall not be allowed.

VII. MISCELLANEOUS REQUIREMENTS

- A. Each tenant will be permitted to place upon each entrance of its demised premises not more than 144 square inches of gold leaf or decal application lettering, not to exceed two (2) inches in height, indicating hours of business, emergency telephone number, etc.
- B. Each tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door, in a location as directed by the owner, in two inch (2") high block letters, the tenant's name and address shall be applied. Color of letters will be selected by the Owner.
- C. Sale of Alcoholic Beverages
 - 01. No alcoholic beverages shall be displayed within ten feet of the cash register or front door unless located within a permanently affixed cooler.
 - 02. No display or sale of alcoholic beverages shall be made from an ice tub.
 - 03. No alcoholic beverage advertising shall be located on fuel pump islands and no advertising for alcoholic beverages shall be located on buildings or windows.
 - 04. Sale of Alcoholic beverages shall be limited to the hours of 6 a.m. to 10 p.m..
- D. A minimum of two employees shall be on duty at the convenience market during all business hours.
- E. The fast food restaurant shall not be open for business between the hours of 11p.m. to 5 a.m..

THE GATES

MORGAN HILL, CALIFORNIA



City Ventures

SUBMITTAL DATE: 10.20.2021

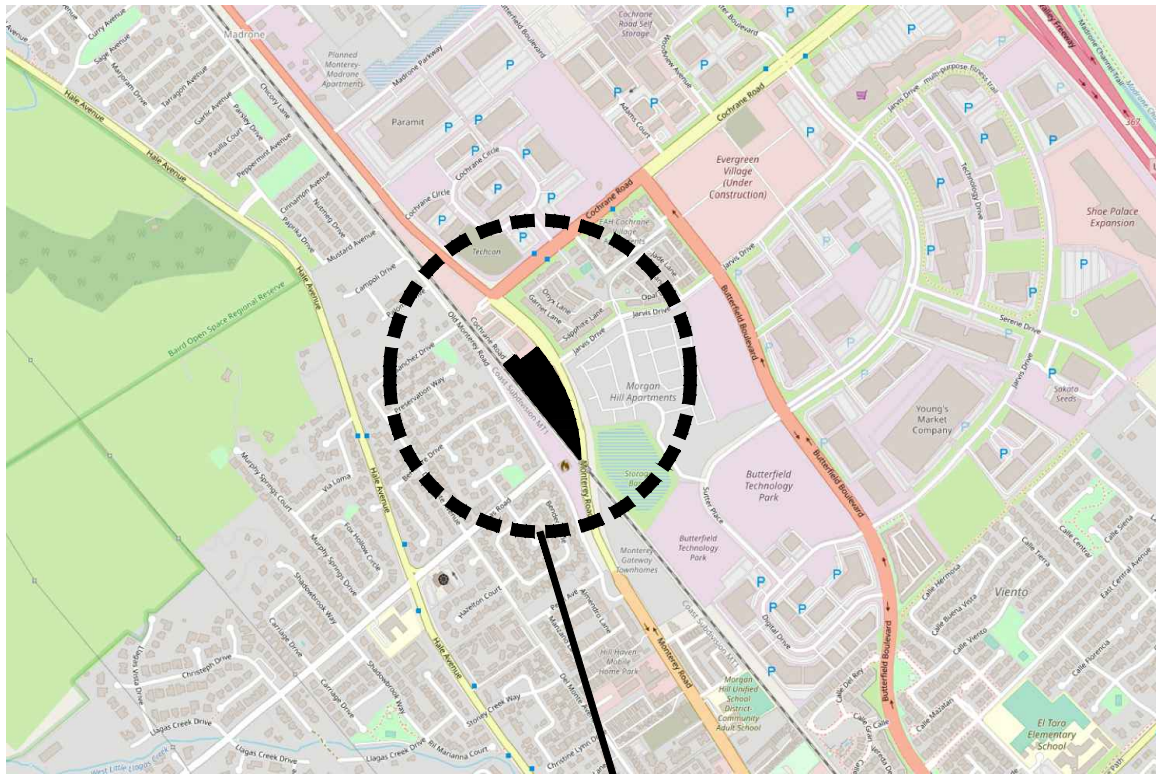
APPLICANT:
CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
CONTACT: SAMANTHA HAUSER
Vice President of Development
PHONE: 646.522.4260
E-MAIL: samantha@cityventures.com
www.cityventures.com

ARCHITECT:
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
Architect
PHONE: 415.568.3833
E-MAIL: dhale@hhja.com
www.hhja.com

ENGINEER:
MH ENGINEERING
16075 VINEYARD BLVD
MORGAN HILL, CA 95037
CONTACT: KRISTIAN WALLACE
PHONE: 408.779.7381
E-MAIL: kristianw@mheginengineering.com

LANDSCAPE ARCHITECT:
C2 COLLABORATIVE
416 N. EL CAMINO REAL
SAN CLEMENTE, CA 92672
CONTACT: CRISTOPER FORTUNATO
PHONE: 949.542.7703
E-MAIL: cfortunato@c2collaborative.com

LOCATION MAP



SITE LOCATION

TABLE OF CONTENTS

ARCHITECTURAL

COVER SHEET
PO.1 - PROJECT OVERVIEW & PAST PROJECT
PO.2 - PROJECT OVERVIEW & PAST PROJECT
PH - VICINITY MAP & NEIGHBORHOOD PHOTOS
CSP - COLOR SITE PLAN
PI - PROJECT INFORMATION
SP - TECHNICAL SITE PLAN

EXTERIOR ELEVATIONS

A1.1 - BLDG. 2 FRONT & LEFT EXTERIOR
ELEVATIONS
A1.2 - BLDG. 2 EXTERIOR ELEVATIONS
(W/ BLDG. 3 FRONT ELEVATION)
A1.3 - BLDG. 10 EXTERIOR
ELEVATIONS

UNIT PLANS

A2.1 - PLAN 1
A2.2 - PLAN 1X
A2.3 - PLAN 1X ADA
A2.4 - PLAN 1X ADA - METER CLOSET
A2.5 - PLAN 2
A2.6 - PLAN 2 END
A2.7 - PLAN 2 END - METER CLOSET
A2.8 - PLAN 2X
A2.9 - PLAN 2X - METER CLOSET - 3-4 UNIT
A2.10 - PLAN 2X - METER CLOSET - 5-7 UNIT

A2.11 - PLAN 2 - BD./BTH. 4 OPTION
A2.12 - PLAN 3
A2.13 - PLAN 3 END
A2.14 - PLAN 3 END - METER CLOSET - 5-7 UNIT
A2.15 - COMMERCIAL END CRNR

BUILDINGS

BLDG. 1 (9 & 10 SIM.)
A3.1 - BLDG. 1 (9 & 10 SIM.) GROUND - MAIN
FLOOR PLAN
A3.2 - BLDG. 1 (9 & 10 SIM.) UPPER / ROOF PLAN
BLDG. 2
A3.3 - BLDG. 2 GROUND & MAIN FLOOR PLAN
A3.4 - BLDG. 2 UPPER & ROOF PLAN
BLDG. 3
A3.5 - BLDG. 3 GROUND & MAIN FLOOR PLAN
A3.6 - BLDG. 3 UPPER FLOOR PLAN
BLDG. 4
A3.7 - BLDG. 4 GROUND & MAIN FLOOR PLAN
A3.8 - BLDG. 4 UPPER FLOOR PLAN
BLDG. 5
A3.9 - BLDG. 5 GROUND & MAIN FLOOR PLAN
A3.10 - BLDG. 5 UPPER FLOOR PLAN
BLDG. 6
A3.11 - BLDG. 6 GROUND & MAIN FLOOR PLAN
A3.12 - BLDG. 6 UPPER FLOOR PLAN
BLDG. 7

A3.13 - BLDG. 7 GROUND FLOOR PLAN
A3.14 - BLDG. 7 MAIN FLOOR PLAN
A3.15 - BLDG. 7 UPPER FLOOR PLAN
BLDG. 8
A3.16 - BLDG. 8 GROUND & MAIN PLAN
A3.17 - BLDG. 8 UPPER FLOOR PLAN

ARCHITECTURAL IMAGERY AI ARCHITECTURAL IMAGERY

CIVIL
C-1 - VESTING TENTATIVE MAP
C-2 - SITE TOPOGRAPHY & DEMO PLAN
C-3 - SITE UTILITY PLAN
C-4 - PRELIMINARY GRADING PLAN
C-5 - PRELIMINARY GRADING PLAN
C-6 - PRELIMINARY GRADING PLAN SECTIONS
C-7 - PRELIMINARY STORMWATER CONTROL PLAN

LANDSCAPE

L-1 - LANDSCAPE DESIGN IMAGERY
L-2 - LANDSCAPE DESIGN IMAGERY
L-3 - CONCEPTUAL LANDSCAPE PLANS AND PLANT
LIST
L-4 - AMENITY ENLARGEMENT PLAN
L-5 - CONCEPTUAL LIGHTING IMAGERY

Congratulations to City Ventures for building the future...today!

Winner: Silicon Valley Clean Energy All-Electric
Development of the Year Award!

Our All-Electric Development of the
Year Award celebrates leaders within
our community who are reducing local
emissions and promoting a healthier
community with their advanced electric
technologies and building designs.



City Ventures

*Kitchen featuring
induction cooktop*



Depot Station: *all-electric residential
community in Morgan Hill*

Learn about the benefits of going all-electric:
[SVCleanEnergy.org/all-electric-award](https://svcleanenergy.org/all-electric-award)



Silicon Valley Clean Energy is the community-owned electricity provider for 13 Silicon Valley communities, providing more than 270,000 residential and commercial customers with clean, carbon-free electricity at competitive prices, from sources like solar, wind and hydropower.

PROJECT OVERVIEW

CITY VENTURES IS PLEASED TO PROVIDE THIS PROJECT OVERVIEW FOR THE GATES PROJECT.

PROPOSED PROJECT DETAILS:

THE GATES PROJECT SITE CONSISTS OF AN UNDEVELOPED 3.81-ACRE PARCEL IN NORTHWEST MORGAN HILL. THE PROJECT SITE IS LOCATED WEST OF MONTEREY ROAD ON AN UNDEVELOPED PARCEL WITH FEW TREES AND LITTLE VEGETATION. THE SURROUNDING NEIGHBORHOOD INCLUDES ATTACHED HOMES TO THE EAST ACROSS MONTEREY ROAD, SINGLE FAMILY HOMES AND THE EL TORO FIRE STATION ACROSS TRAIN TRACKS TO THE WEST, THE MONTEREY GATEWAY MIXED-USE PROJECT TO THE SOUTH, AND COMMERCIAL USES, INCLUDING AN ARCO GAS STATION AND CONVENIENCE STORE, BEAUTY SALONS, AND STARBUCKS DRIVE-THROUGH TO THE NORTH.

THE SITE IS CURRENTLY ZONED FOR THE NEXT PHASE OF A COMMERCIAL PUD THAT WAS PROCESSED BY THE CITY IN THE EARLY 2000'S. THE USES CONTEMPLATED IN THAT PUD ARE SIMILAR TO THOSE TO THE NORTH. CITY VENTURES IS PROPOSING A LAND-USE CHANGE TO MIXED-USE FLEX TO PROVIDE FOR A DYNAMIC MIX OF TOWNHOME-STYLE CONDOMINIUMS, GROUND FLOOR RETAIL, AND AMENITIES. IN THAT VEIN, CITY VENTURES IS RESPECTFULLY REQUESTING THE CITY'S APPROVAL OF A GENERAL PLAN AMENDMENT, REZONING, AND VESTING TENTATIVE PARCEL MAP.

WE ARE THRILLED TO BRING AN INVENTIVE AND VIBRANT PROGRAM TO LIFE. THE PROPOSED PROJECT WOULD PROVIDE 4 FLEXIBLE COMMERCIAL SPACES, 49 SOLAR ALL-ELECTRIC TOWNHOME-STYLE CONDOMINIUMS, CHILDREN'S PLAY AREA, BOCCIE BALL COURTS, SEATING PLAZA, AND BARBECUE AREAS. THE TARGET MARKET FOR THE HOMES WOULD BE FIRST-TIME HOMEBUYERS AND YOUNG FAMILIES. THESE HOMES RANGE IN SIZE AND BEDROOM COUNT, EACH WITH ITS OWN PRIVATE GARAGE ACCESSED BY A COMMON DRIVE AISLE OR ALLEYWAY. GARAGE LAYOUTS ALTERNATE BETWEEN SIDE-BY-SIDE AND TANDEM GARAGES AND EACH HOME IS ACCESSED FROM SHARED PASEOS, COMMON OPEN SPACE AREAS, OR LIVING STREETS. EACH HOME WILL COME STANDARD WITH SOLAR AND WILL INCORPORATE A SPECIFIC FOCUS ON HEALTHY, ENERGY EFFICIENT LIVING. PROJECT LANDSCAPING WILL CONSIST OF NATIVE DROUGHT TOLERANT PLANT SPECIES AND HYDRO-ZONES WILL BE UTILIZED TO MAKE EFFICIENT USE OF WATER. PLANTING PLANS WILL CALL FOR NEW TREES AND SHRUBS TO COMPLEMENT OTHER NEIGHBORING DEVELOPMENTS. AT LEAST 15 PERCENT OF THE NEW TOTAL HOUSING UNITS WILL BE MADE AVAILABLE TO HOUSEHOLDS AT AN AFFORDABLE SALES PRICE. PROVIDING FOR VARYING UNIT TYPES WITHIN THE NEIGHBORHOOD ENCOURAGES INHERENT AFFORDABILITY WHICH PROVIDES HOME OWNERSHIP OPPORTUNITIES FOR FUTURE HOME BUYERS OF VARYING INCOME LEVELS.

EXISTING USE:

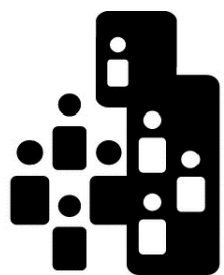
THE PROJECT SITE FOR THE GATES HAS BEEN HISTORICALLY VACANT. AERIAL IMAGERY SHOWS THAT THE SITE HAS BEEN EMPTY FOR OVER A CENTURY. THE CITY APPROVED A PUD CALLED "MONTEREY GATEWAY" IN 2002, WHEREIN THE SITE, AS PART OF A LARGER DEVELOPMENT, WAS CONTEMPLATED FOR A GAS STATION, CAR WASH, MINI MARKET, FAST FOOD RESTAURANT (NO OUTDOOR EATING ALLOWED), AND RETAIL/OFFICE SPACE. OF THOSE USES, THE GAS STATION, CAR WASH, MINI MARKET, AND FAST FOOD RESTAURANT WERE CONSTRUCTED IN THE 2000'S. NO ADDITIONAL WORK HAS OCCURRED OVER THE PAST DECADE. THE PROJECT SITE ITSELF WAS ENVISIONED FOR LARGE SURFACE PARKING LOTS AND PREDOMINANTLY SINGLE-STORY RETAIL/OFFICE SPACE THAT NO LONGER FITS THE LIFESTYLE OR VISION OF RESIDENTS AND WORKERS IN THE BAY AREA. WITH THE RECENT AND EVER-INCREASING TREND TOWARD CREATING FLEXIBILITY IN THE BUILT ENVIRONMENT - SUCH AS WORKING FROM HOME OR COLLOCATING LIVING AND WORK SPACE -- THE PROJECT SITE WOULD BENEFIT TREMENDOUSLY FROM A VIBRANT MIX OF USES THAT WORK IN TANDEM WITH ONE ANOTHER AND TAKE ADVANTAGE OF BOTH VERTICAL AND HORIZONTAL INTEGRATION.

DESIGN GUIDELINES:

THE PROJECT DESIGN TEAM CONSULTED THE CITY'S DESIGN GUIDELINES IN CREATING THE PROPOSED NEIGHBORHOOD LAYOUT AND HOME DESIGNS. A FEW KEY DESIGN ELEMENTS THAT PROMOTE THE CITY'S DESIGN GOALS INCLUDE:

- PEDESTRIAN CONNECTIVITY PROMOTED THROUGH THE SITE
- VARYING HOME SIZES AND CONFIGURATIONS
- COMMERCIAL SPACES AND HOMES ORIENTED TOWARD PUBLIC STREETS, CREATING A STRONG STREETWALL AS WELL AS A COMFORTABLE EXPERIENCE FOR THE PEDESTRIAN ALONG THE PUBLIC SIDEWALK. NATIVE PLANTINGS WILL PROVIDE A PLEASANT AND WALKABLE STREETScape.
- GARAGES AND THE MAJORITY OF SURFACE PARKING ARE ORIENTED AWAY FROM THE PUBLIC STREET AND OUT OF VIEW.
- ALL HOMES HAVE ACCESS TO WELL ORGANIZED PRIVATE OPEN SPACES AND BOTH HOMES AND COMMERCIAL SPACES HAVE ACCESS TO CENTRALIZED COMMON OPEN SPACES.

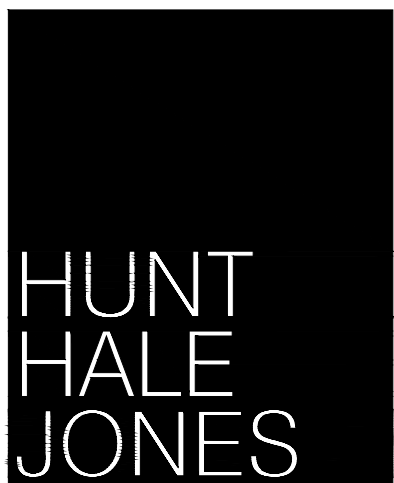
CITY VENTURES IS EAGER TO WORK WITH THE CITY OF MORGAN HILL TO PURSUE A PROJECT THAT WILL BRING VIBRANCY TO THE PROJECT SITE AND COMPLEMENT THE MADRONE NEIGHBORHOOD. WE LOOK FORWARD TO WORKING WITH YOU TO BRING THIS COMMUNITY TO FRUITION!



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PROJECT OVERVIEW & PAST PROJECTS - 1

P0.1

SCALE: N.T.S.
DATE: 10.20.2021
PROJECT: 317062.00



MONTEREY GATEWAY



LODAN PLACE



DEPOT STATION



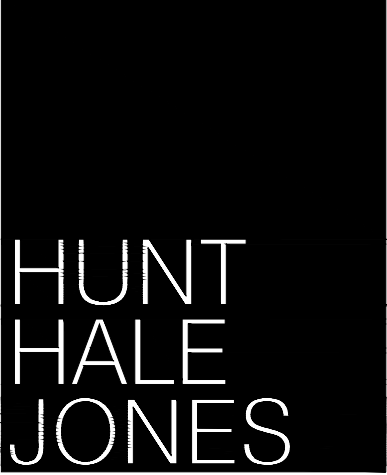
MONTEREY COLLECTION



SOLERA RANCH

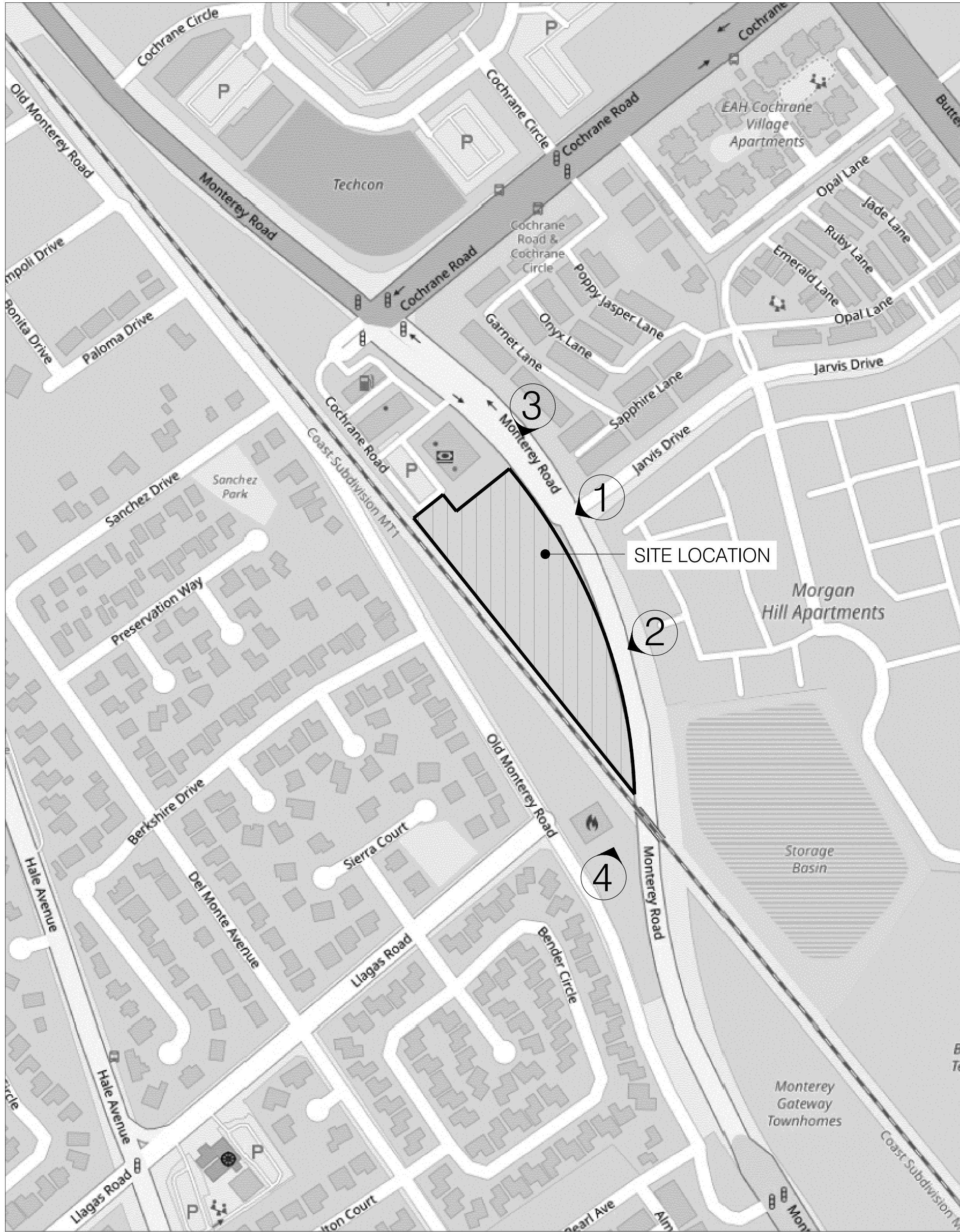


THE GATES
18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

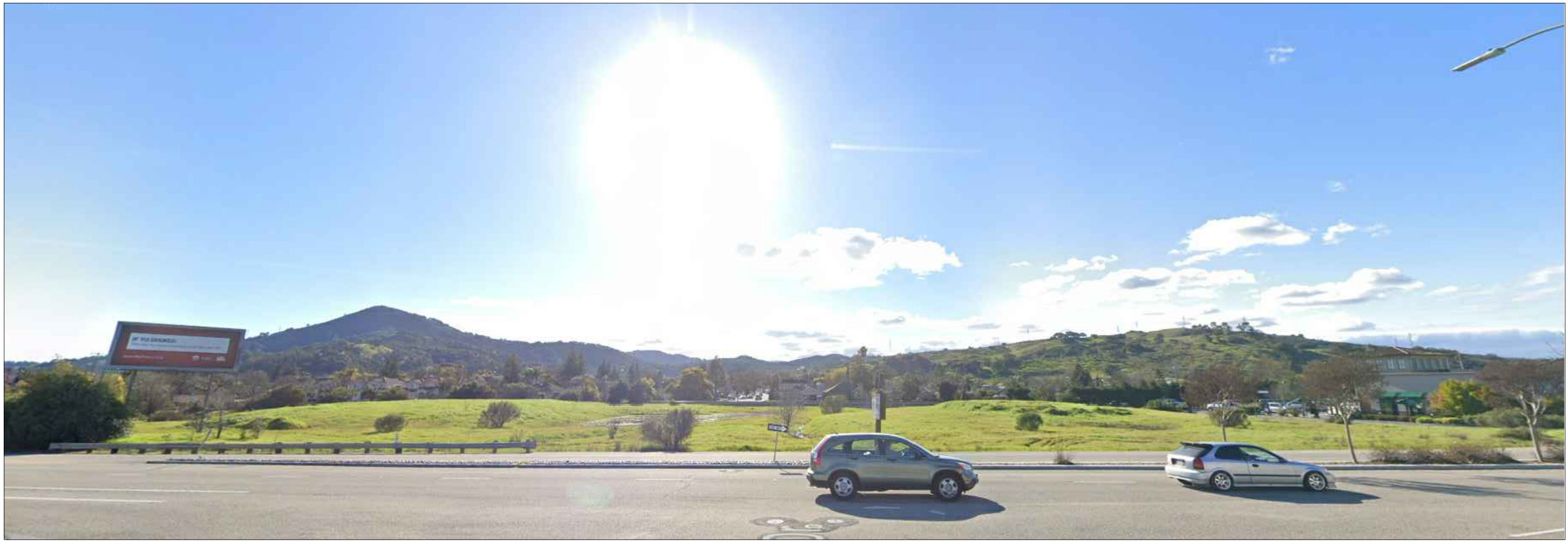


Architecture | Planning | Interiors
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300
f. 415-288-0288

PROJECT OVERVIEW & PAST PROJECTS - 2
P0.2
SCALE: N.T.S.
DATE: 10.20.2021
PROJECT: 317062.00



VICINITY MAP



VIEW NO. 1 SITE LOCATION FROM MONTEREY RD. & JARVIS DR.



VIEW NO. 2 FROM ACROSS MONTEREY RD.



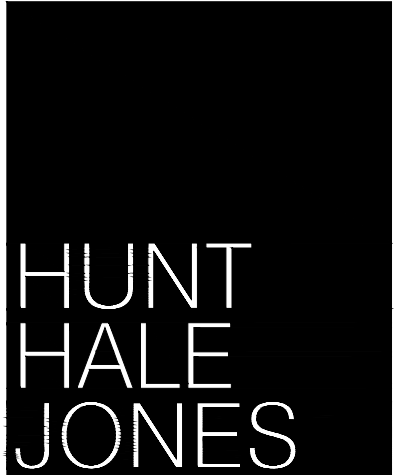
VIEW NO. 3 FROM ACROSS MONTEREY RD.



VIEW NO. 4 FROM OLD MONTEREY RD. BEHIND THE TRAIN

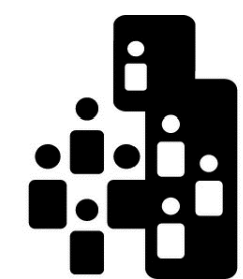


THE GATES
18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300
f. 415-288-0288

VICINITY MAP & NEIGHBORHOOD PHOTOS
PH
SCALE: N.T.S.
DATE: 10.20.2021
PROJECT: 317062.00



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

COLORED SITE PLAN

CSP

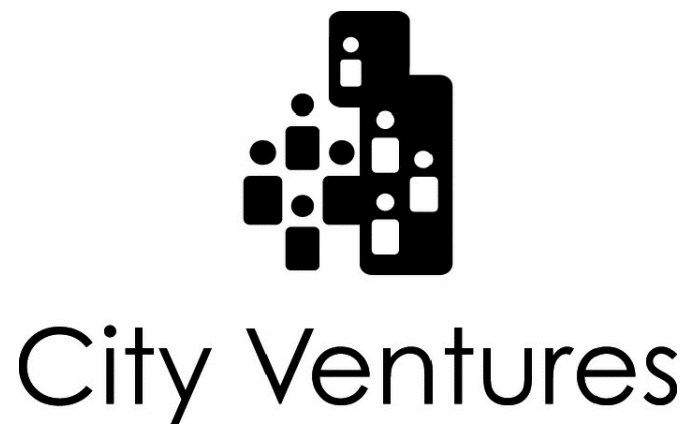
SCALE: 1"=40'-0"

DATE: 10.20.2021

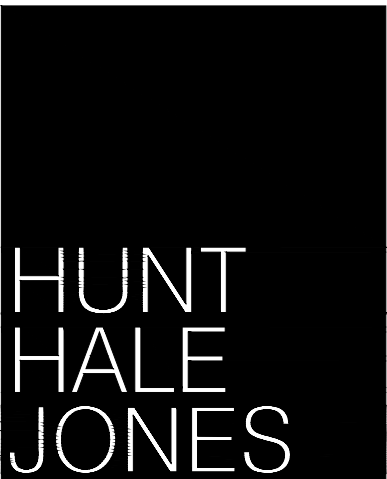
PROJECT: 317062.00

PROJECT DATA		
18545 - 18565 MONTEREY ROAD MORGAN HILL, CALIFORNIA APN 764-10-013 & 764-10-015		
	EXISTING	PROPOSED
ZONING	PUD (COMMERCIAL)	MU-F (MIXED USE FLEX)
GENERAL PLAN	COMMERCIAL	MU-F (MIXED USE FLEX)
SITE AREA	3.815 AC/166,181 SF	
TOTAL DWELLING UNITS	49 UNITS	
TOTAL COMMERCIAL UNITS	4 UNITS	
OCCUPANCY	-	
RESIDENTIAL	R2/U	
COMMERCIAL	A2	
CONSTRUCTION TYPE	-	
RESIDENTIAL	V-B	
COMMERCIAL	V-B	
ACCESSIBLE UNITS	5 UNITS	
MIXED USE FLEX REQMTS.		
	REQUIRED	PROPOSED
RESIDENTIAL DENSITY	7 MIN - 24 MAX DUA	12.84 DUA
SETBACKS		
FRONT	MIN: 15 FT	MIN: 15 FT
REAR	MIN: 20 FT	MIN: 20 FT
INTERIOR SIDE	MIN: 5 FT	MIN: 5 FT
STREET SIDE	MIN: 10 FT	MIN: 10 FT
COMMON OPEN SPACE	15% OF SITE AREA 25,000 SF.	28,047 SF.
PRIVATE OPEN SPACE	48 SF./UNIT	80 - 212 SF./UNIT
BLDG. HEIGHTS	ALLOWED	PROPOSED
	35 FT. (*45 FT.)	35 FT. (*45 FT.)
PARKING		
RESIDENTIAL	REQUIRED	PROPOSED
DEDICATED	123 (2.5/UNIT)	123
GUEST	17 (1/3 UNITS)	19
COMMERCIAL	13 SPACES (1/250 SF)	13 SPACES

NOTE:
* WITH A MINIMUM OF 10'-0" DEVOTED TO A ROOF ELEMENT



THE GATES
18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PROJECT INFORMATION

PI

SCALE: N.T.S.
DATE: 10.20.2021
PROJECT: 317062.00

PARKING REQMT.

- GENERAL
- CITY TBL 18.72-2 UNIT PRKG: 2.5/UNIT X 49 UNITS = 122.5 = 123 SPACES
 - COVERED = 49 UNITS X 2 = 98 SPACES
 - UNCOVERED = 25 SPACES
 - COMMERCIAL PRKG (CITY TBL 18.72-2): 1/250 SF = 3,240 SF/250 = 13 SPACES
 - GUEST PRKG (CITY TBL 18.72-3): 1/3 UNITS = 49 UNITS/3 = 16.3 SPACES = 17 SPACES

- ACCESSIBILITY
- ASSIGNED SPACES (SECT 1109A.4) : 2% OF ASSIGNED SPACES = 49 X 2% = 1.96 = 2 SPACES
 - UNASSIGNED: SPACES (SECT 1109A.5): 5% OF UNASSIGNED SPACES
 - RESIDENTIAL: 42 X 5% = 2 = 2 SPACES
 - COMMERCIAL: 13 X 5% = .65 = 1 SPACE
 - VAN SPACES (SECT 1109.8.6): 1:8 ACCESSIBLE SPACES = 1 SPACE

- CAL GREEN
- CLEAN AIR SPACES (TBL 5.106.5.2): 51-75 SPACES REQ 3 SPACES
 - EV SPACES (TBL 5.106.5..3.3): 51-75 SPACES REQS 4 SPACES
 - (CITY RQMTS: 50-100 SPACES REQS 2 SPACES)
 - SHORT TERM BIKE PRKG (5.106.4.1.1): 5% OF UNASSIGNED SPACES = 55 X 5% = 2.75 = 3 SPACES
 - TERM BIKE PRKG (5.106.4.1.2 LONG): 5% OF UNASSIGNED SPACES = 55 X 5% = 2.75 = 3 SPACES

BLDG. SUMMARY

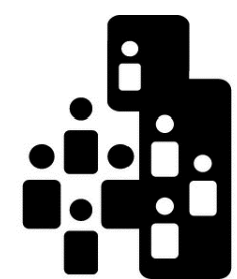
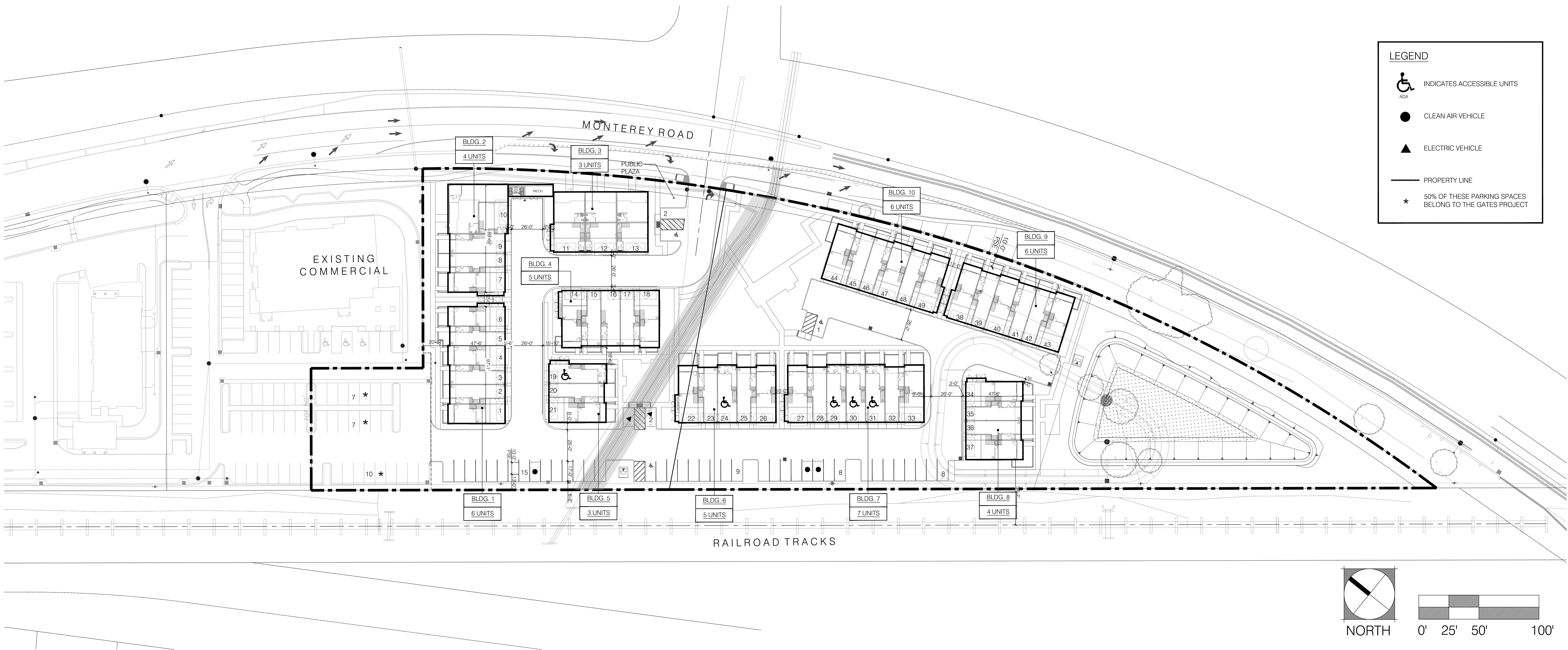
BLDGS.	PLANS								TOTAL
	PAN 1	PAN 1X	PAN 2	PLAN 2X	PAN 3	COMM 1	PLAN 3X	COMM 2	
BLDG. 1	3	-	2	1	-	-	-	-	6 DU/0 CU
BLDG. 2	1	1	1	-	-		1	1	4 DU/1 CU
BLDG. 3	-	-	-	-	3	3	-	-	3 DU/3 CU
BLDG. 4	2	1	-	2	-	-	-	-	5 DU/0 CU
BLDG. 5	1	1*	-	1	-	-	-	-	3 DU/0 CU
BLDG. 6	2	1*	1	1	-	-	-	-	5 DU/0 CU
BLDG. 7	2	3*	1	1	-	-	-	-	7 DU/0 CU
BLDG. 8	2	-	-	2	-	-	-	-	4 DU/0 CU
BLDG. 9	3	-	2	1	-	-	-	-	6 DU/0 CU
BLDG. 10	3	-	2	1	-	-	-	-	6 DU/0 CU
TOTAL	19	7	9	10	3	3	1	1	49 DU/4 CU

NOTE:
* = ACCESSIBLE UNITS (5 TOTAL)
DU = DWELLING UNIT
CU = COMMERCIAL UNIT

UNIT SUMMARY

PLAN NUMBER	TOT. UNITS	% UNITS	TOT. LIVING	DECKS	GARAGE
PLAN 1 - (3 BD - 3 BTH)	19	39%	1,403 SF	112 SF	556 SF
PLAN 1X - (3 BD - 3 BTH) *	7	14%	1,509 SF	112 SF	600 SF
PLAN 2 - (3 BD - 3 BTH)	9	19%	1,697 SF	80 SF	502 SF
PLAN 2X - (3 BD - 3 BTH)	10	20%	1,760 SF	81 SF	506 SF
PLAN 3 - (3 BD - 2.5 BTH - DEN/OPT BD 4 - 4 BTH)	3	6%	2,310 SF	212 SF	506 SF
COMMERCIAL 1	3	-	600 SF	-	-
PLAN 3X - (3 BD - 2.5 BTH - DEN/OPT BD 4 - 4 BTH)	1	2%	2,310 SF	212 SF	506 SF
COMMERCIAL 2	1	-	1,440 SF	-	-
TOTAL UNIT	49 DU/4CU				

NOTE:
* = ACCESSIBLE UNITS (5 TOTAL)
DU = DWELLING UNIT
CU = COMMERCIAL UNIT



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

CONCEPTUAL SITE PLAN

SP

SCALE: 1"=40'-0"
DATE: 10.20.2021
PROJECT: 317062.00



FRONT ELEVATION

BLDG. 2



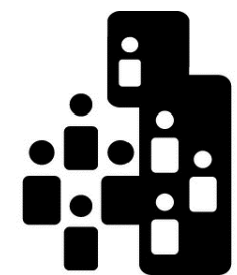
FRONT ELEVATION

BLDG. 3

LEFT ELEVATION

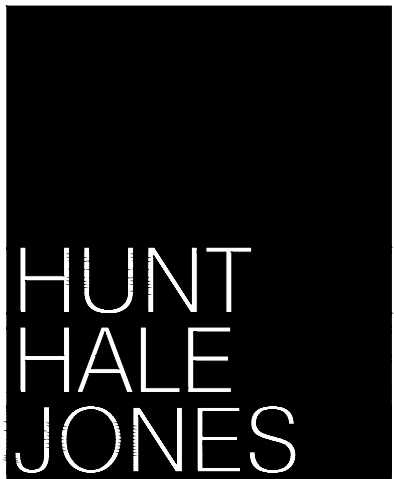
BLDG. 2

FINISH SCHEDULE		
1	COMPOSITION SHINGLE ROOF	
2	LOUVERED ROOF VENT	
3	CORBEL W/ KICKER	
4	HORIZONTAL RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	DECORATIVE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MANDOOR	
14	STYLIZED LIGHT AND ADDRESS	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	ROOF CANOPY	



City Ventures

THE GATES
18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

BLDG. 2 FRONT & LEFT EXTERIOR ELEVATIONS

A1.1

SCALE: 1/8" = 1'-0"
DATE: 10.20.2021
PROJECT: 317062.00



REAR ELEVATION

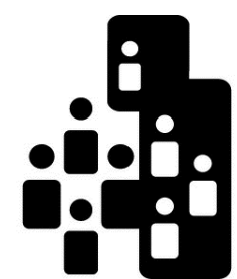
BLDG. 2



RIGHT ELEVATION

BLDG. 2

FINISH SCHEDULE		
1	COMPOSITION SHINGLE ROOF	
2	LOUVERED ROOF VENT	
3	CORBEL W/ KICKER	
4	HORIZONTAL RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	DECORATIVE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MANDOOR	
14	STYLIZED LIGHT AND ADDRESS	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	ROOF CANOPY	

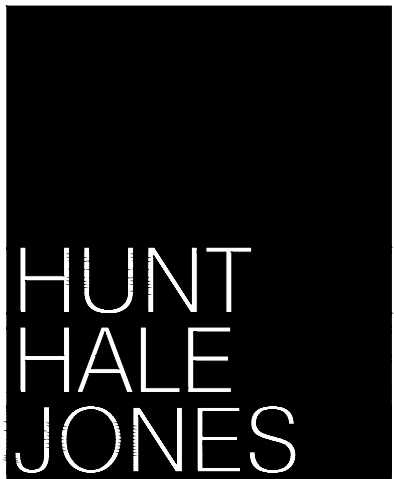


City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

BLDG. 2 REAR & RIGHT EXTERIOR ELEVATIONS

A1.2

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

DATE: 10.20.2021

PROJECT: 317062.00



LEFT ELEVATION

BLDG. 10 (BLDG. 1 & 9 SIM.)



FRONT ELEVATION

BLDG. 10 (BLDG. 1 & 9 SIM.)

FINISH SCHEDULE		
1	COMPOSITION SHINGLE ROOF	
2	LOUVERED ROOF VENT	
3	CORBEL W/ KICKER	
4	HORIZONTAL RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	DECORATIVE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MANDOOR	
14	STYLIZED LIGHT AND ADDRESS	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	ROOF CANOPY	



RIGHT ELEVATION

BLDG. 10 (BLDG. 1 & 9 SIM.)

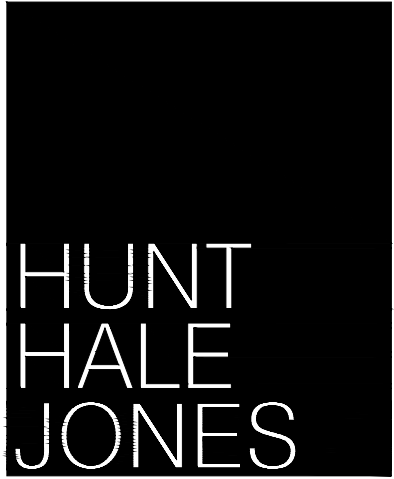


REAR ELEVATION

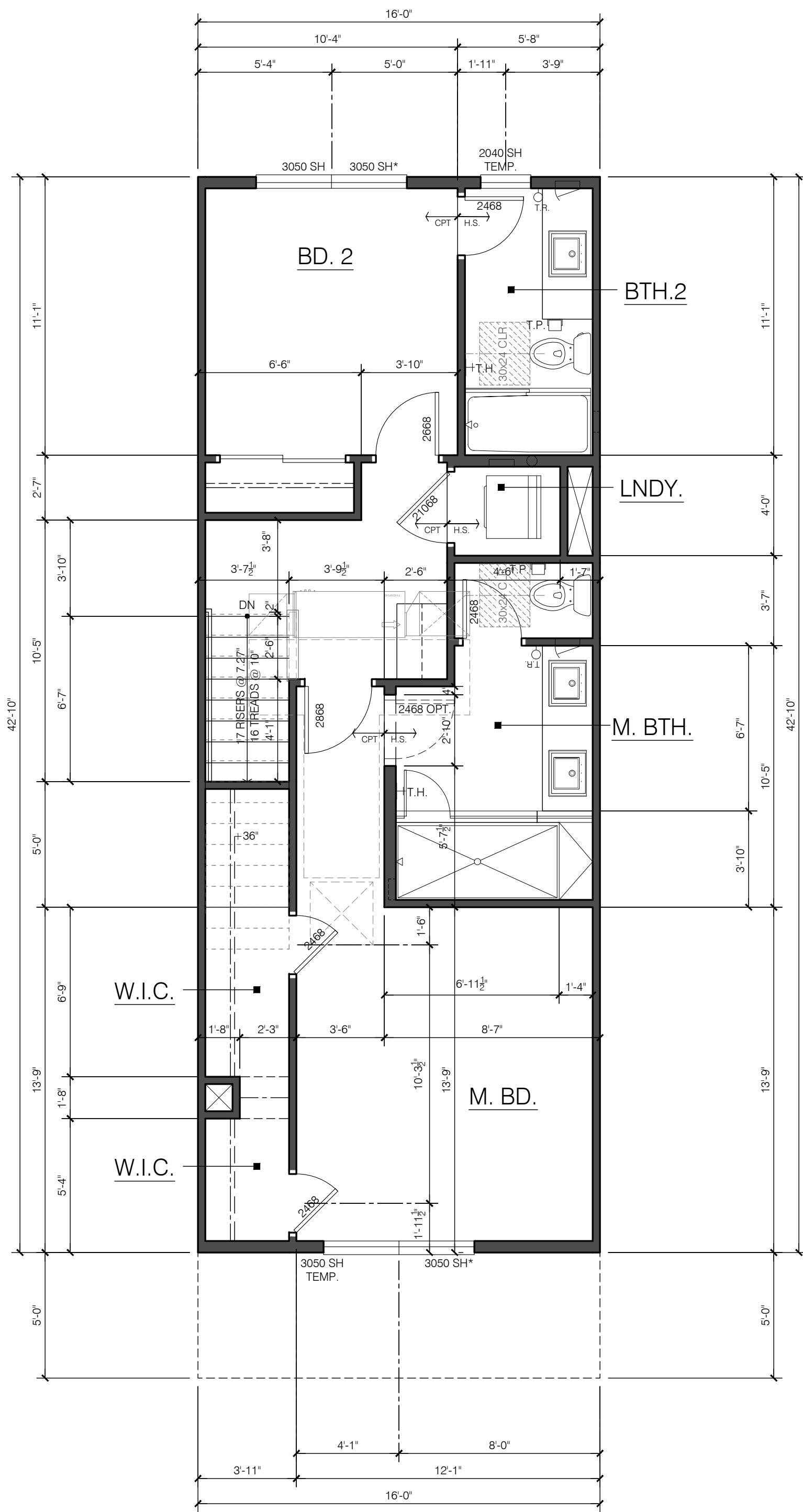
BLDG. 10 (BLDG. 1 & 9 SIM.)



THE GATES
18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



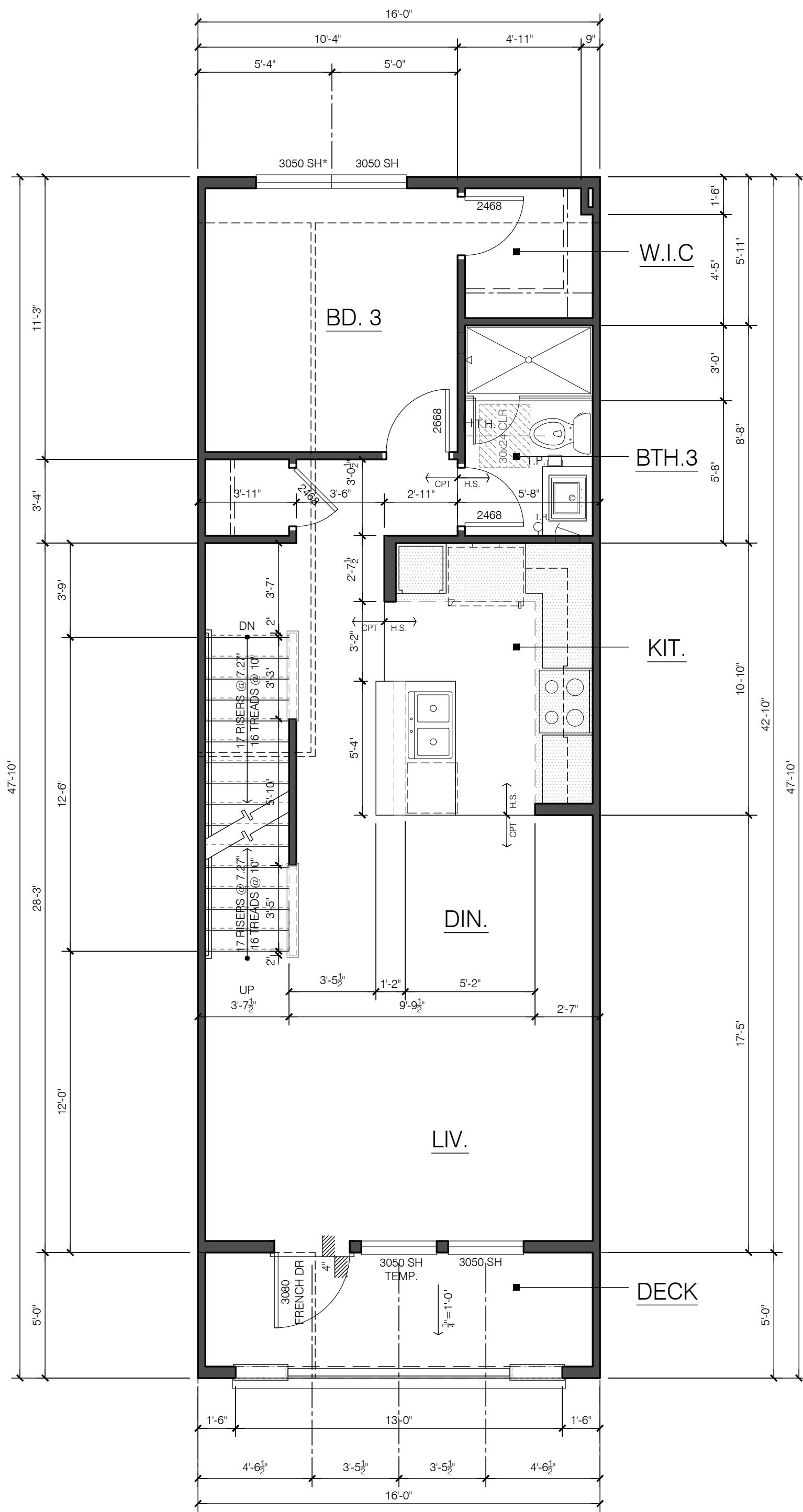
Architecture | Planning | Interiors BLDG. 10 (1 & 9 SIM.) FRONT & LEFT EXTERIOR ELEVATIONS
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300
f. 415-288-0288
A1.3
SCALE: 1/8" = 1'-0"
DATE: 10.20.2021
PROJECT: 317062.00



UPPER FLOOR PLAN

PLAN 1

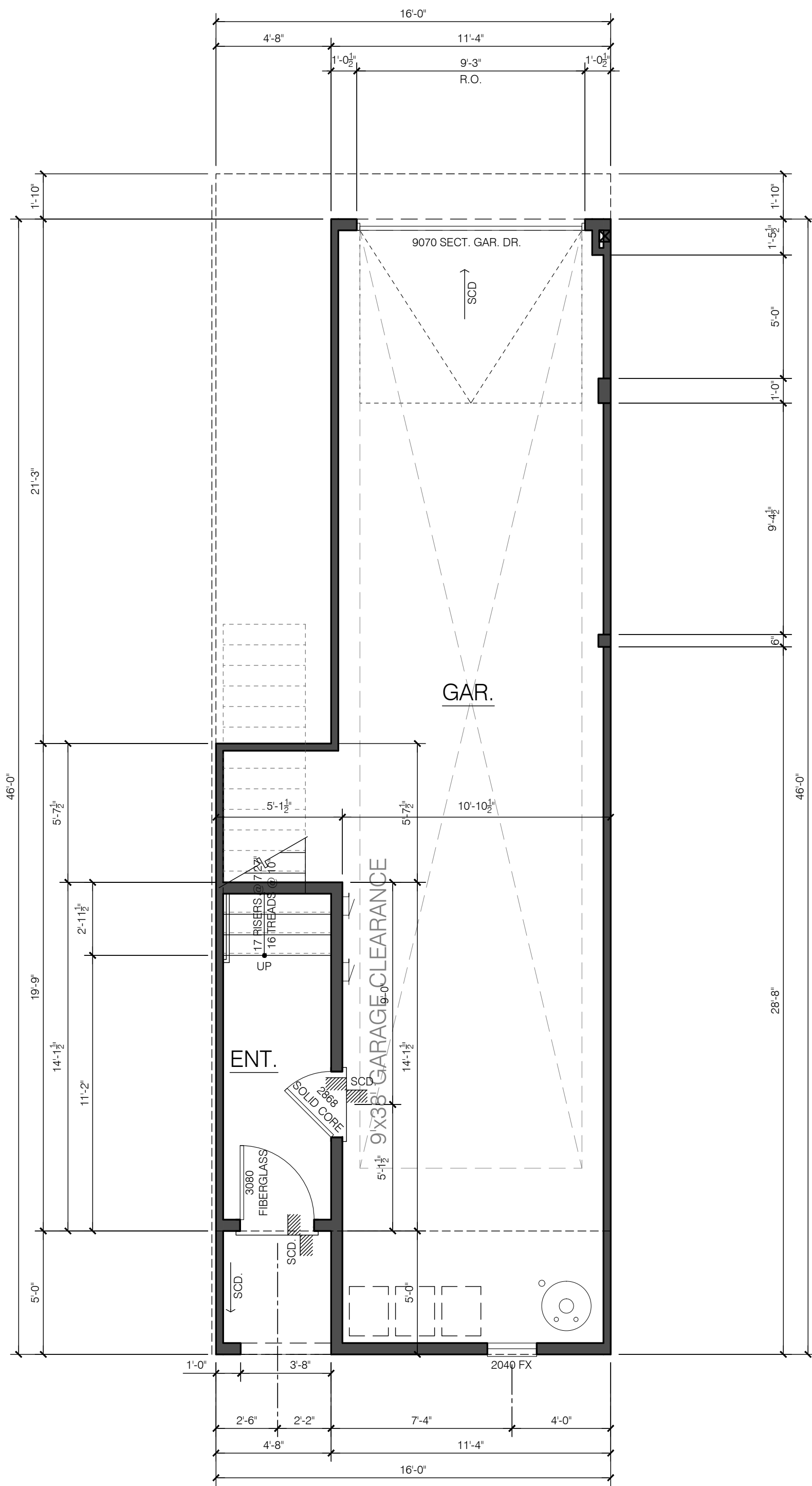
UPPER LIVING: 661 SQ. FT.



MAIN FLOOR PLAN

PLAN 1

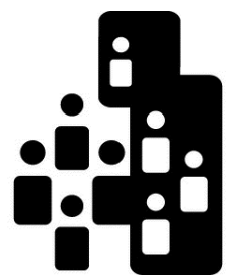
MAIN LIVING: 685 SQ. FT.
TOTAL LIVING: ±1403 SQ. FT.



GROUND FLOOR PLAN

PLAN 1

GROUND LIVING: 57 SQ. FT.
GARAGE: 556 SQ. FT.



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

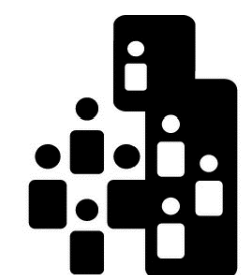
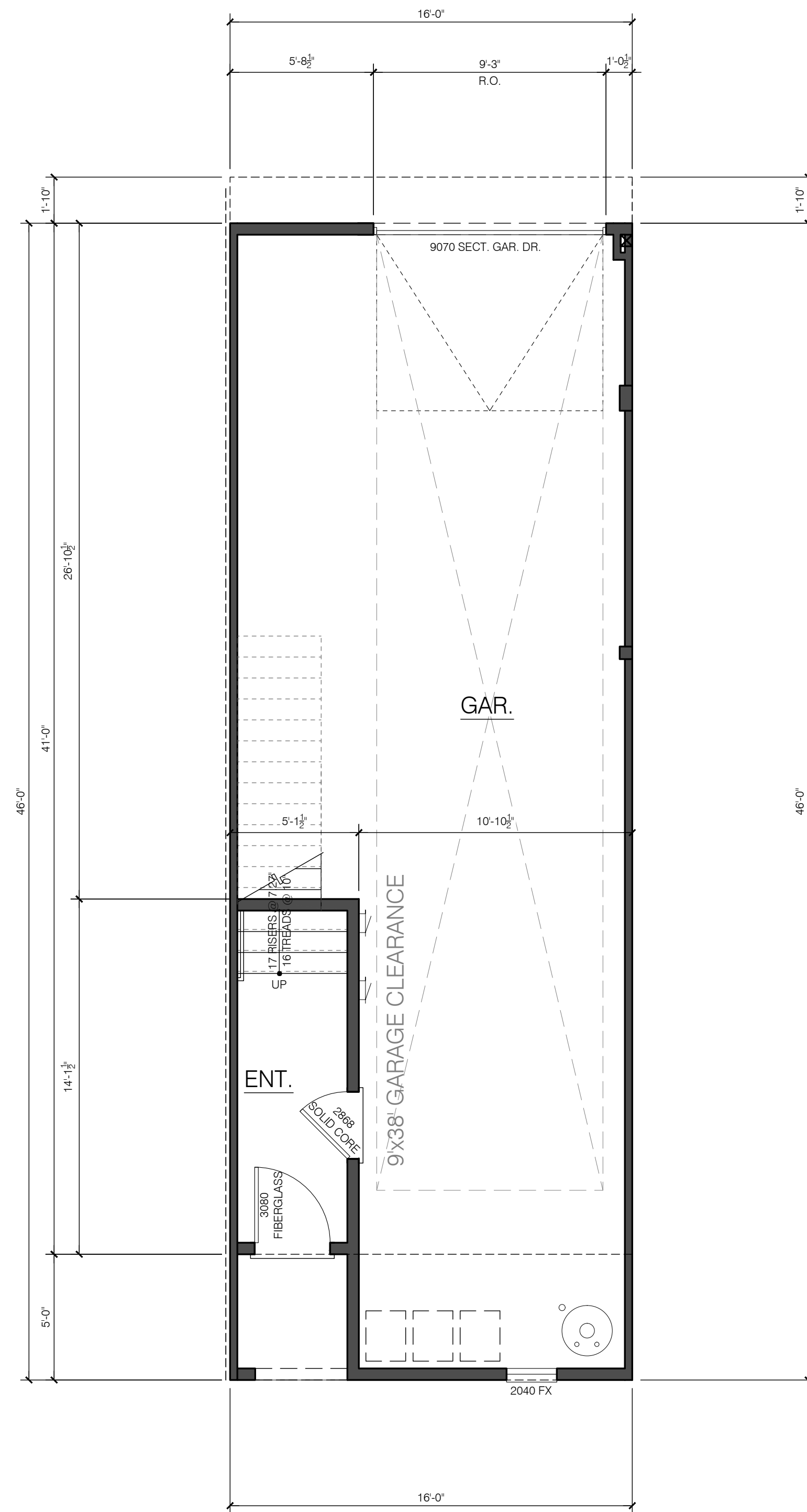
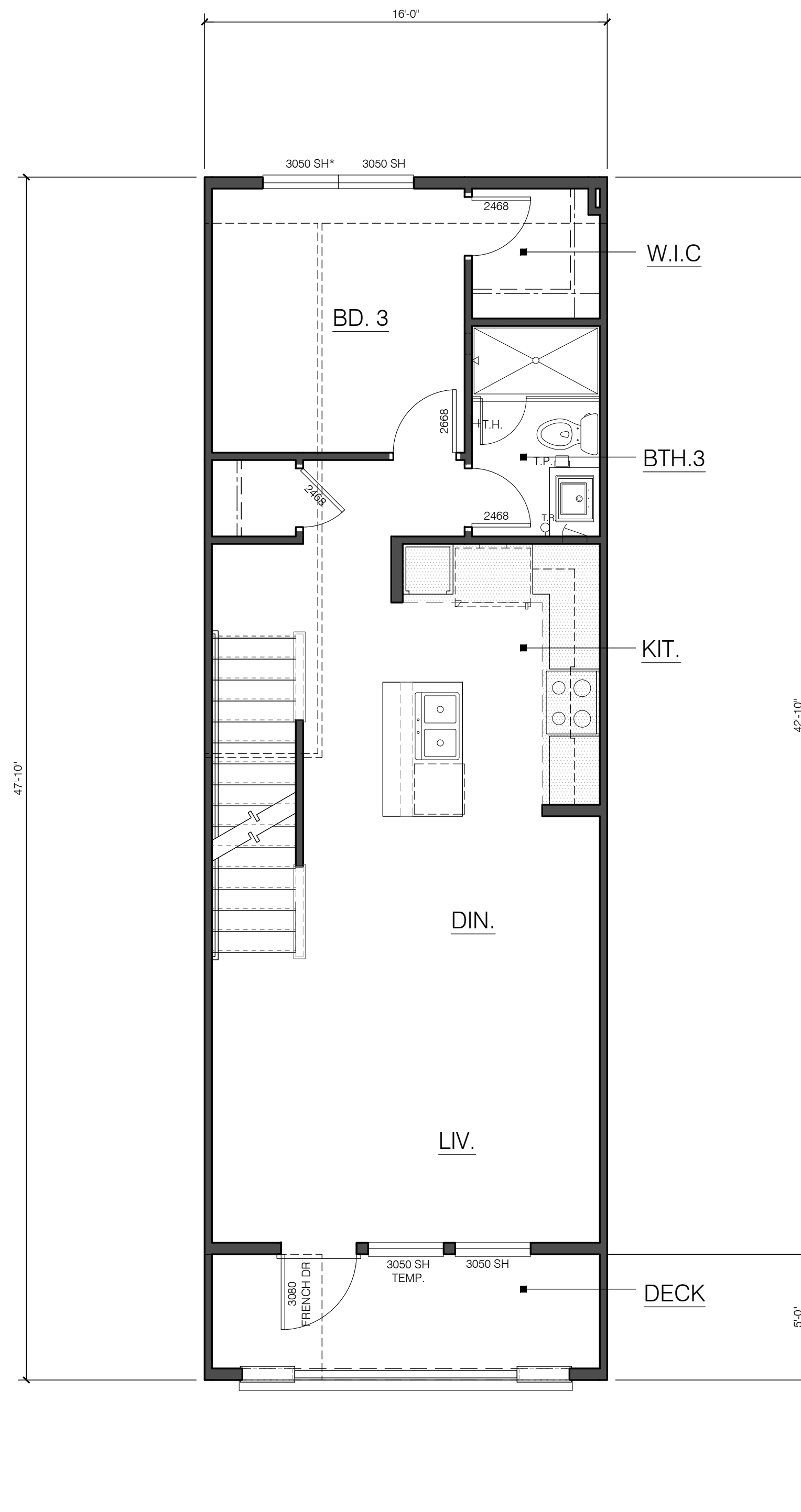
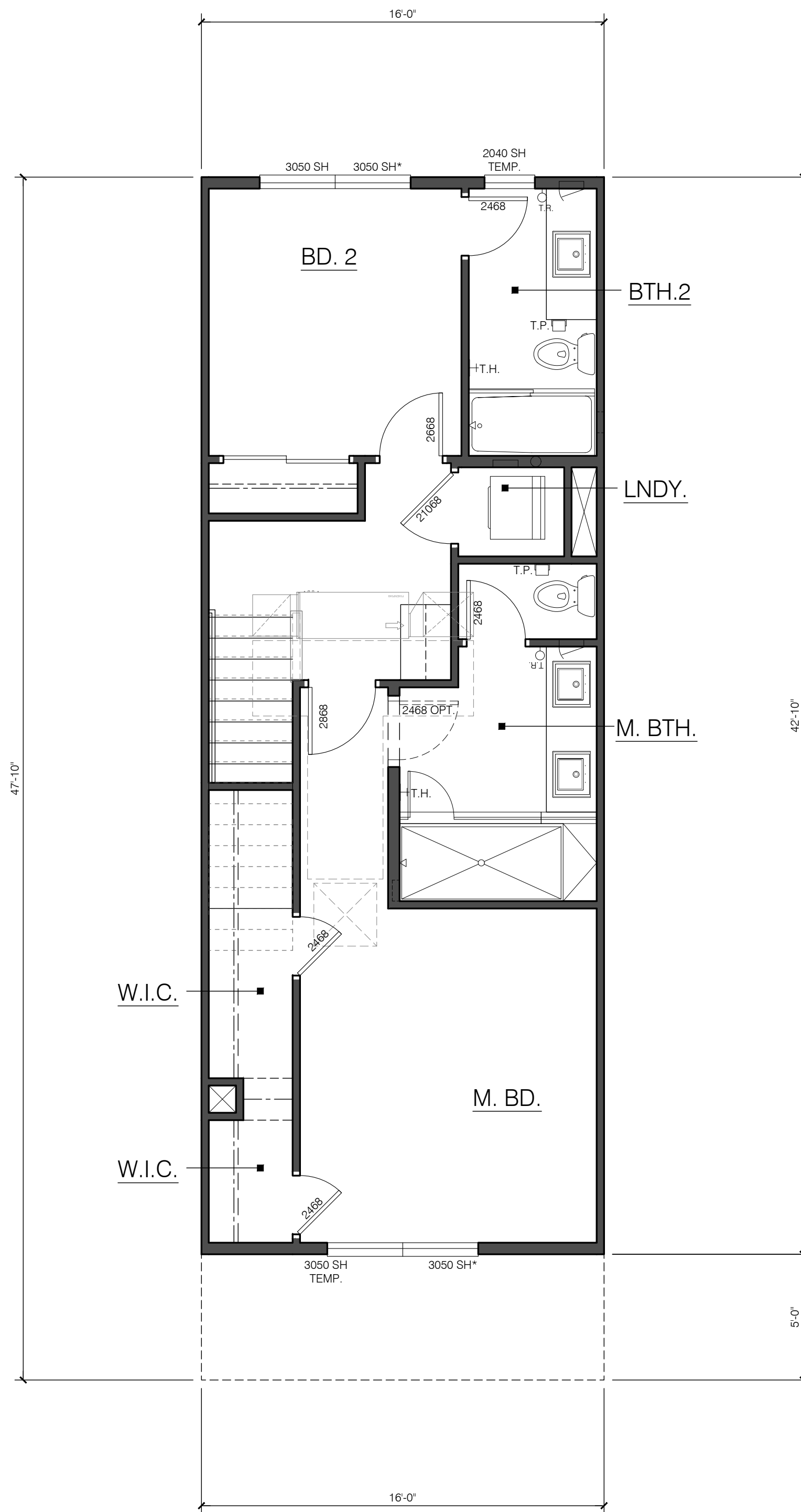
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 1

A2.1

SCALE: 1/4" = 1'-0"
DATE: 10.20.2021
PROJECT: 317062.00



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

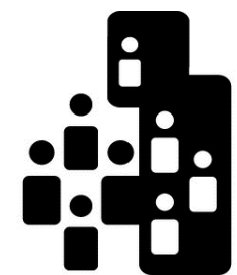
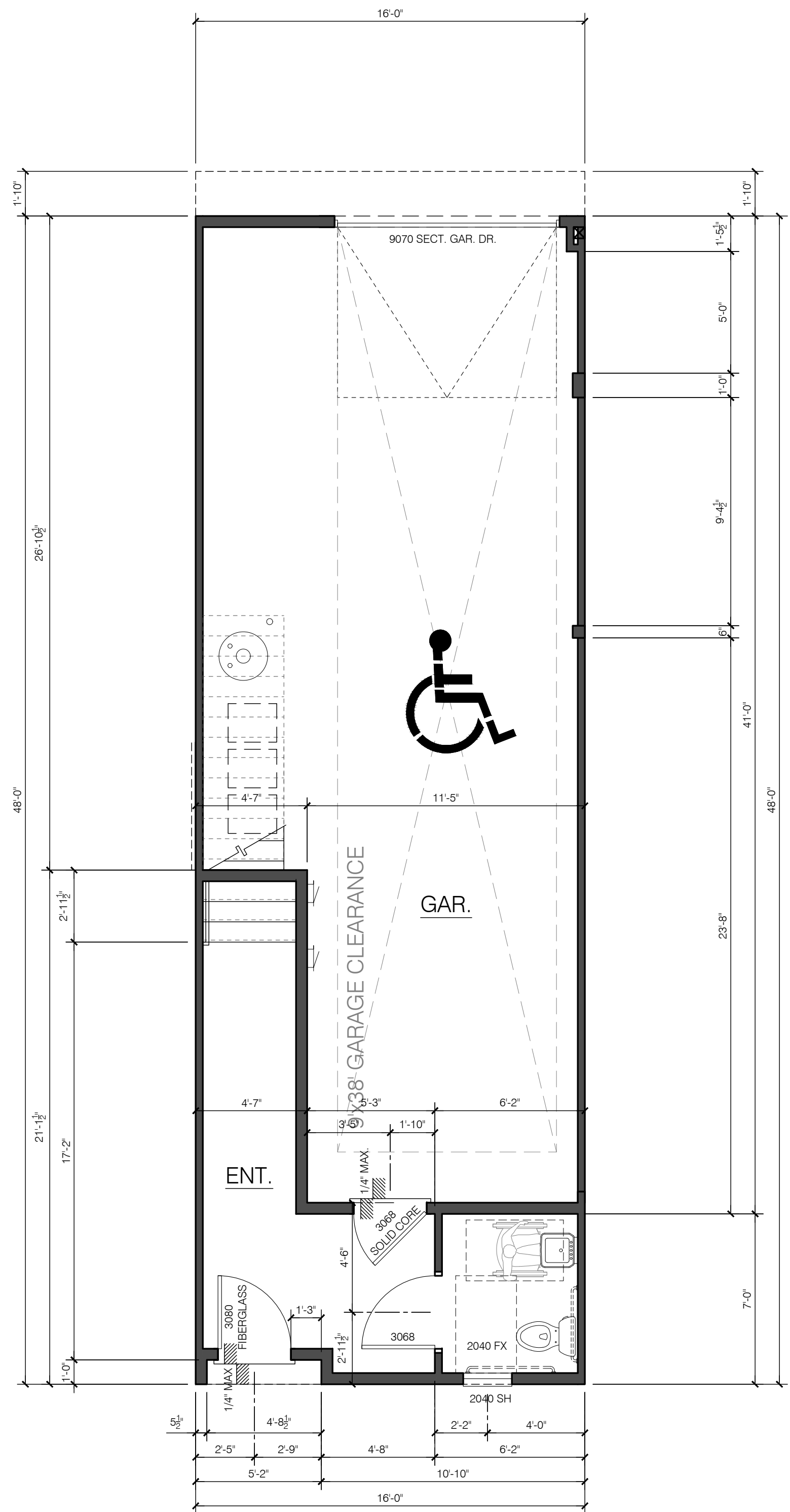
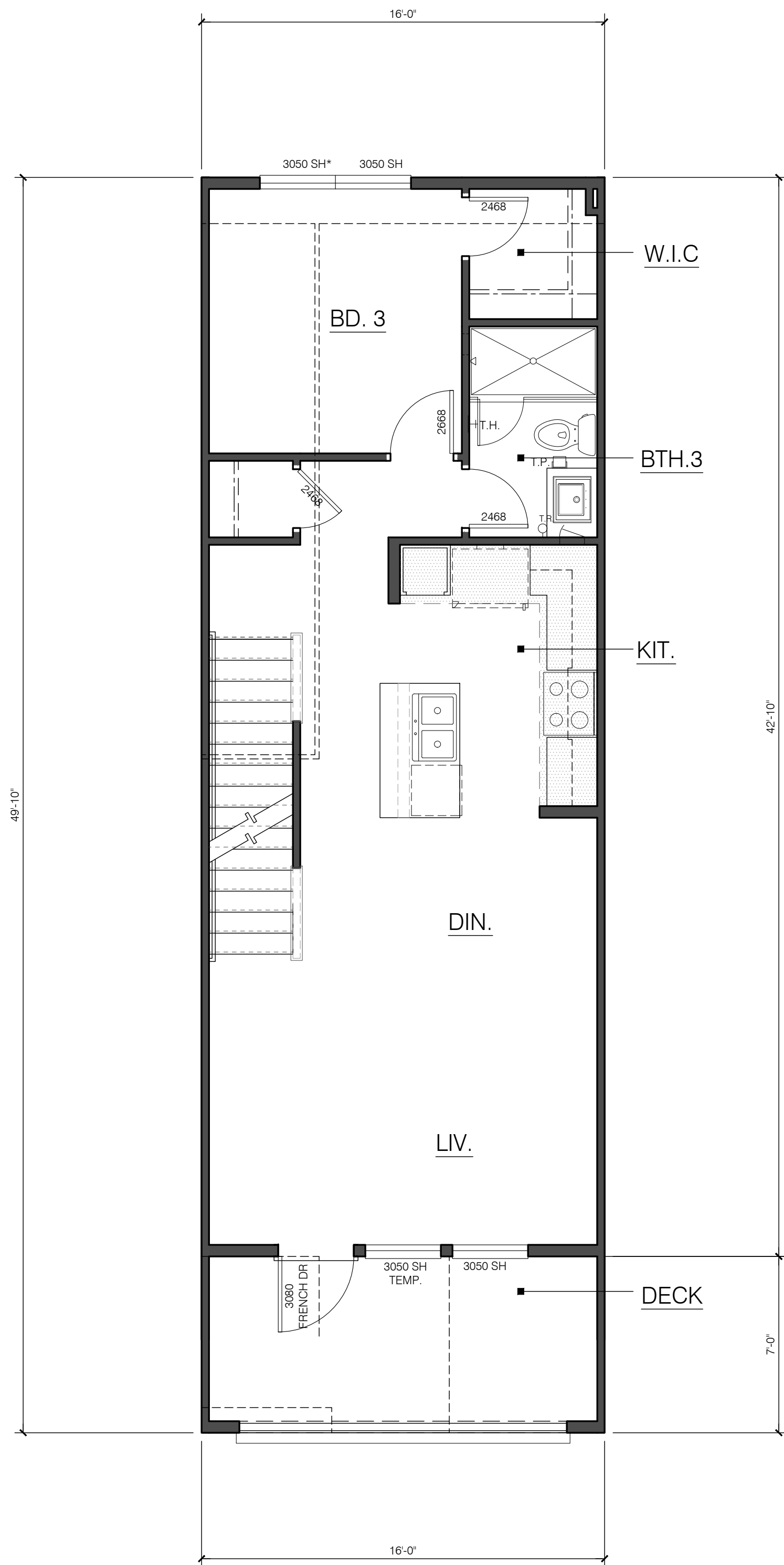
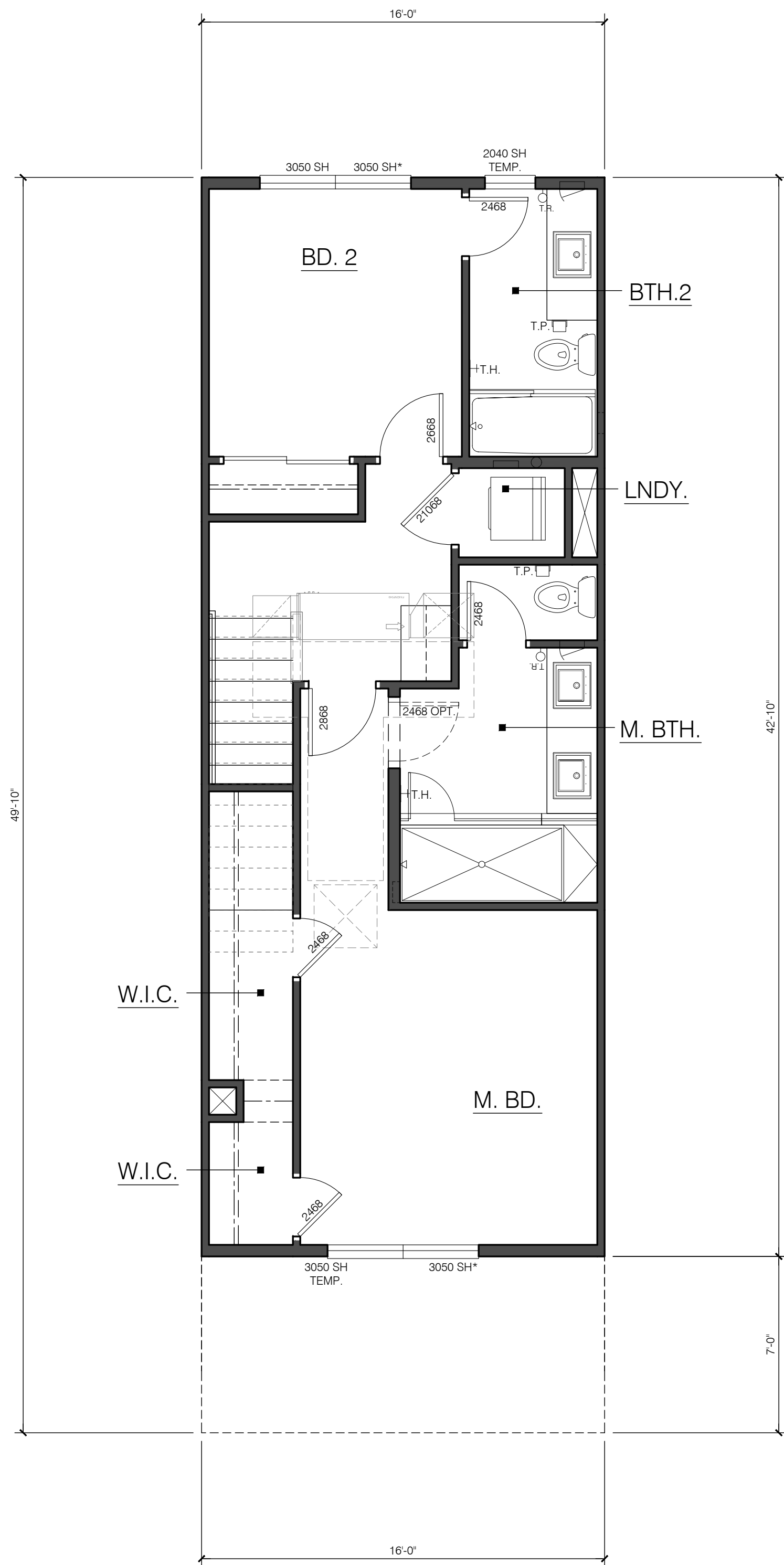
PLAN 1X

A2.2

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

DATE: 10.20.2021

PROJECT: 317062.00



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

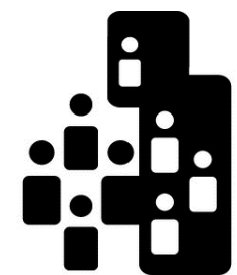
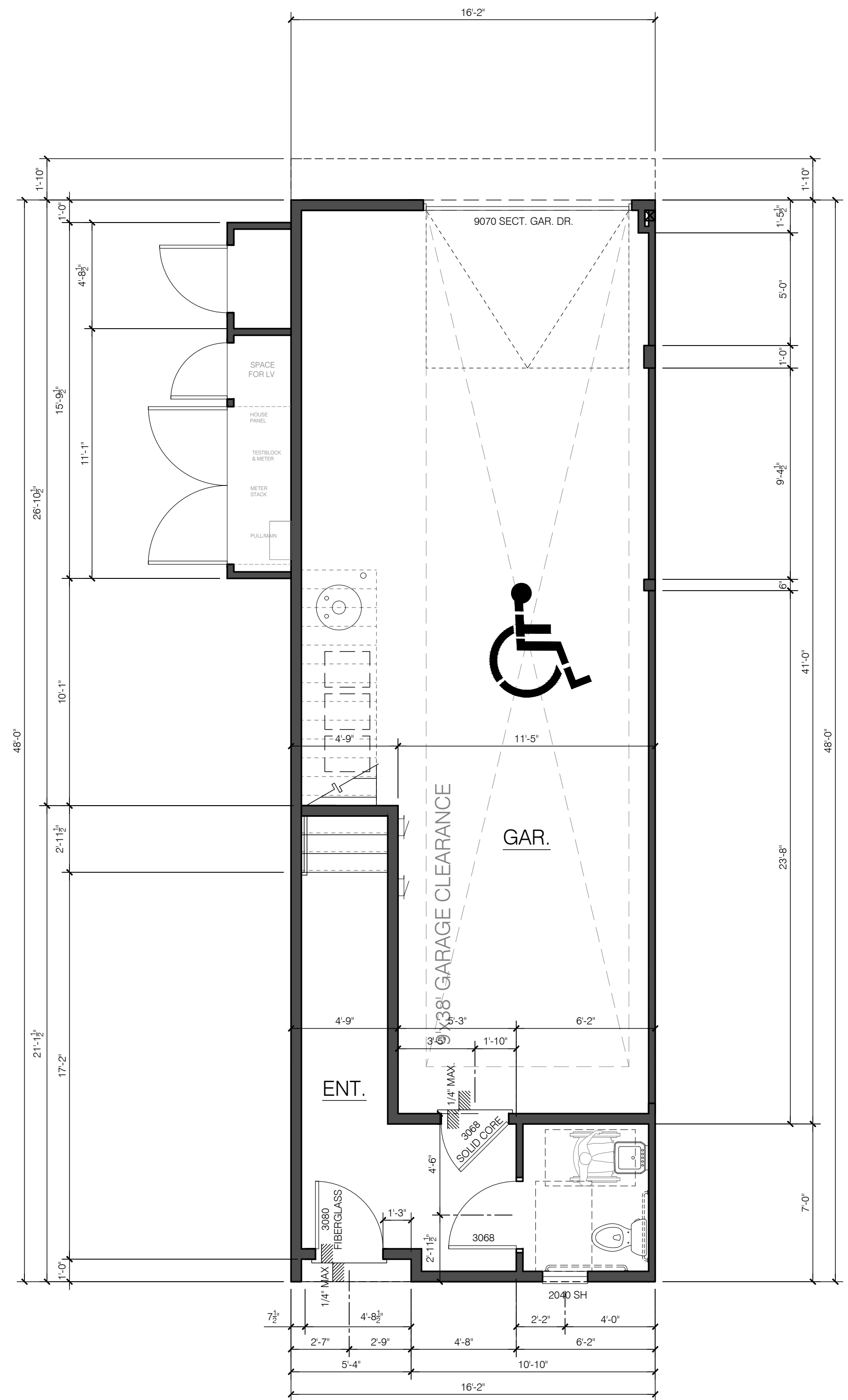
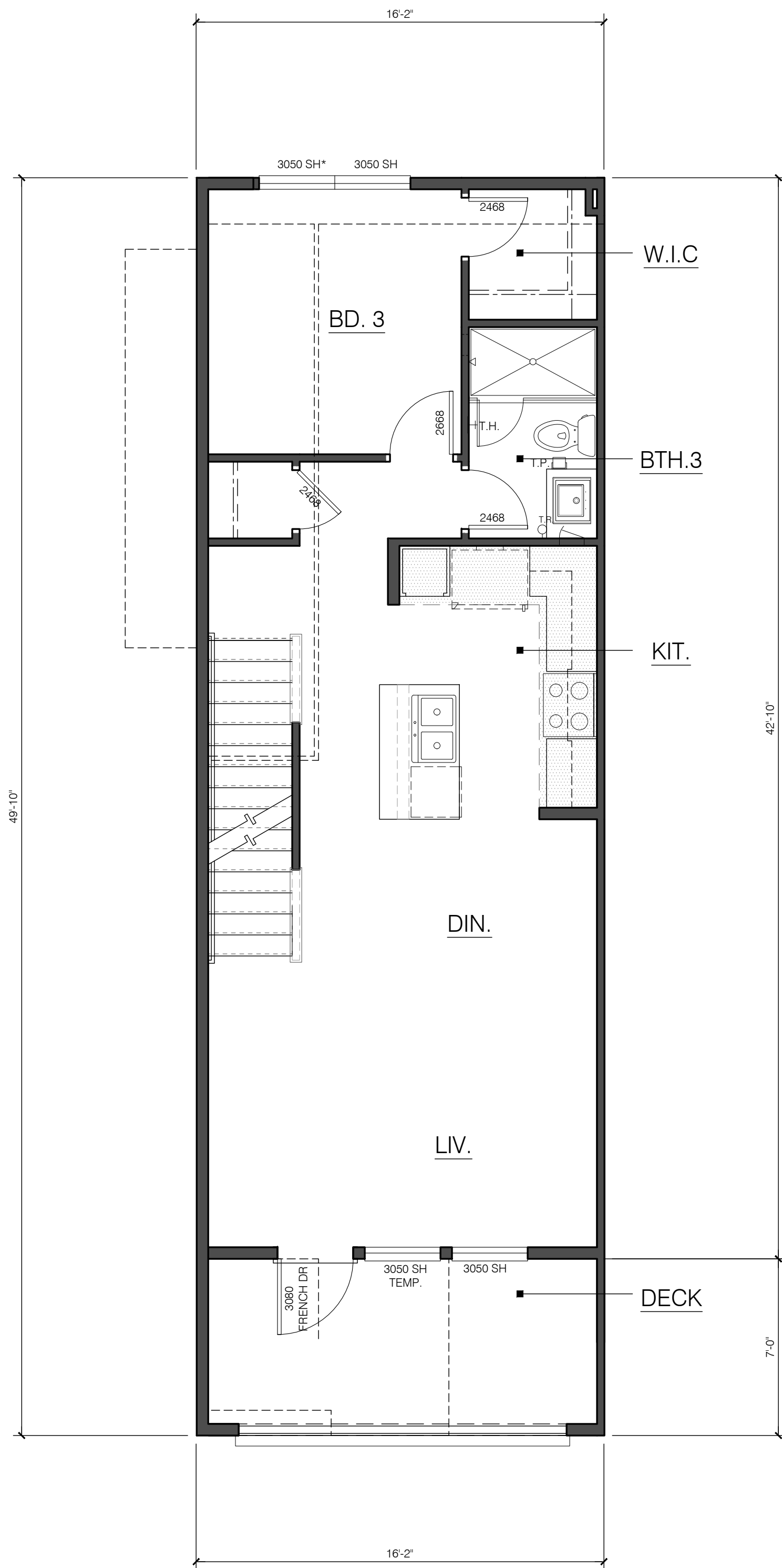
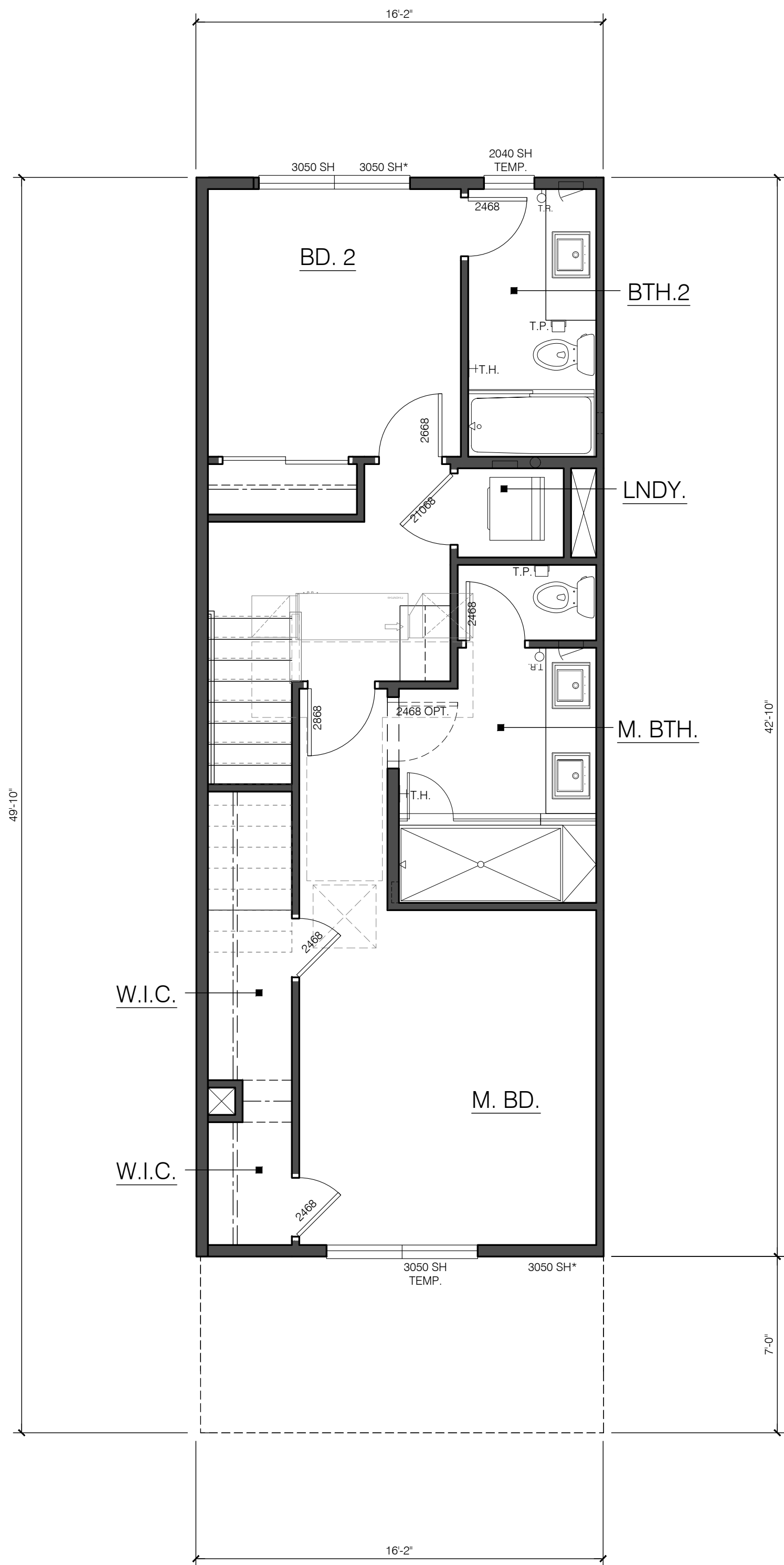
PLAN 1X-ADA

A2.3

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

DATE: 10.20.2021

PROJECT: 317062.00



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

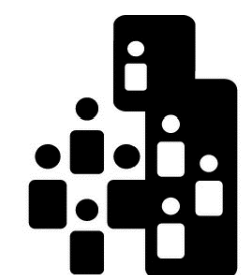
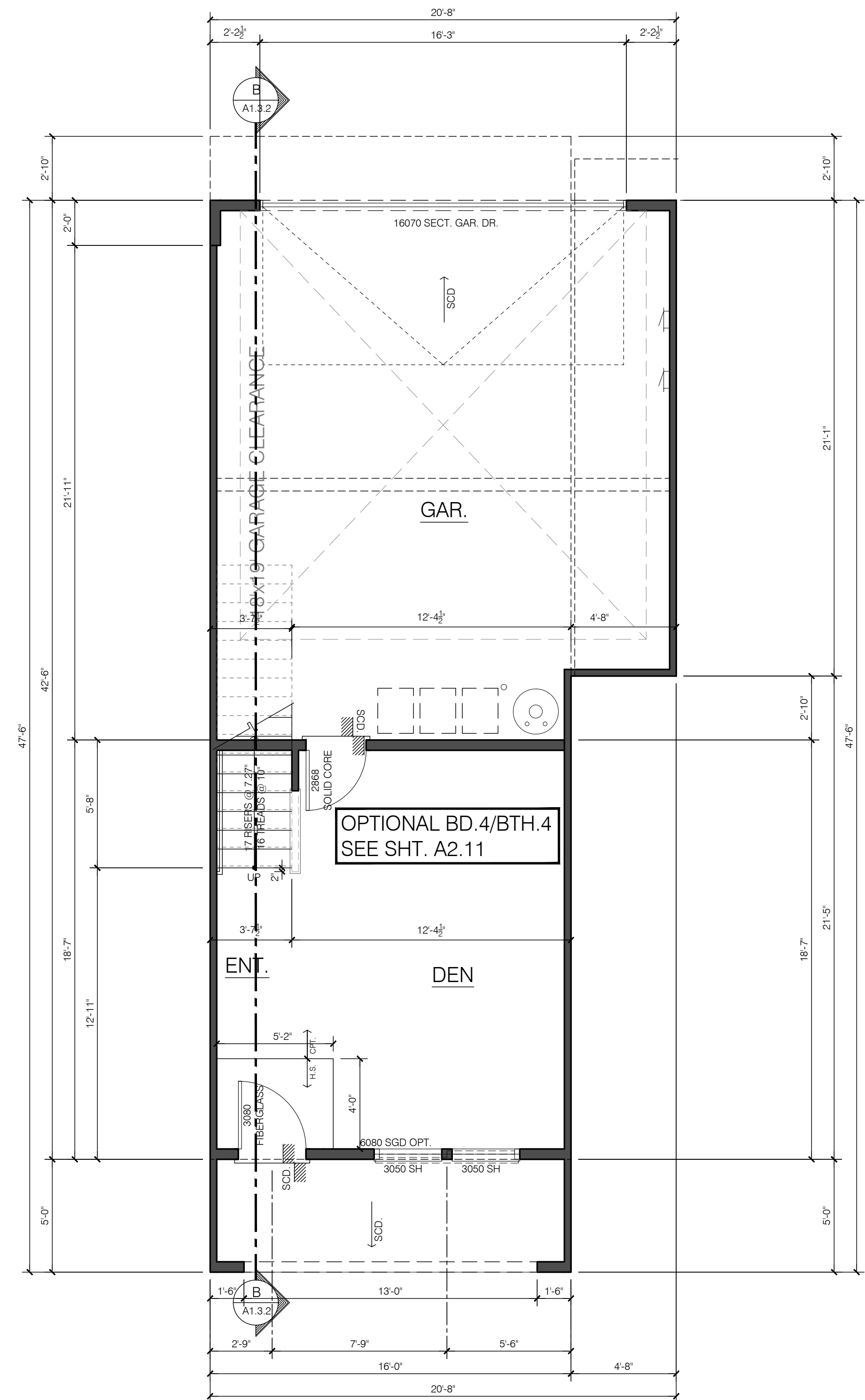
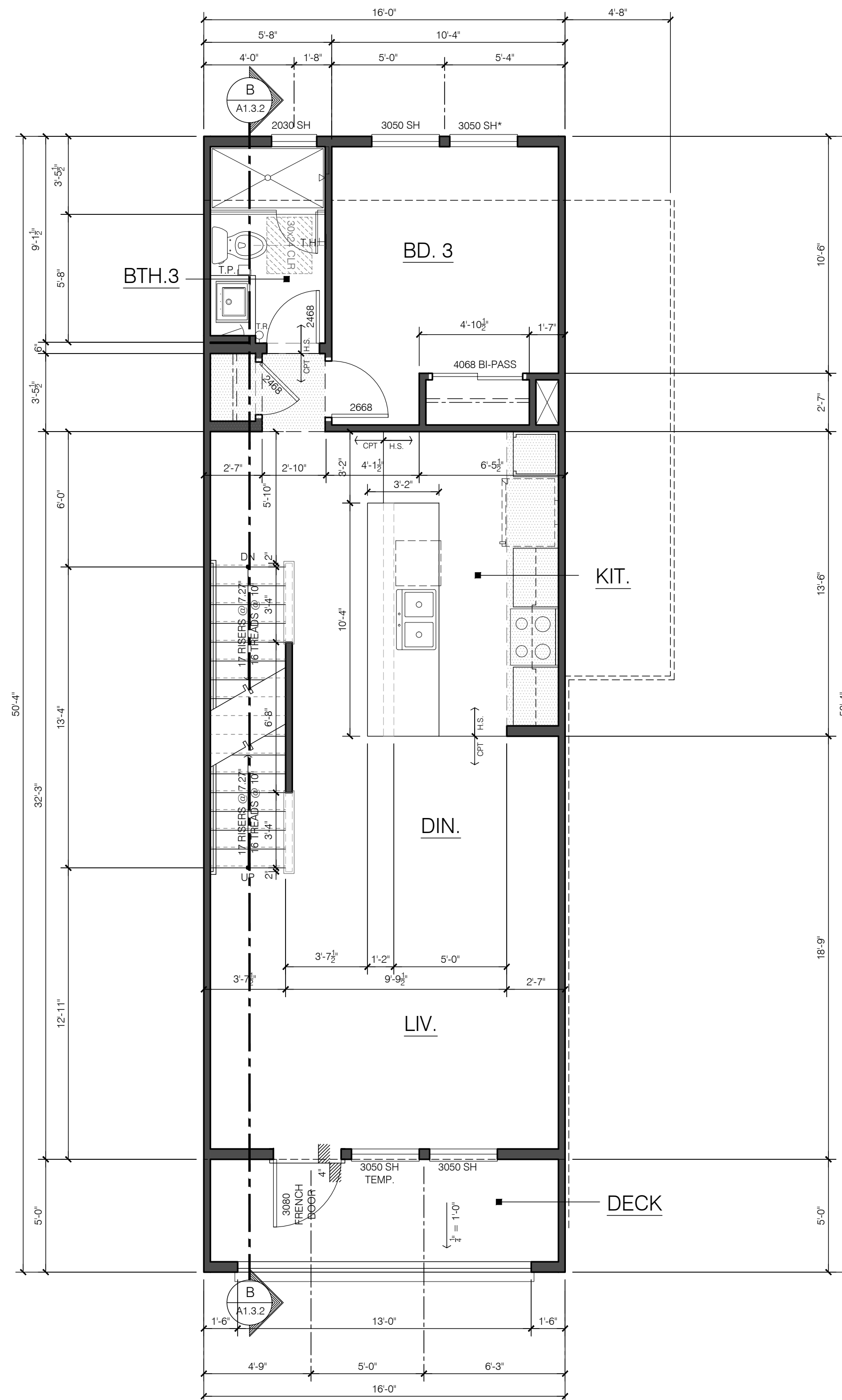
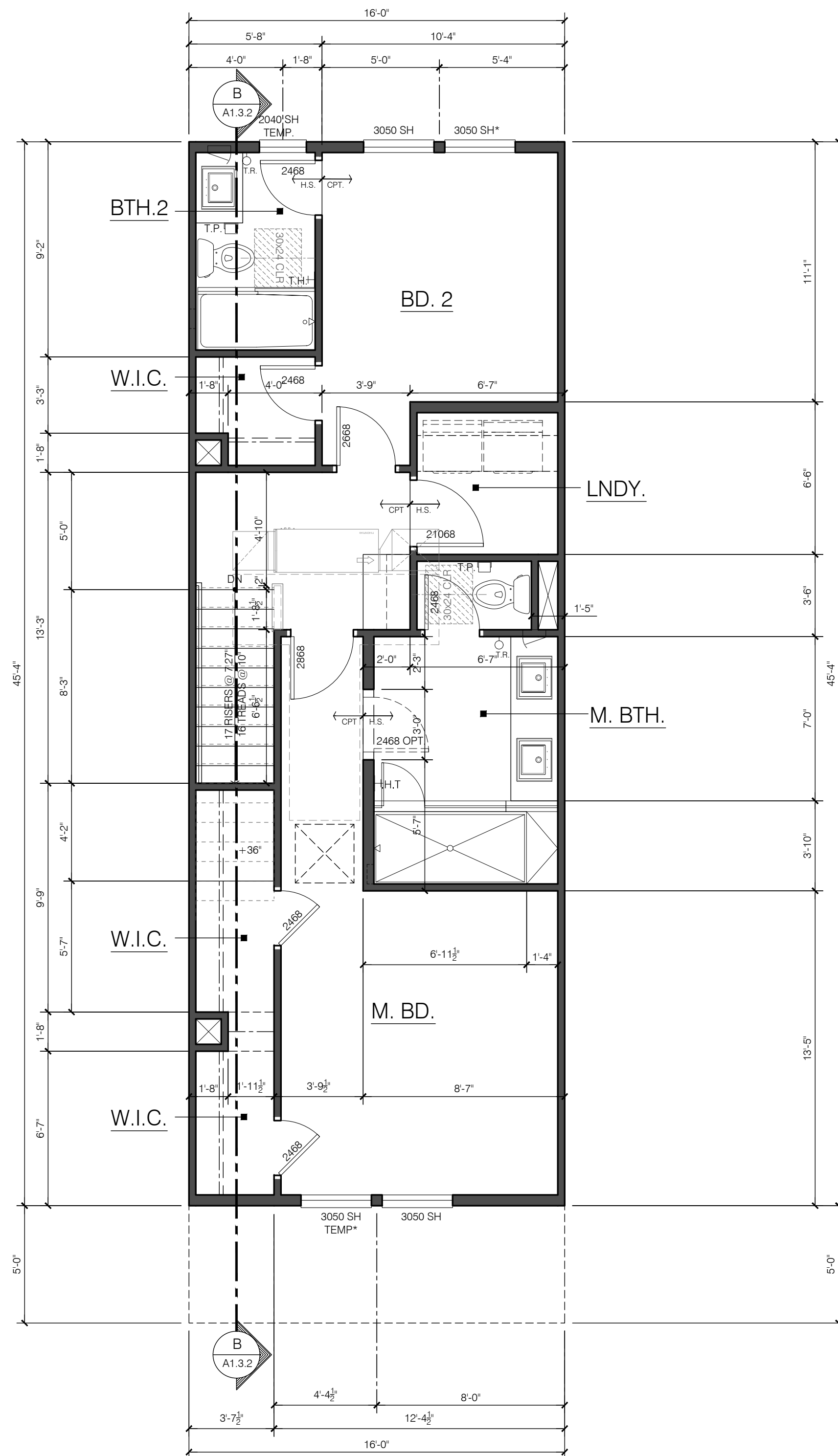
PLAN 1X-ADA-METER CLOSET

A2.4

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

DATE: 10.20.2021

PROJECT: 317062.00



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

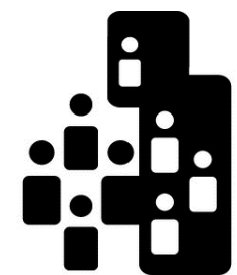
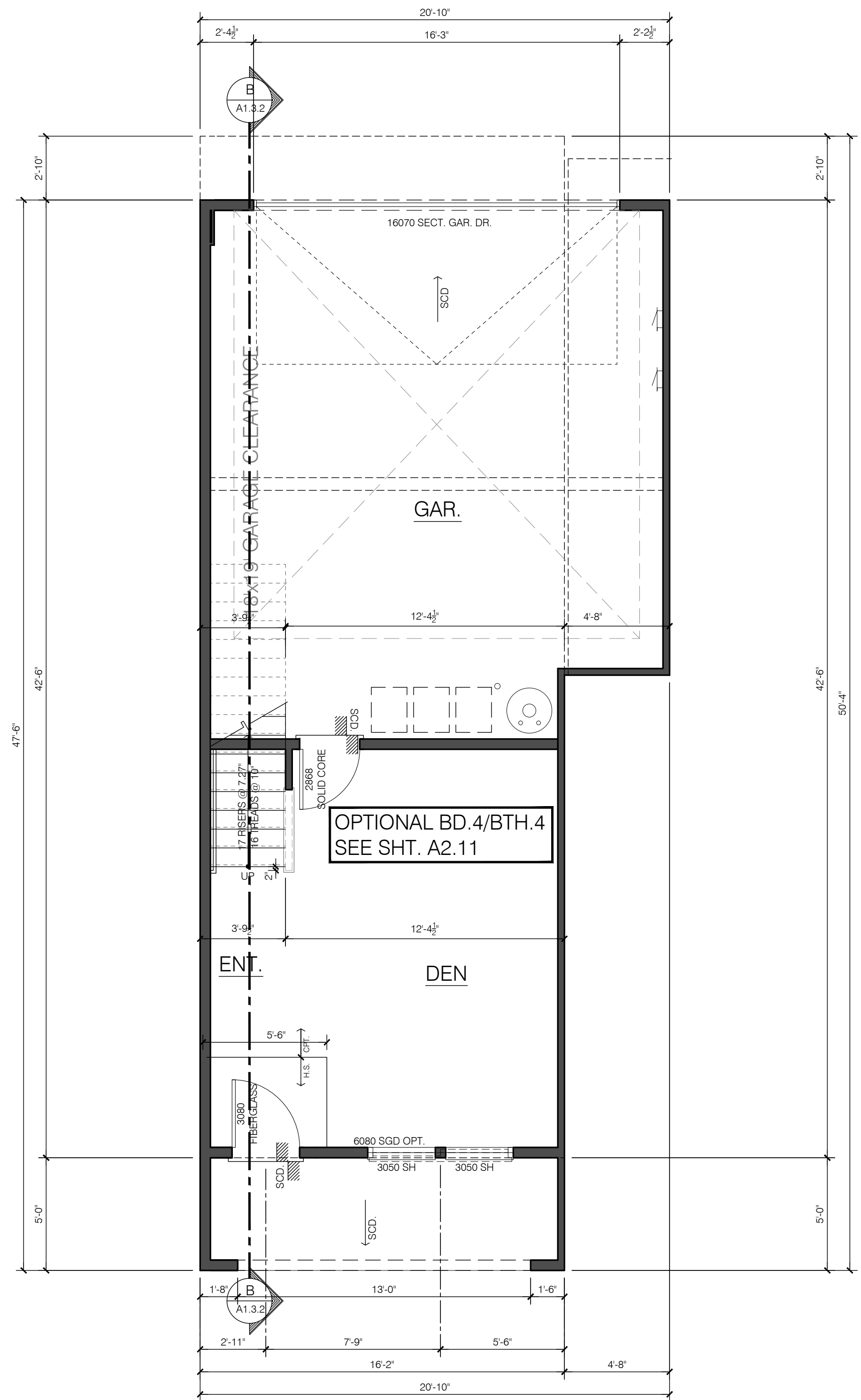
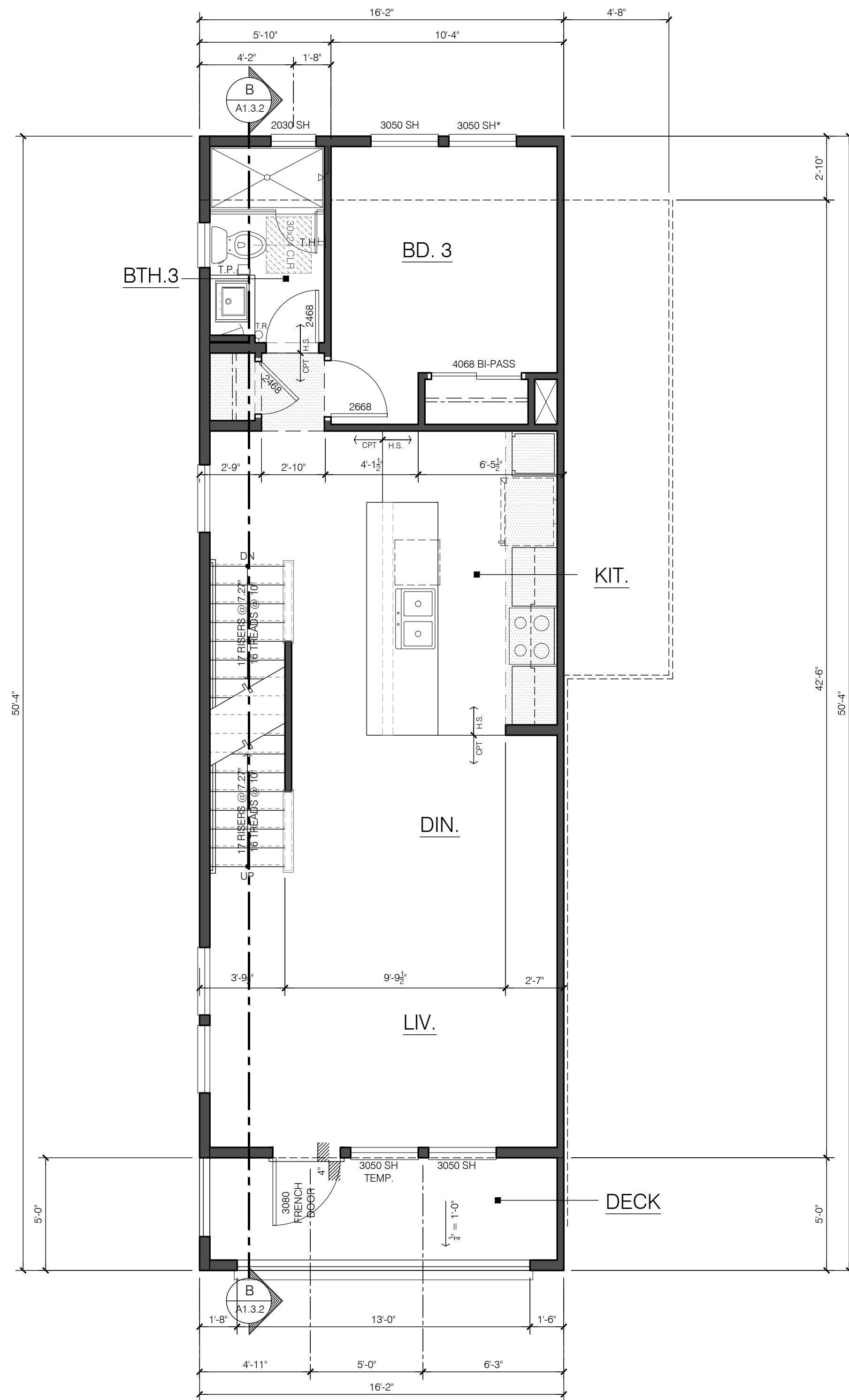
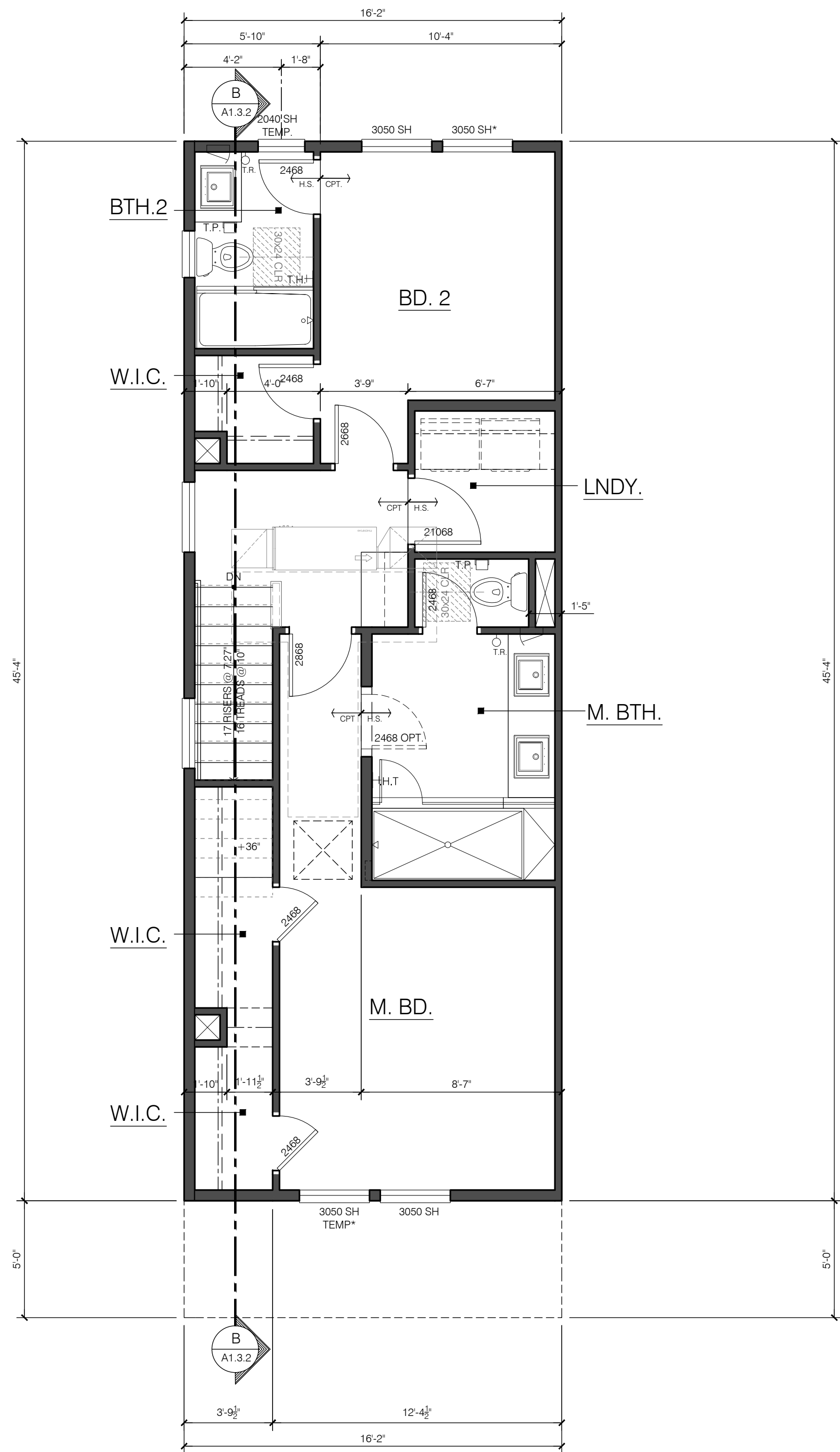
PLAN 2

A2.5

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

DATE: 10.20.2021

PROJECT: 317062.00



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

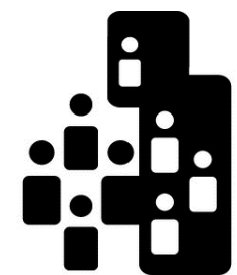
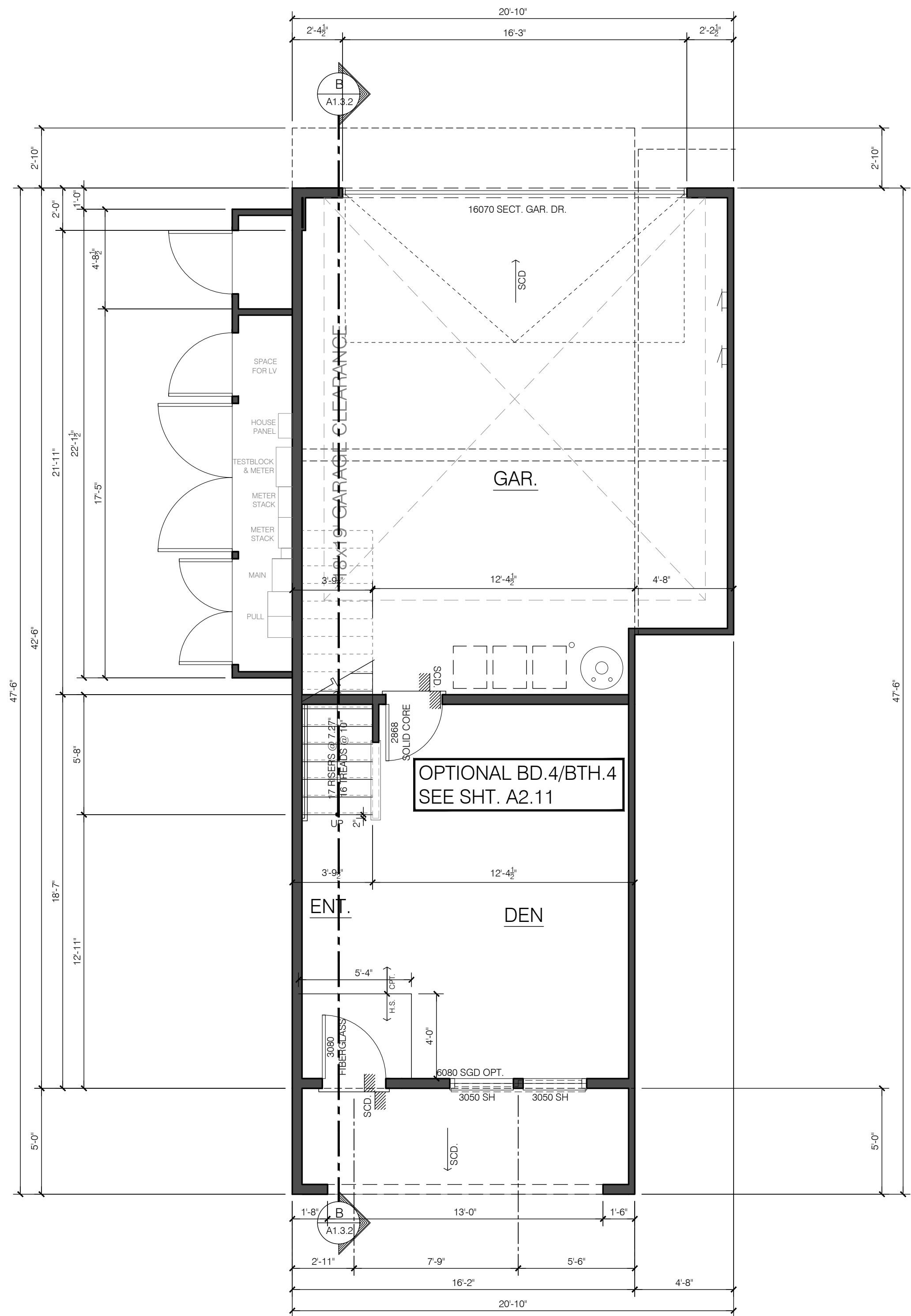
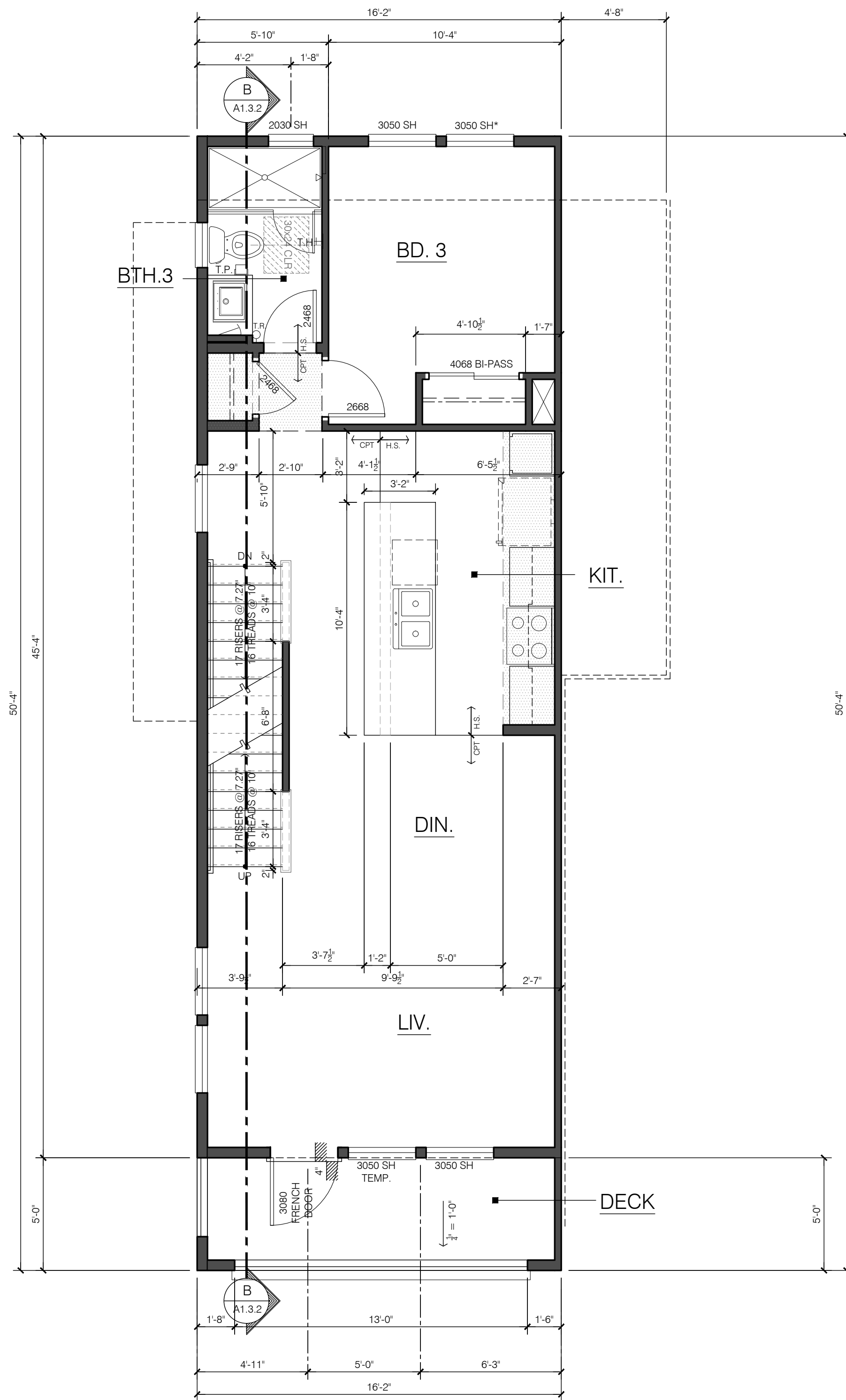
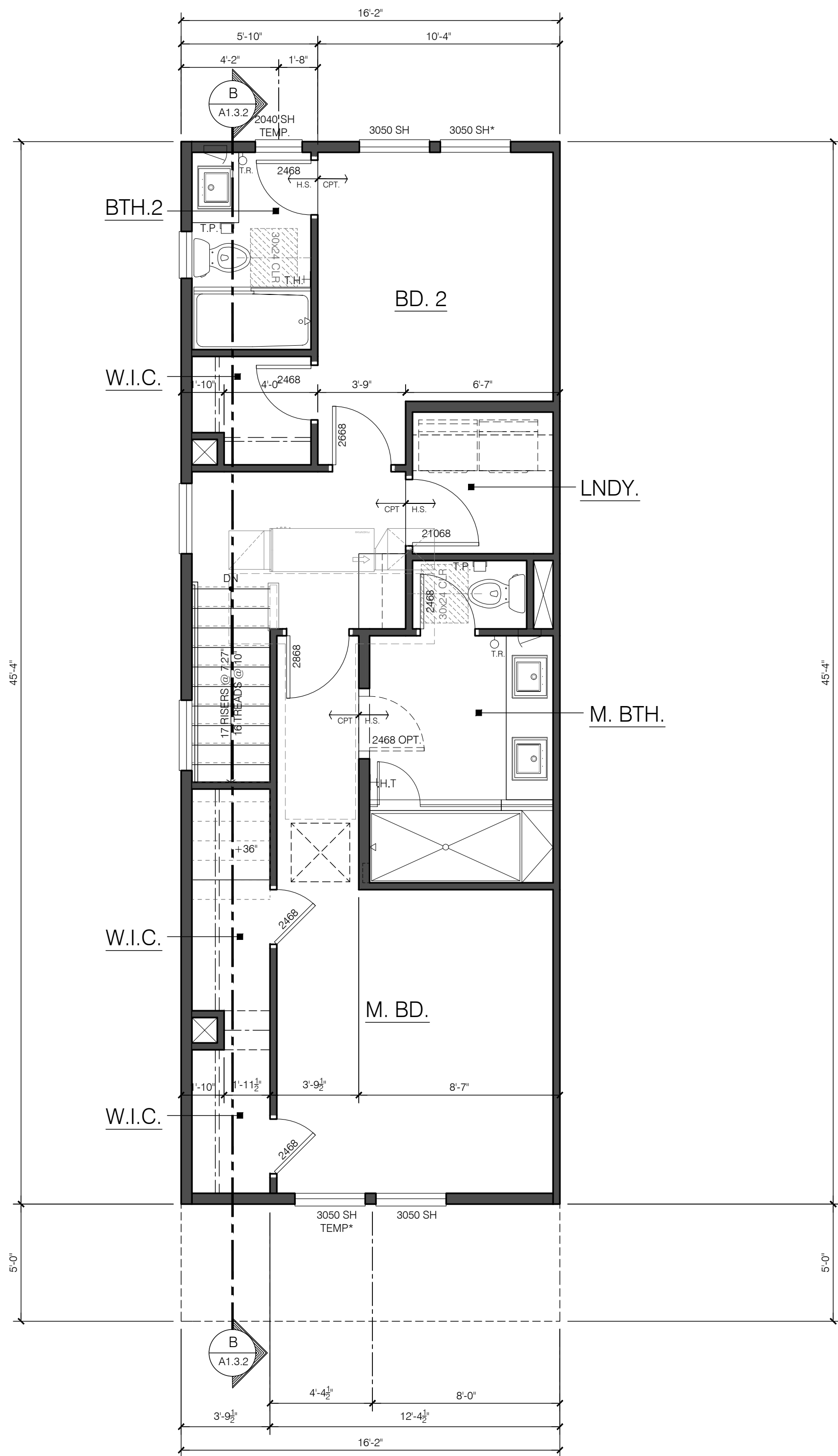
PLAN 2 END

A2.6

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

DATE: 10.20.2021

PROJECT: 317062.00



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

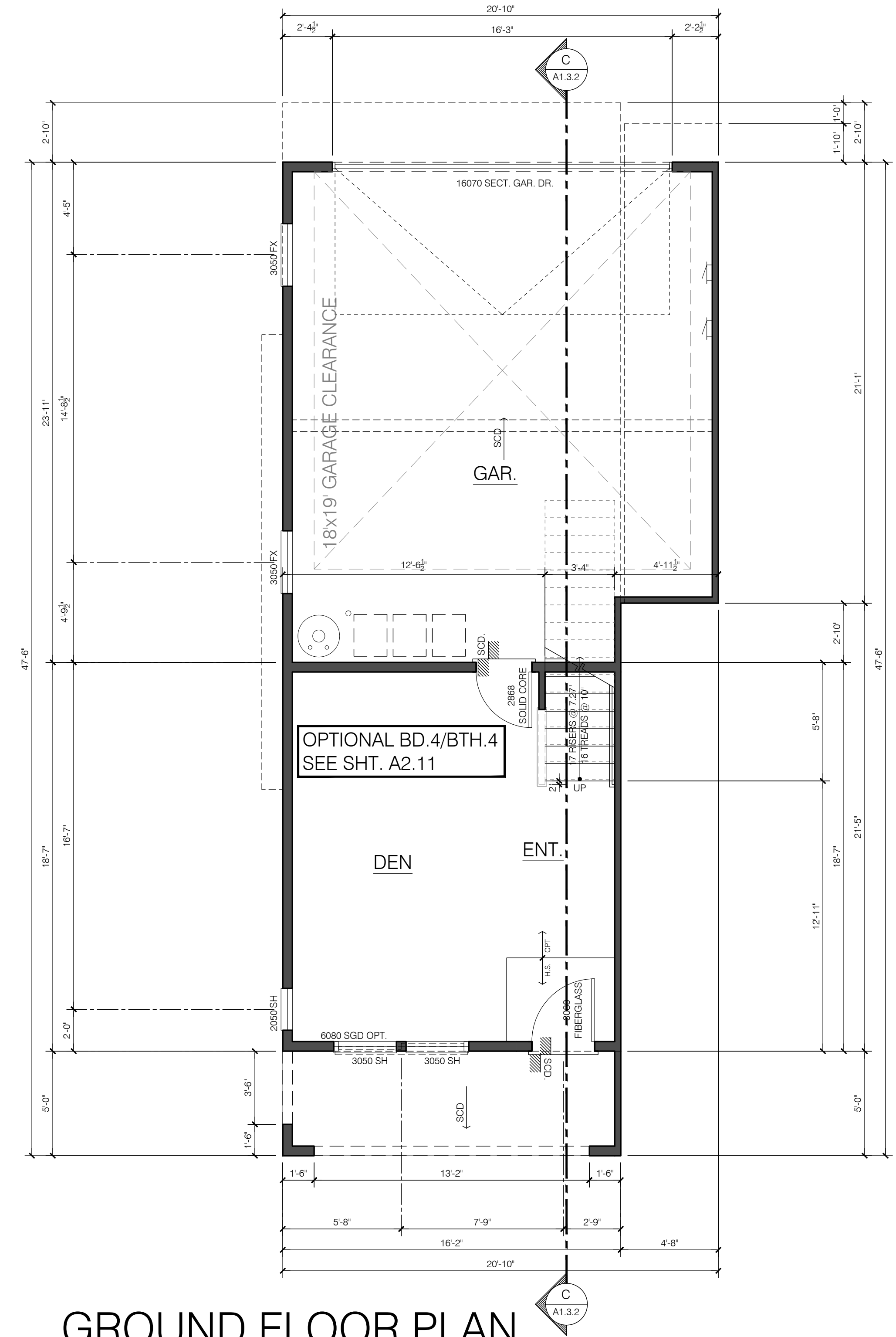
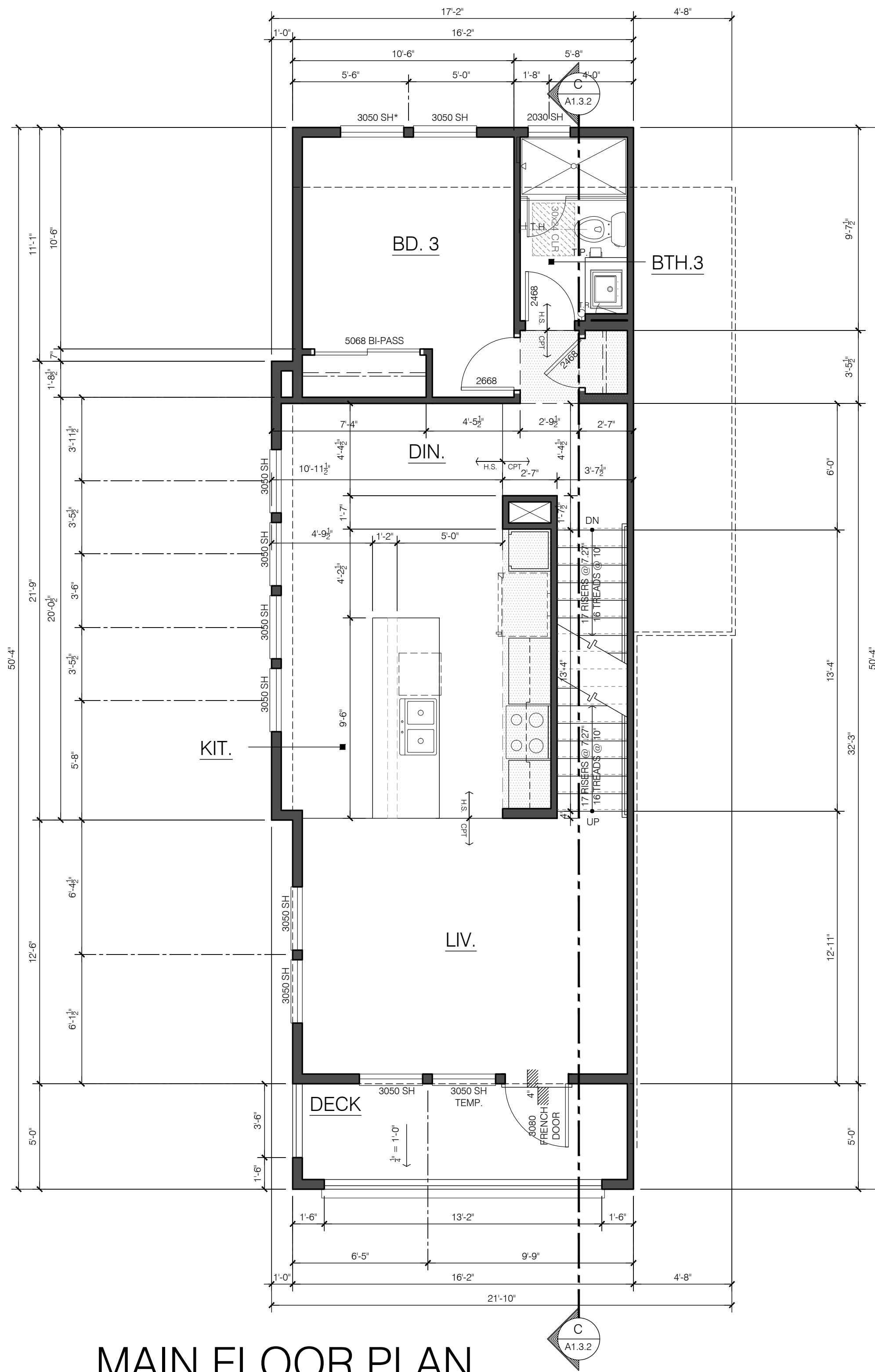
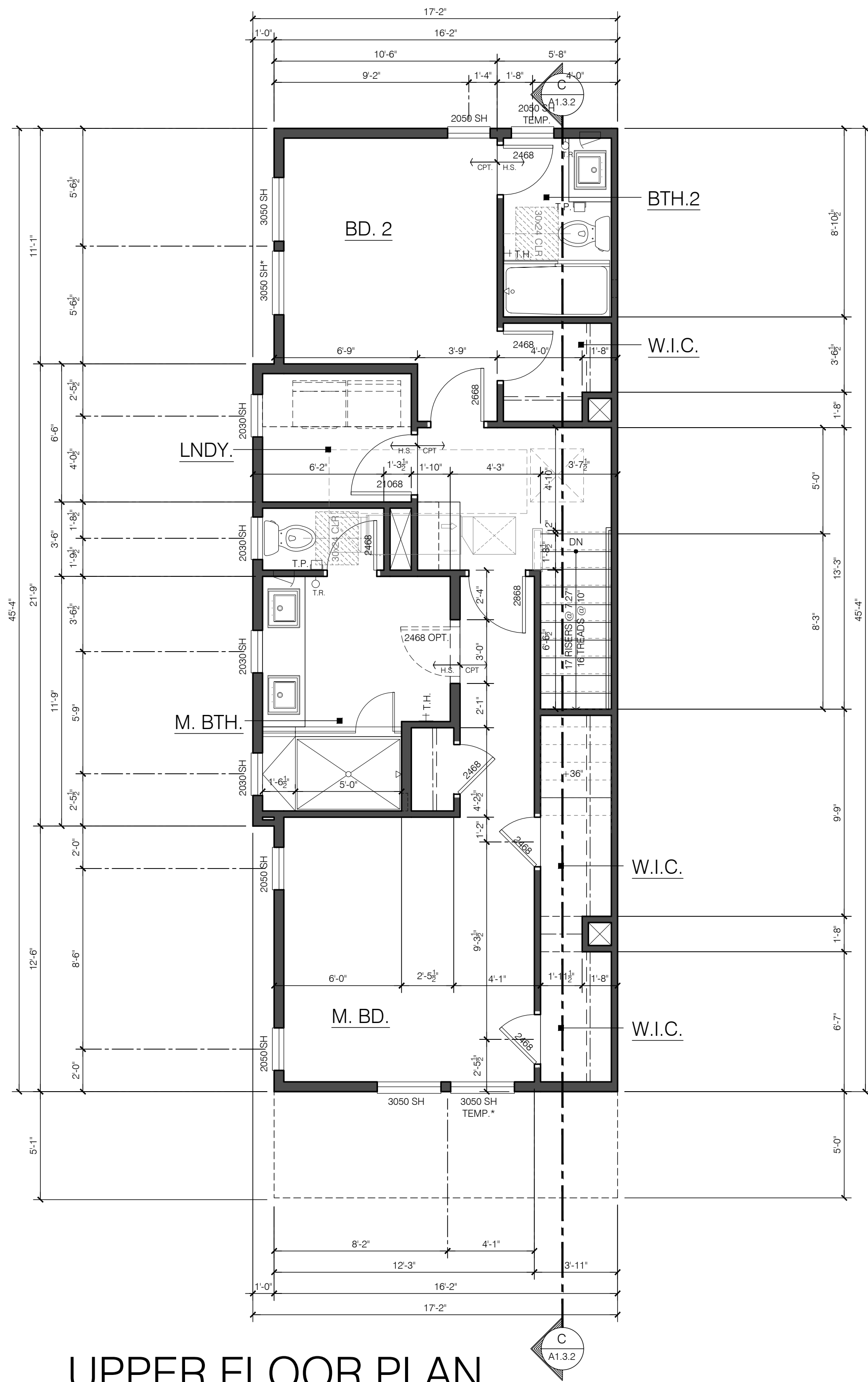
PLAN 2 END METER CLOSET - 5-7 UNIT

A2.7

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

DATE: 10.20.2021

PROJECT: 317062.00



THE GATES
18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

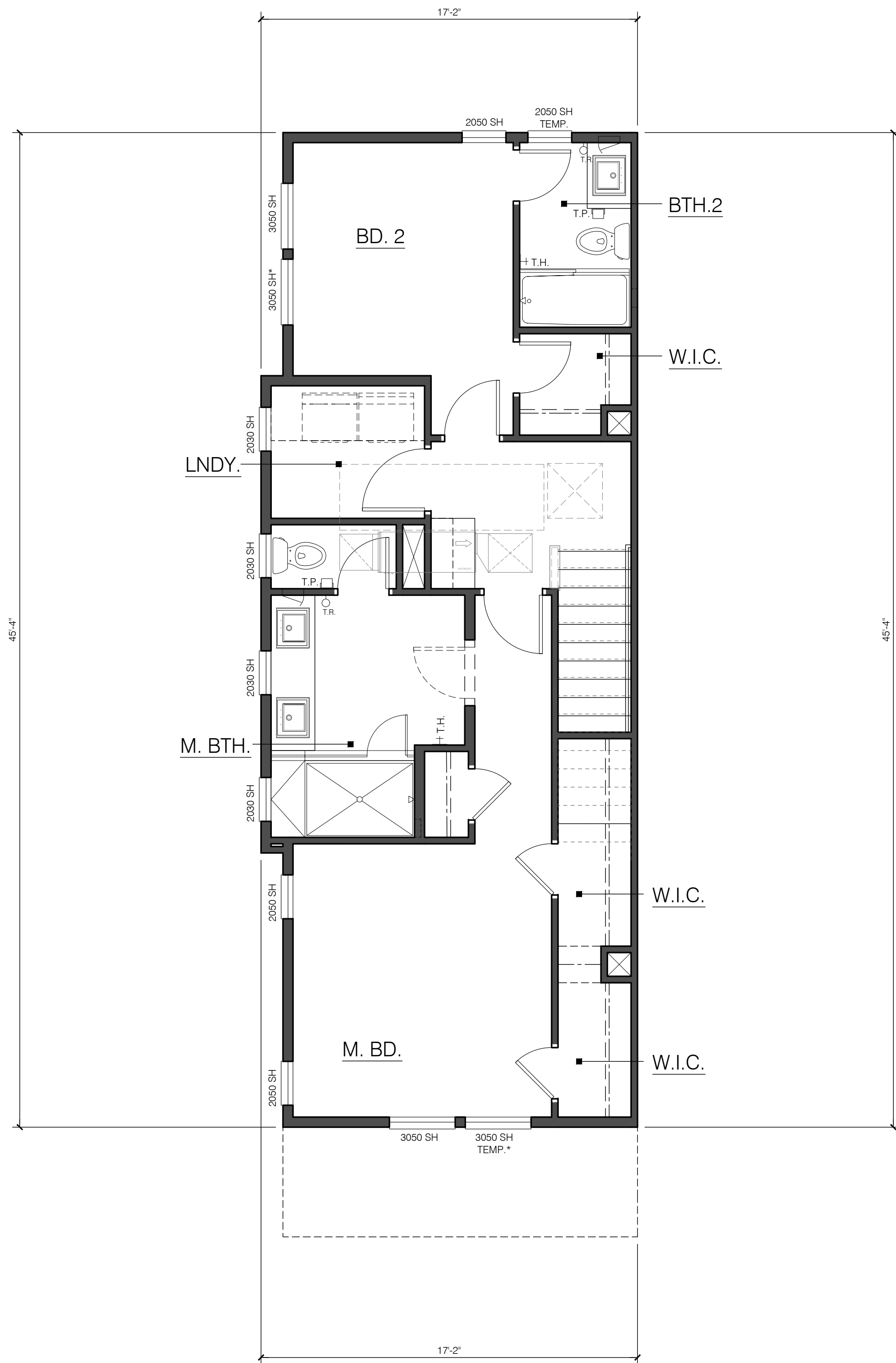
PLAN 2X

A2.8

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

DATE: 10.20.2021

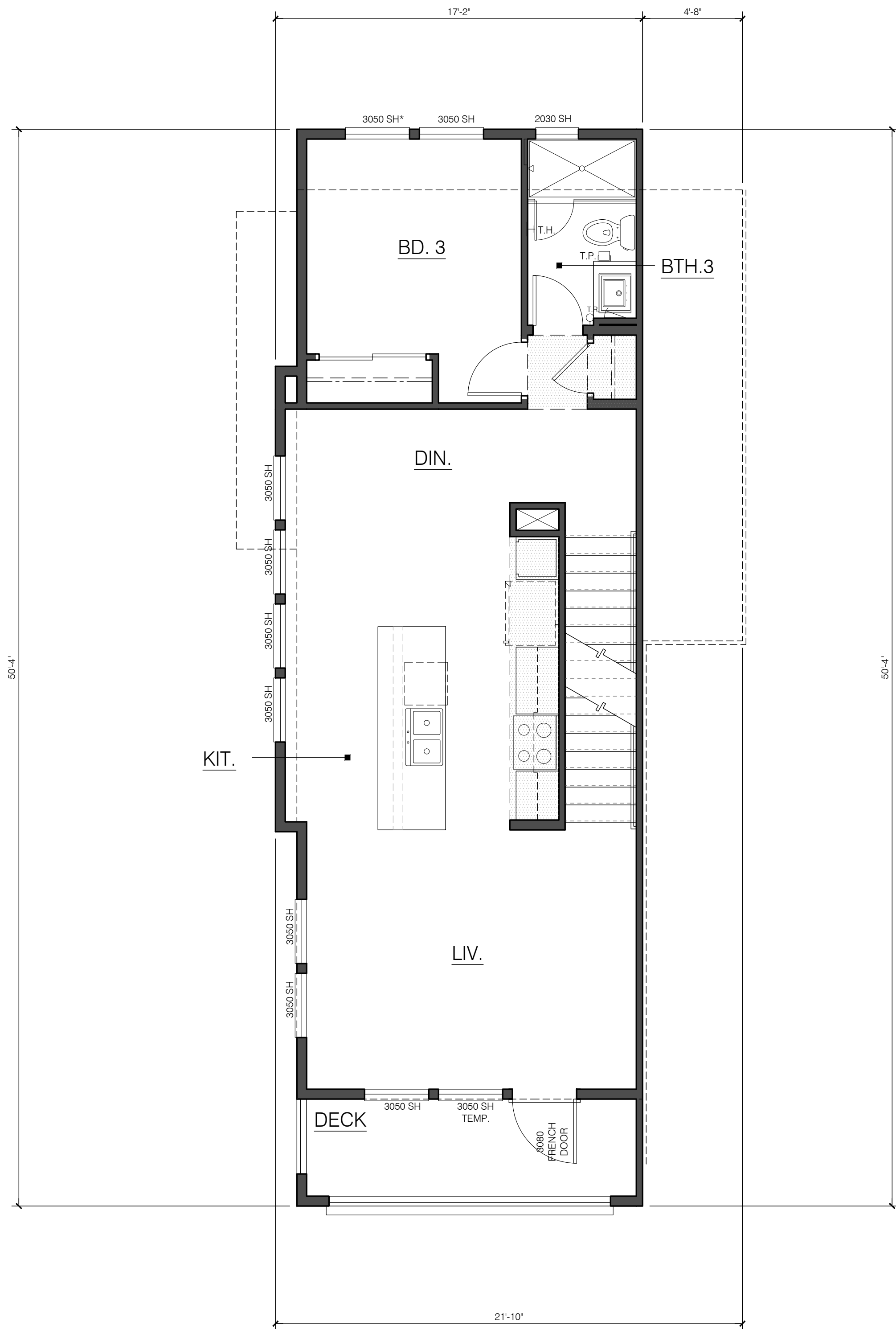
PROJECT: 317062.00



UPPER FLOOR PLAN

FOR ADDITIONAL INFORMATION
NOT SHOWN, SEE A2.8

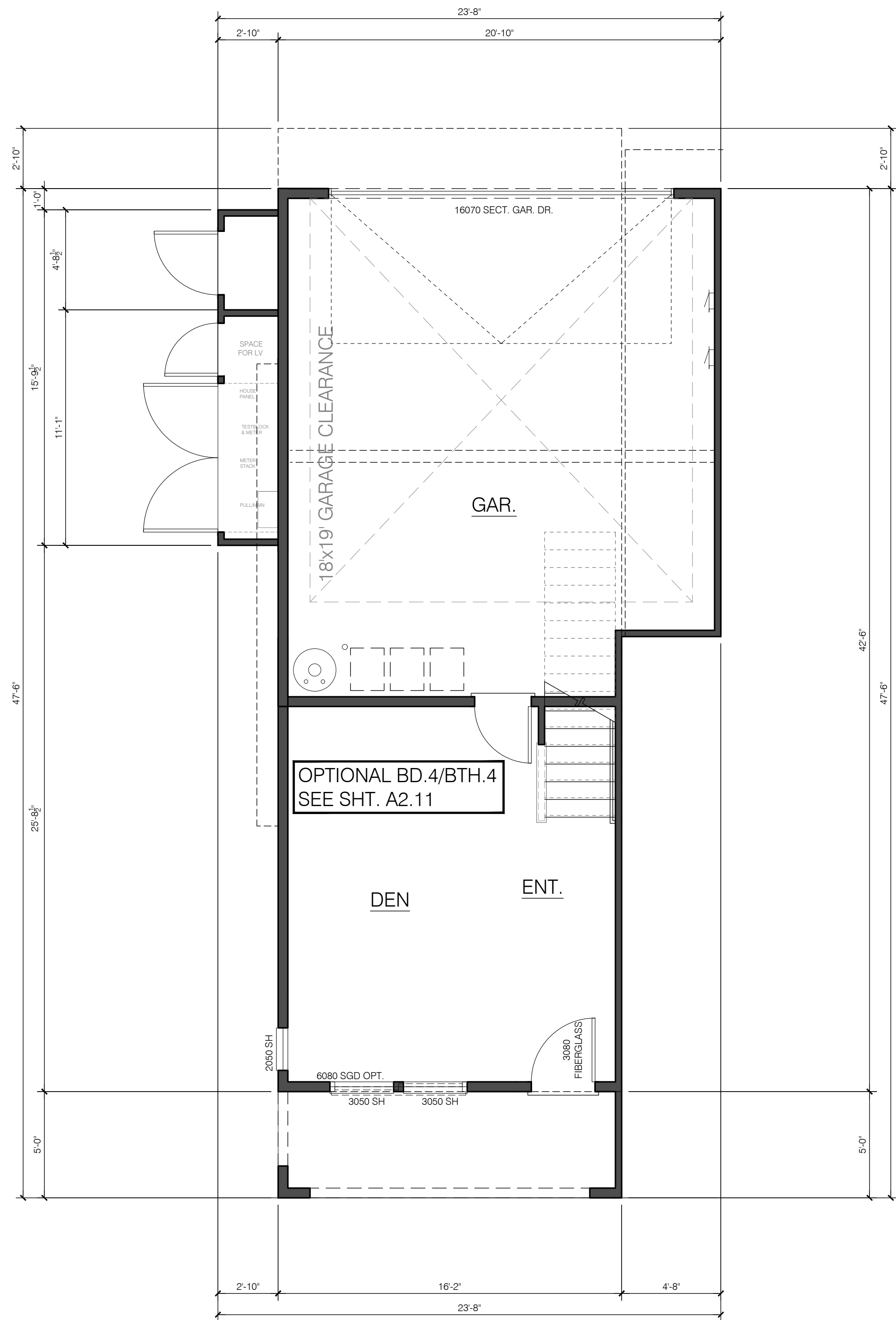
PLAN 2X - METER CLOSET 3-4 UNIT UPPER LIVING: 725 SQ. FT.



MAIN FLOOR PLAN

FOR ADDITIONAL INFORMATION
NOT SHOWN, SEE A2.8

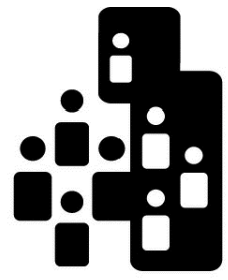
PLAN 2X - METER CLOSET 3-4 UNIT MAIN LIVING: 755 SQ. FT.
TOTAL LIVING: ±1760 SQ. FT.



GROUND FLOOR PLAN

FOR ADDITIONAL INFORMATION
NOT SHOWN, SEE A2.8

PLAN 2X - METER CLOSET 3-4 UNIT GROUND LIVING: 280 SQ. FT.
GARAGE: 506 SQ. FT.

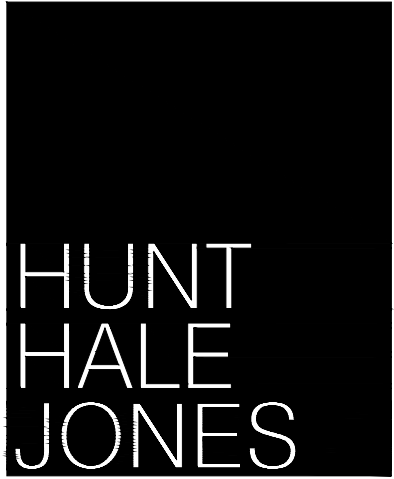


City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



HUNT
HALE
JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

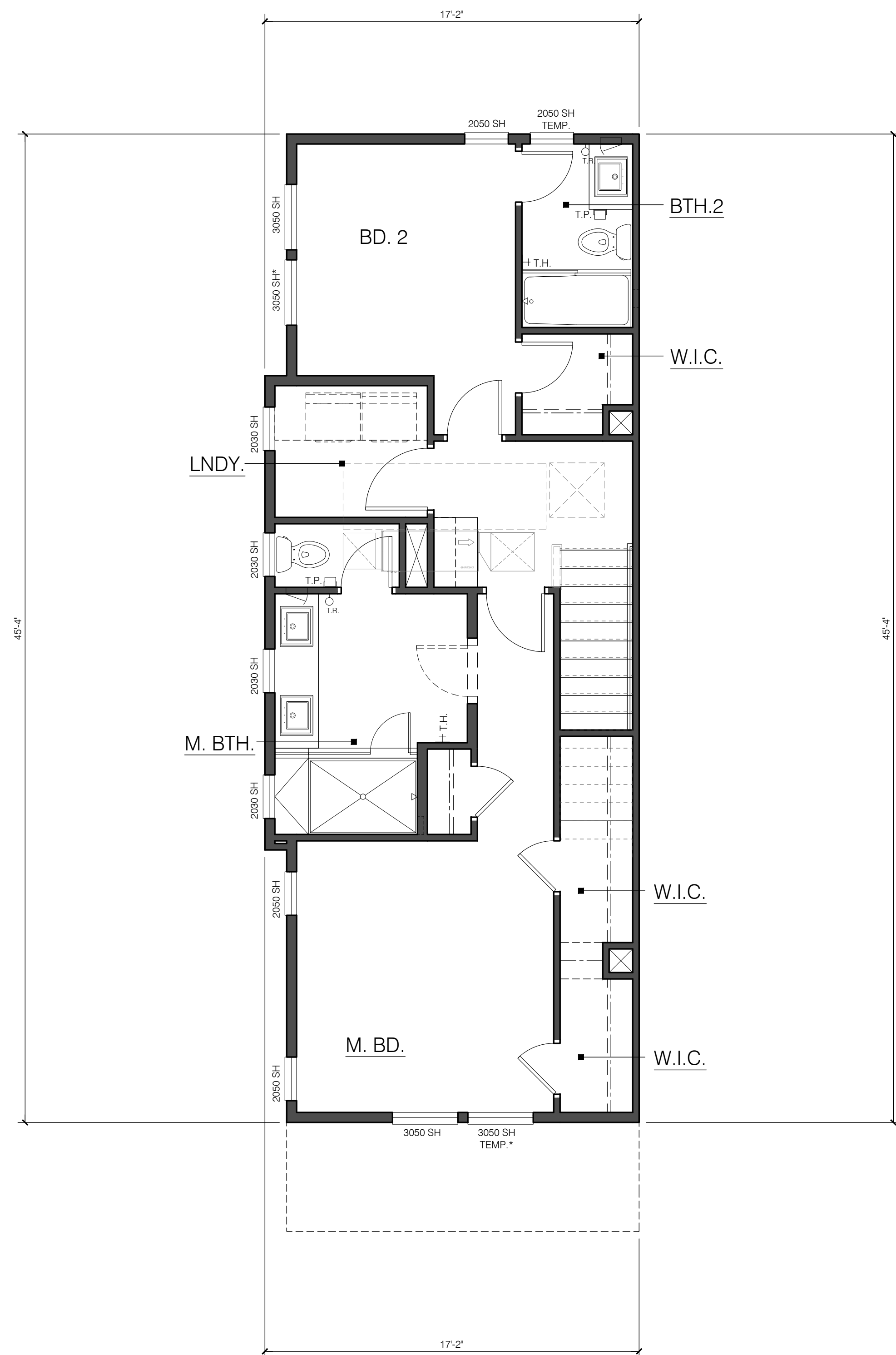
PLAN 2X METER CLOSET - 3-4 UNT

A2.9

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

DATE: 10.20.2021

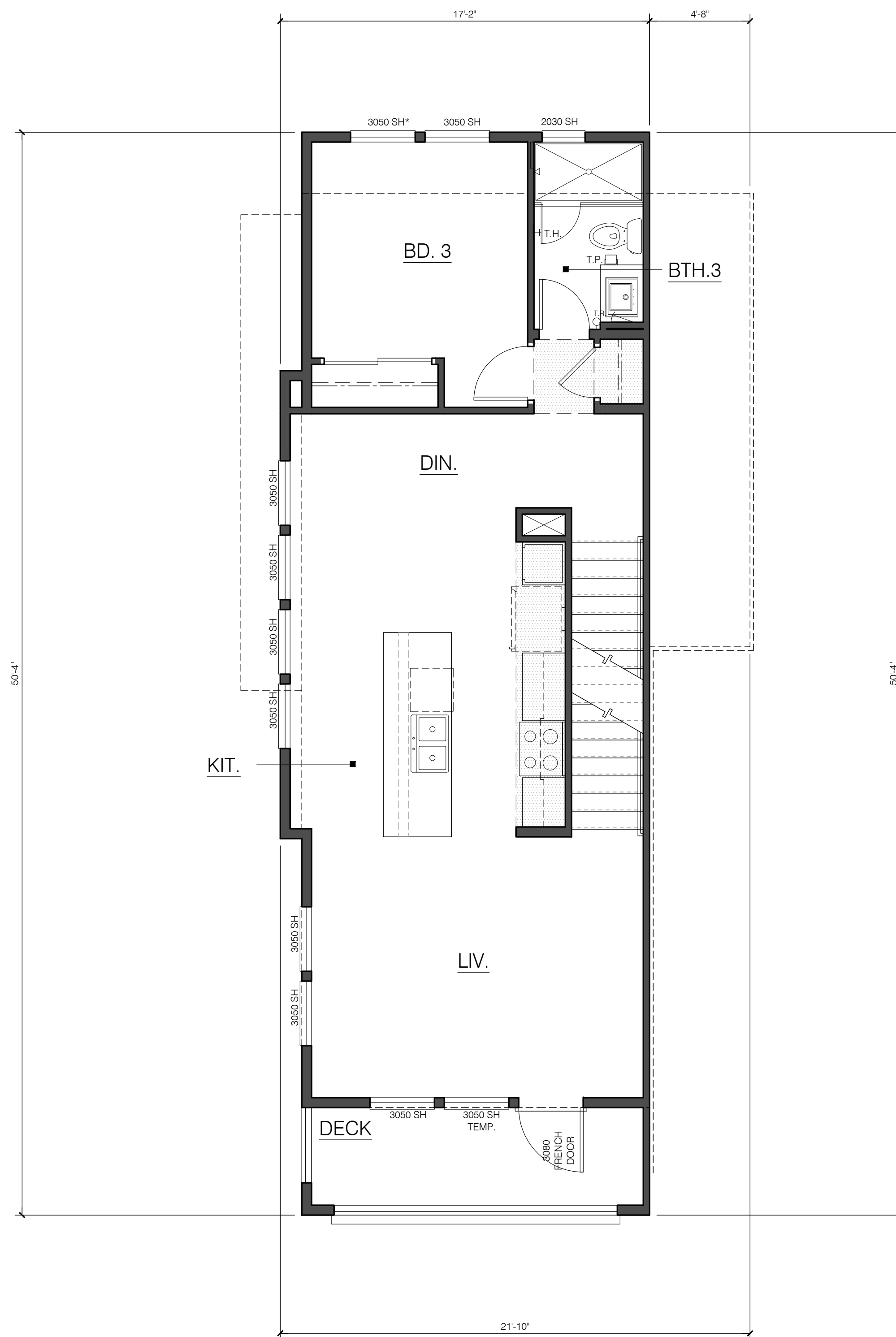
PROJECT: 317062.00



FOR ADDITIONAL INFORMATION
NOT SHOWN, SEE A2.8

PLAN 2X - METER CLOSET 5-7 UNIT

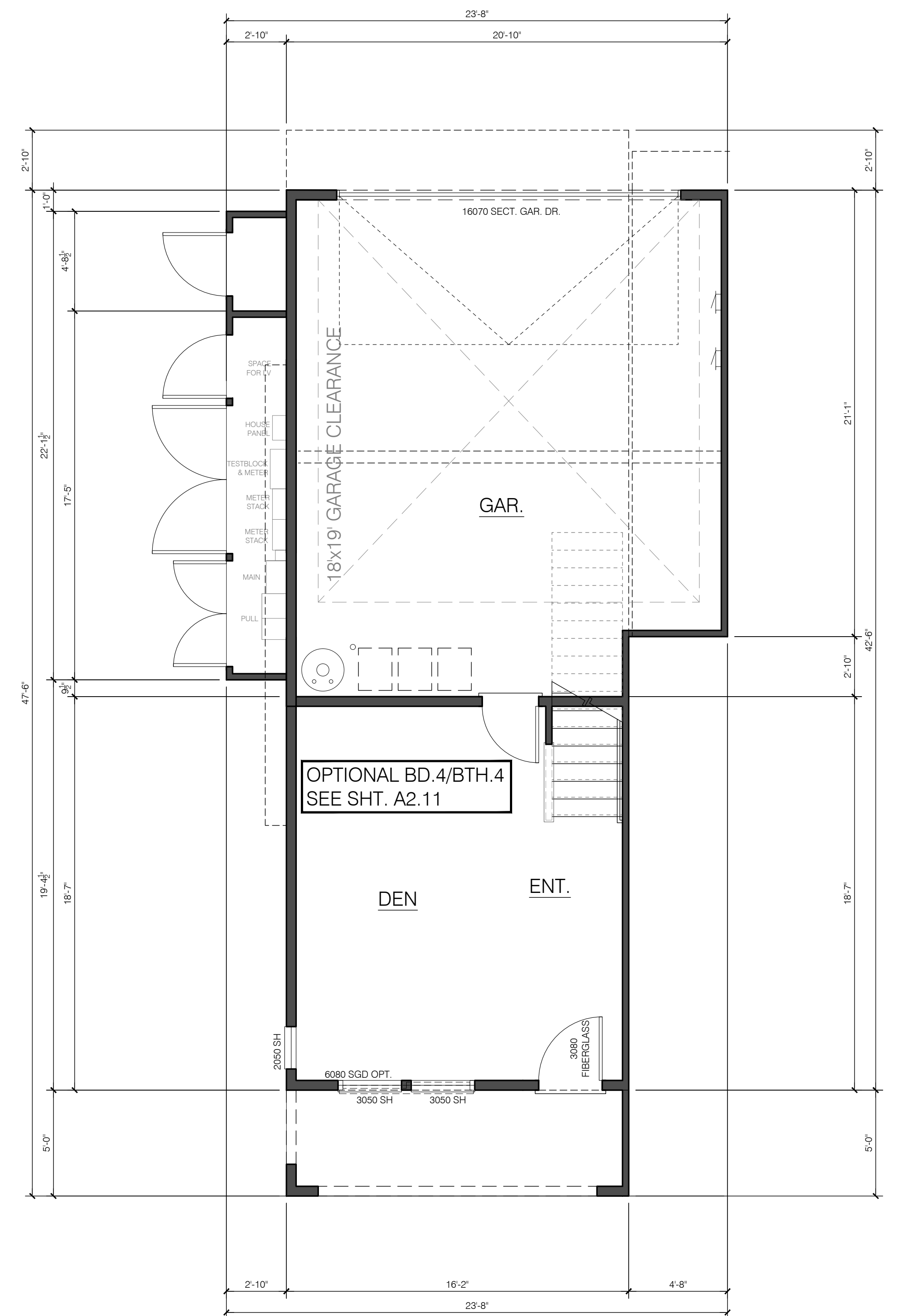
UPPER LIVING: 725 SQ. FT.



FOR ADDITIONAL INFORMATION
NOT SHOWN, SEE A2.8

PLAN 2X - METER CLOSET 5-7 UNIT

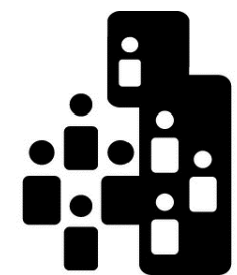
MAIN LIVING: 755 SQ. FT.
TOTAL LIVING: ±1760 SQ. FT.



FOR ADDITIONAL INFORMATION
NOT SHOWN, SEE A2.8

PLAN 2X - METER CLOSET 5-7 UNIT

GROUND LIVING: 280 SQ. FT.
GARAGE: 506 SQ. FT.



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 2X METER CLOSET - 5-7 UNT

A2.10

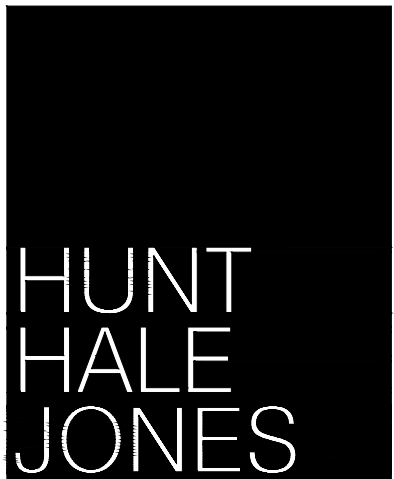
SCALE: 1/4" = 1'-0"

DATE: 10.20.2021

PROJECT: 317062.00



THE GATES
18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

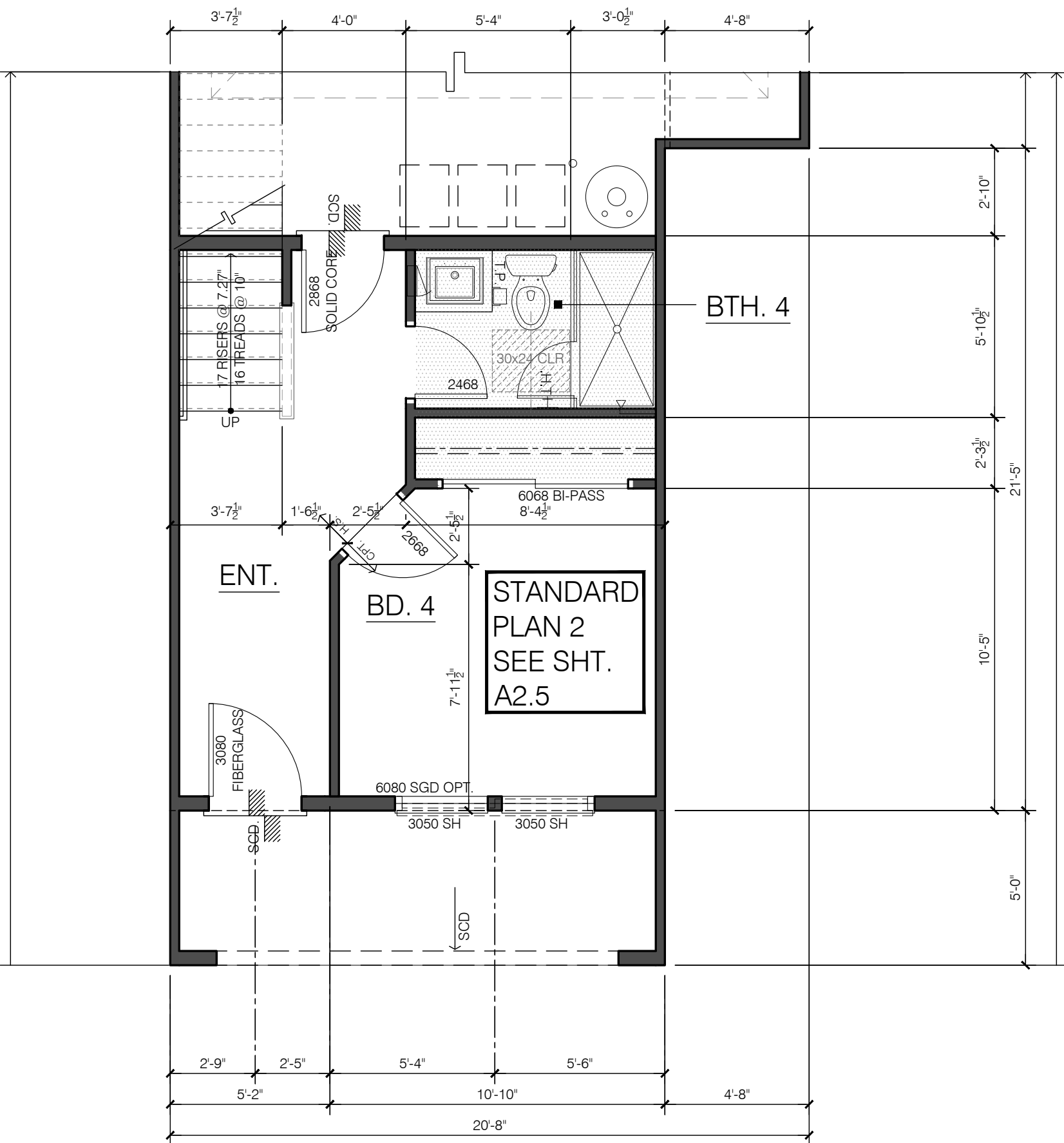
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 2 - BD-BTH 4 OPTION

A2.11

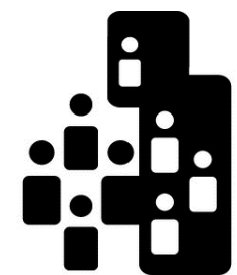
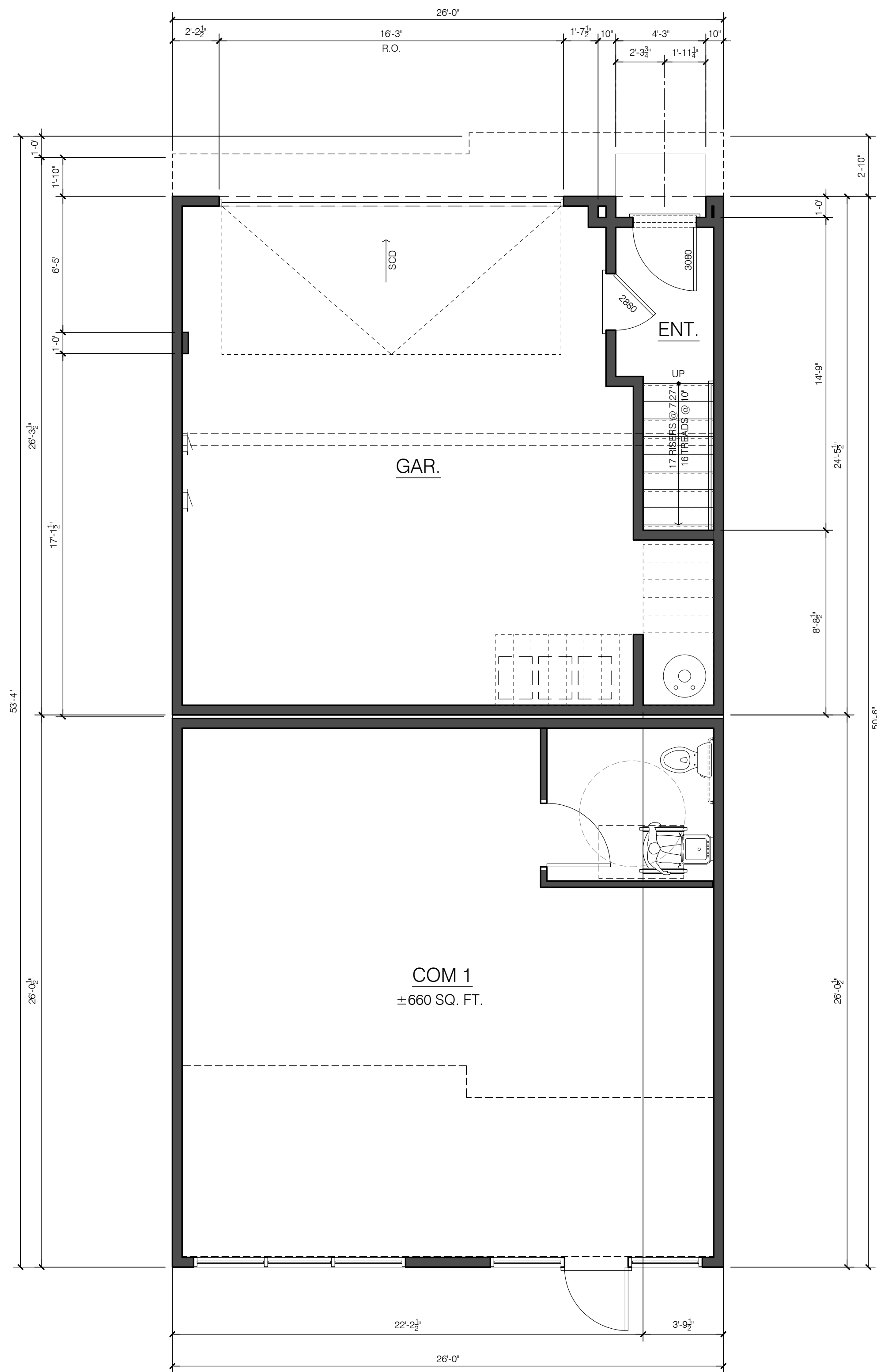
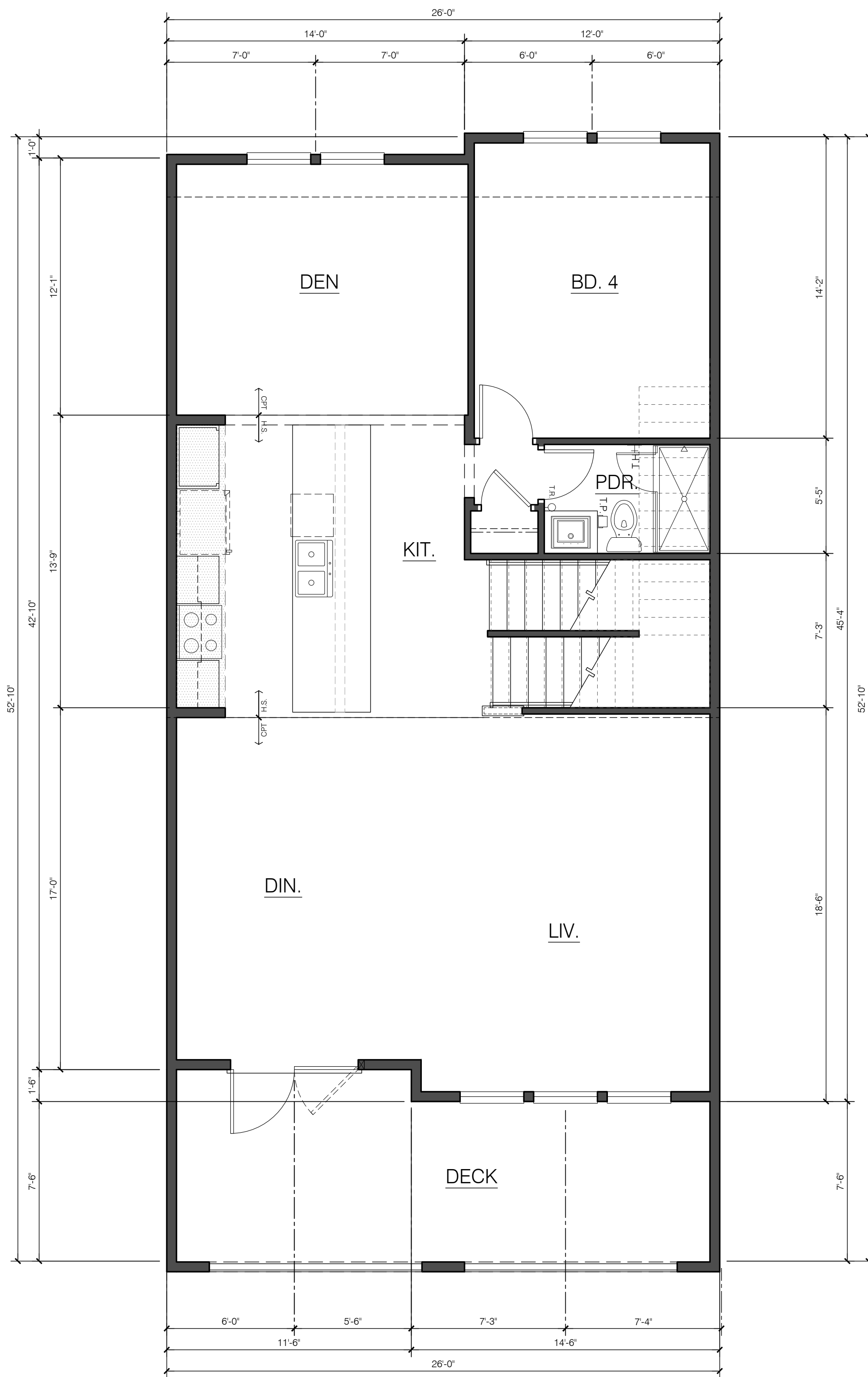
SCALE: 1/4" = 1'-0"
DATE: 10.20.2021
PROJECT: 317062.00



GROUND FLOOR PLAN

PLAN 2 - BD. 4 . / BTH. 4

FOR ADDITIONAL INFORMATION
NOT SHOWN, SEE A2.5



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 3

A2.12

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

DATE: 10.20.2021

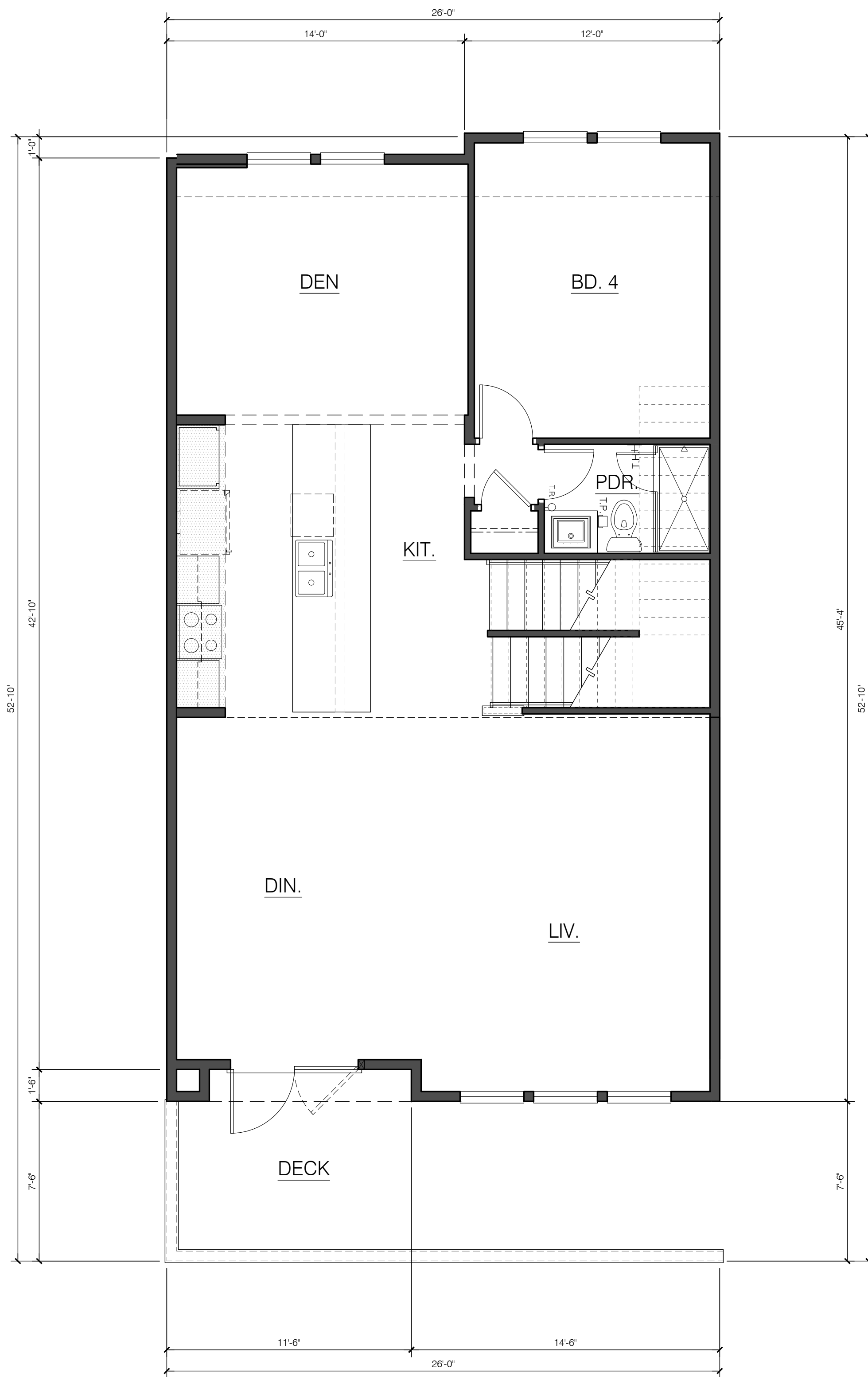
PROJECT: 317062.00



UPPER FLOOR PLAN

PLAN 3 END

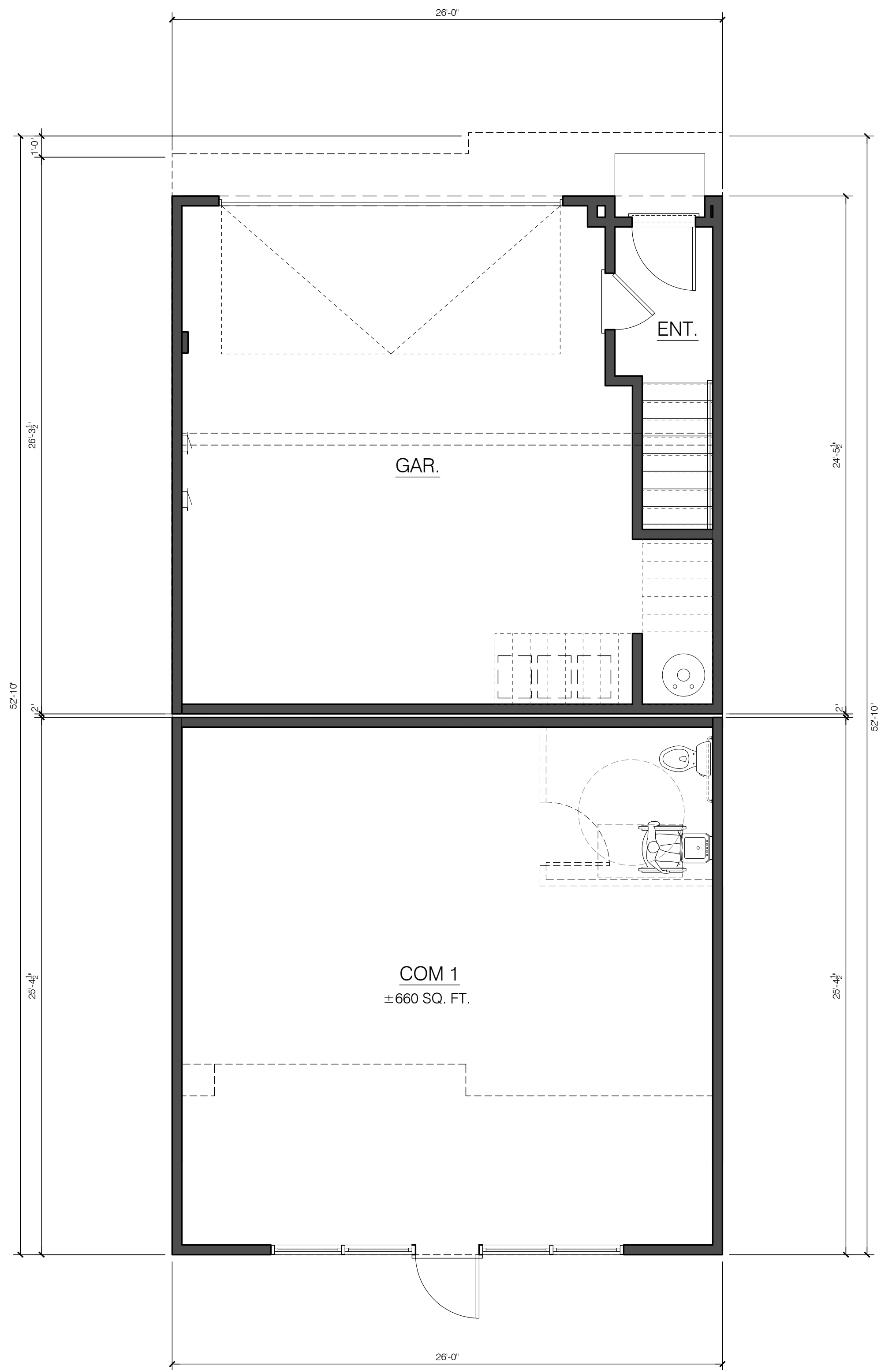
UPPER LIVING: 1060 SQ.FT.



MAIN FLOOR PLAN

PLAN 3 END

MAIN LIVING: 1190 SQ.FT.
TOTAL LIVING: ±2310 SQ. FT.
DECK: 212 SQ. FT.



GROUND FLOOR PLAN

PLAN 3 END

GROUND LIVING: 71 SQ. FT.
GARAGE: 565 SQ. FT.



THE GATES
18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

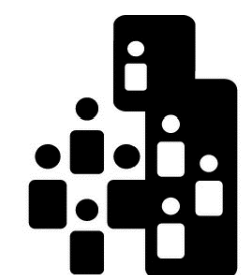
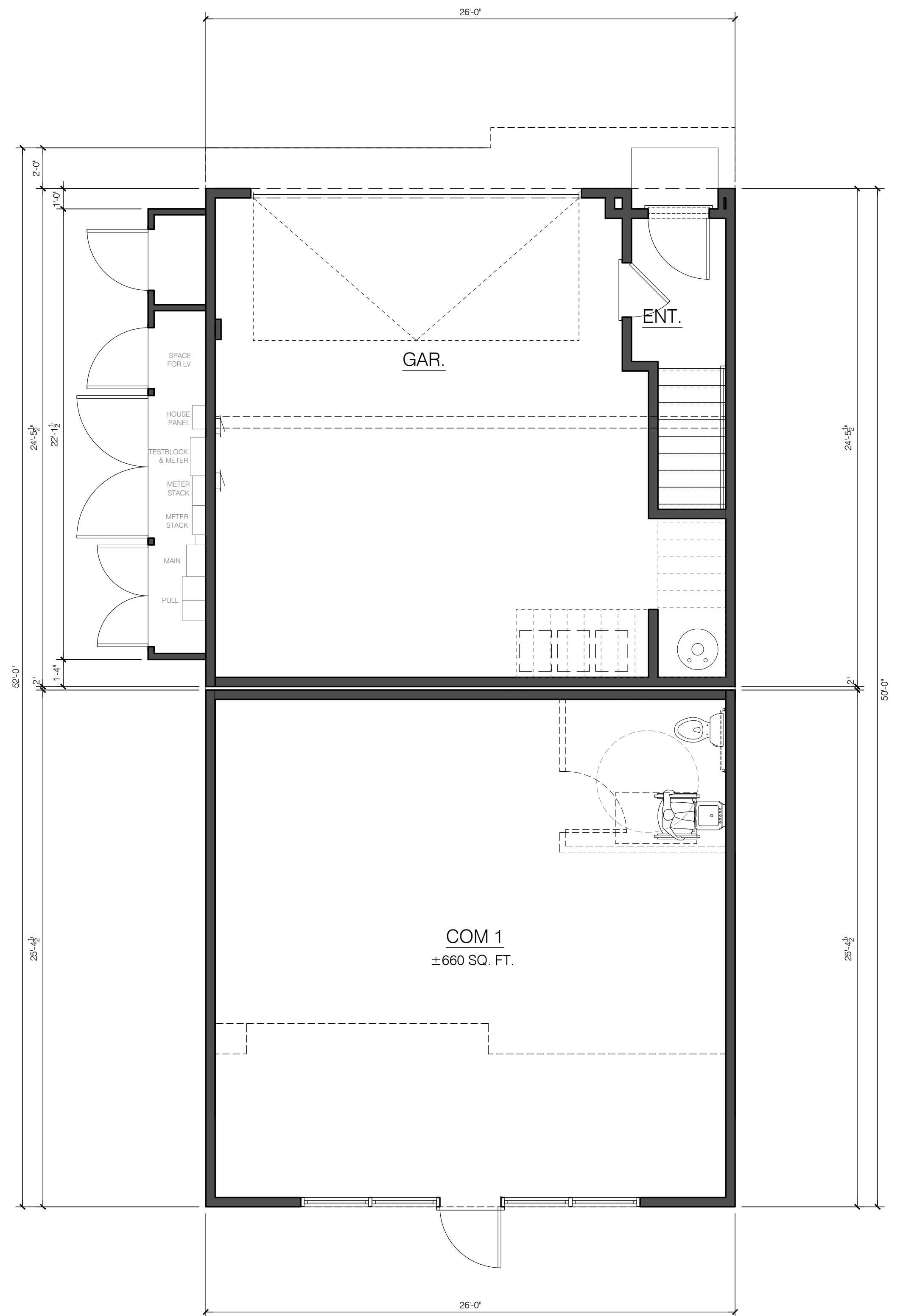
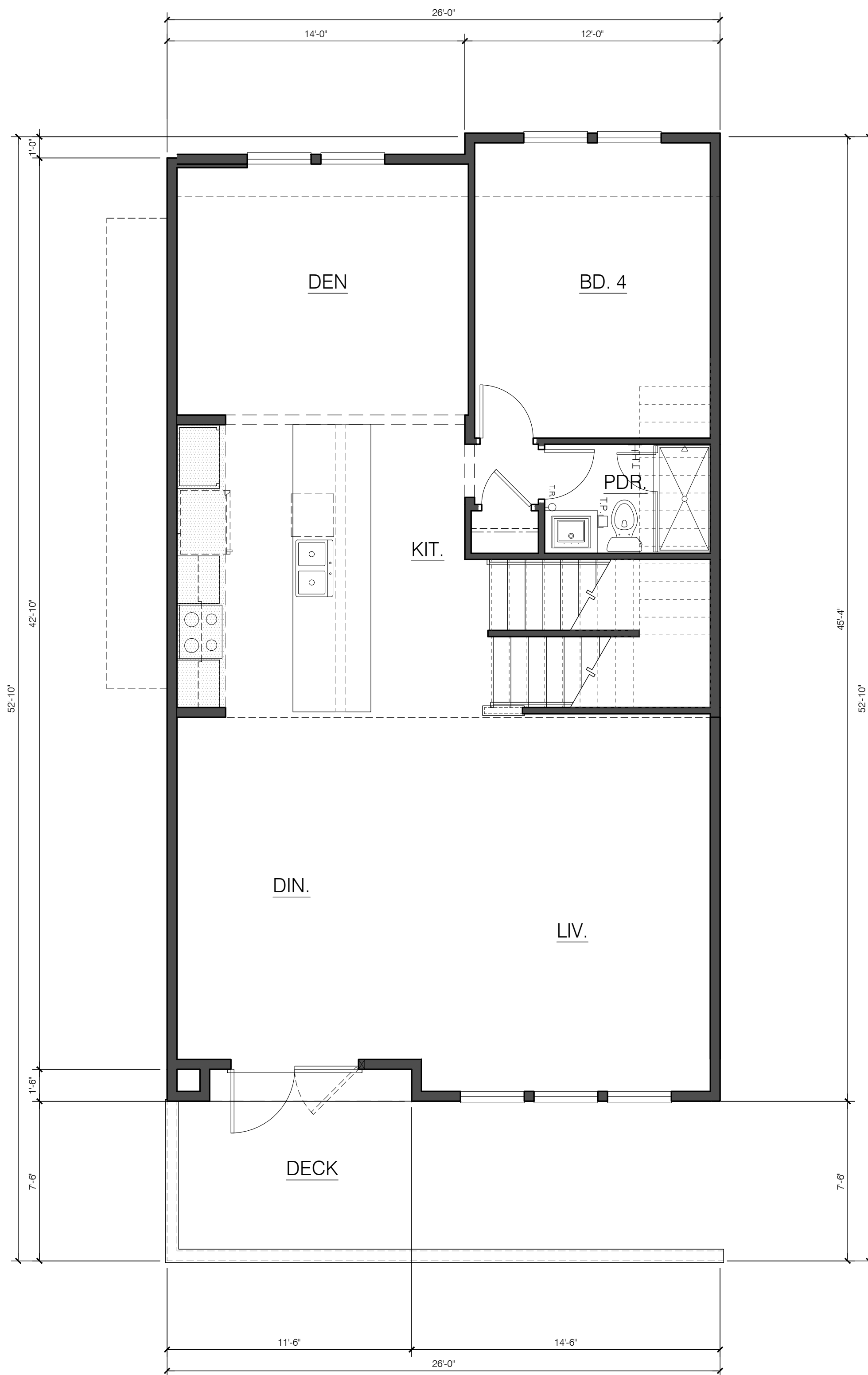
PLAN 3 END

A2.13

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

DATE: 10.20.2021

PROJECT: 317062.00



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

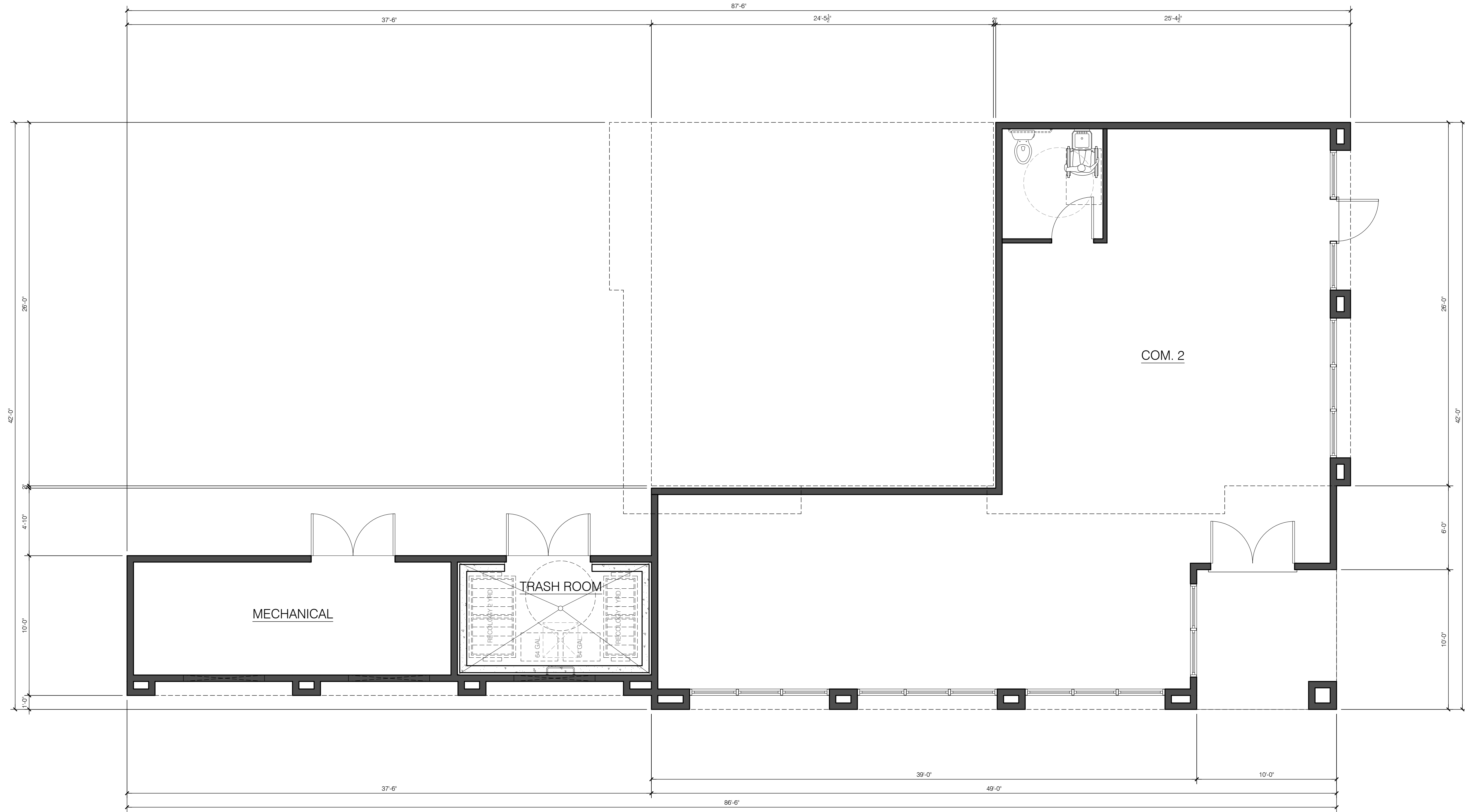
PLAN 3 END - METER CLOSET - 5-7 UNIT

A2.14

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

DATE: 10.20.2021

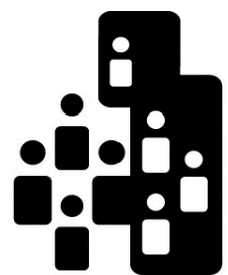
PROJECT: 317062.00



GROUND FLOOR PLAN

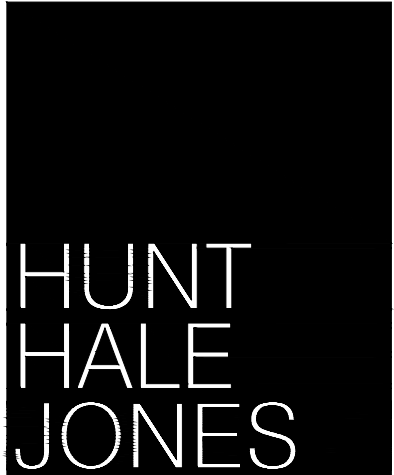
COMMERCIAL END CRNR

GROUND AREA: ±1440 SQ. FT.



City Ventures

THE GATES
18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

COMMERCIAL END CRNR

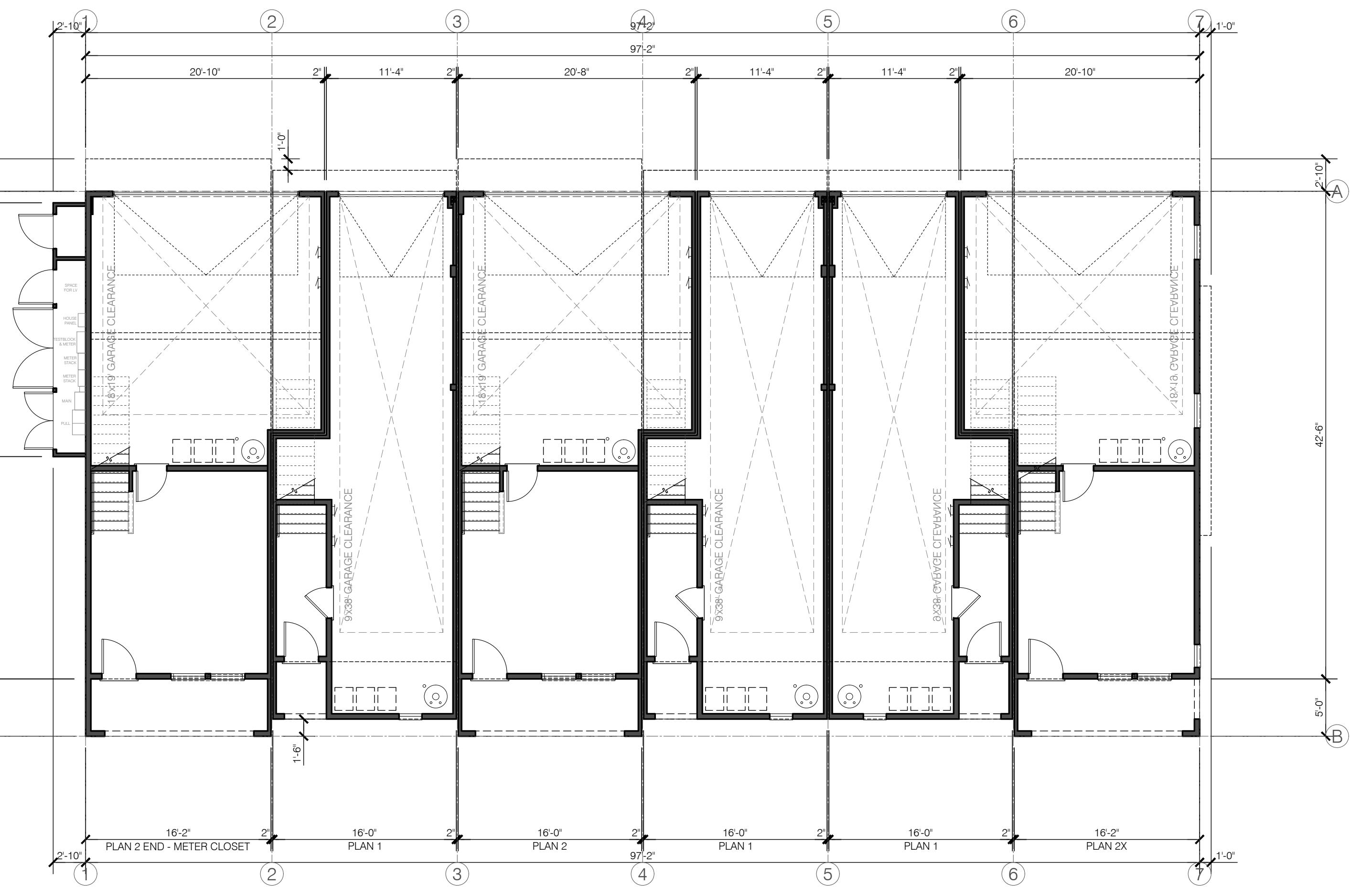
A2.15

SCALE: 1/4" = 1'-0"
DATE: 10.20.2021
PROJECT: 317062.00



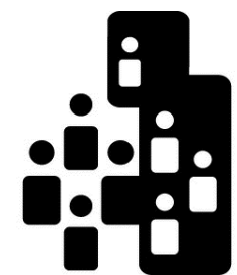
MAIN FLOOR PLAN

BLDG. 10 (BLDG. 1 & 9 SIM.)



GROUND FLOOR PLAN

BLDG. 10 (BLDG. 1 & 9 SIM.)



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

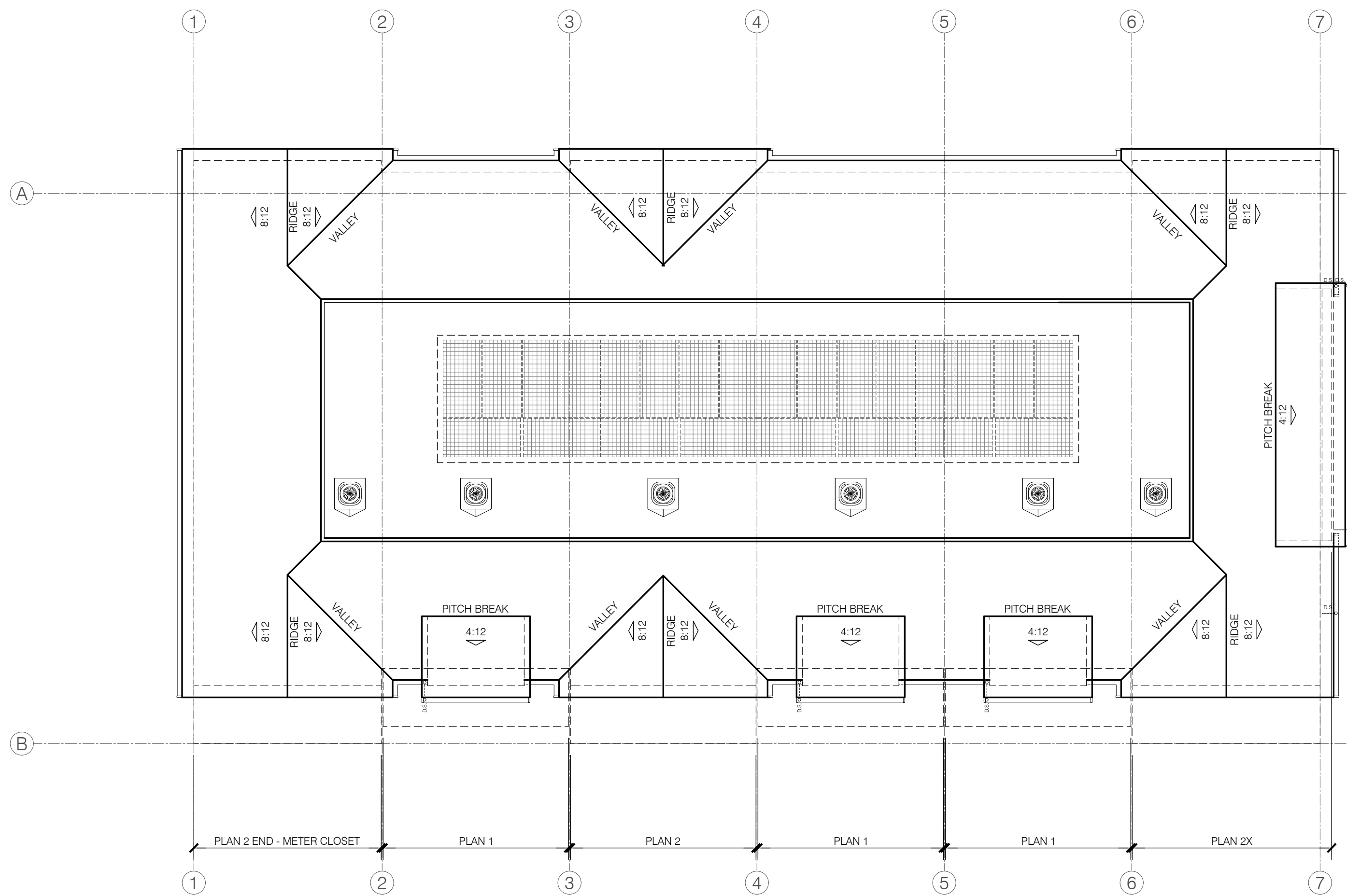
BLDG. 10 (1 & 9 SIM.) GROUND - MAIN FLOOR PLAN

A3.1

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

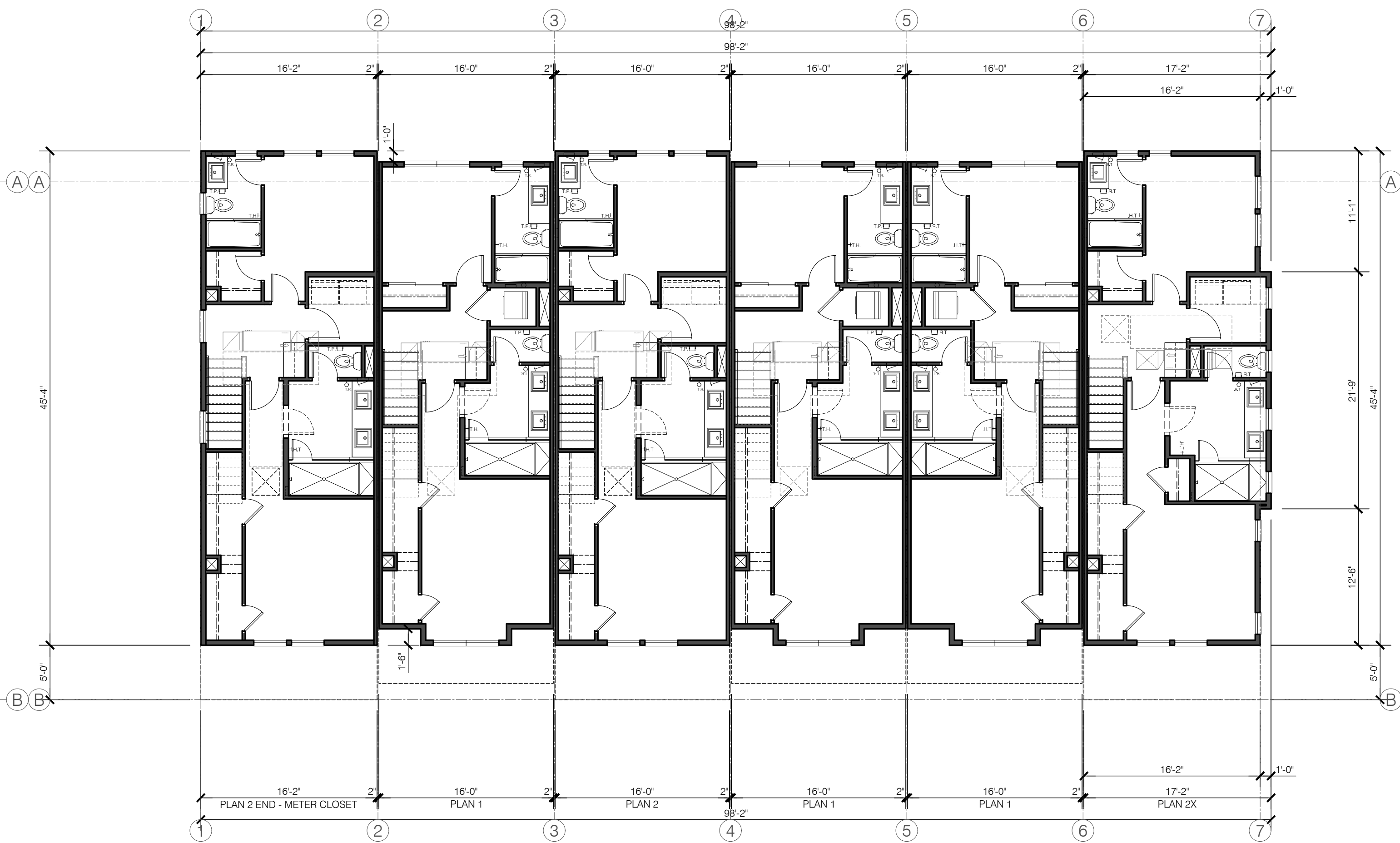
DATE: 10.20.2021

PROJECT: 317062.00



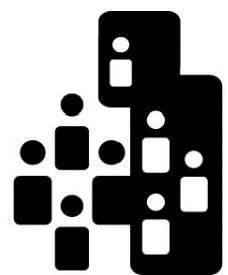
ROOF PLAN

BLDG. 10 (BLDG. 1 & 9 SIM.)



UPPER FLOOR PLAN

BLDG. 10 (BLDG. 1 & 9 SIM.)

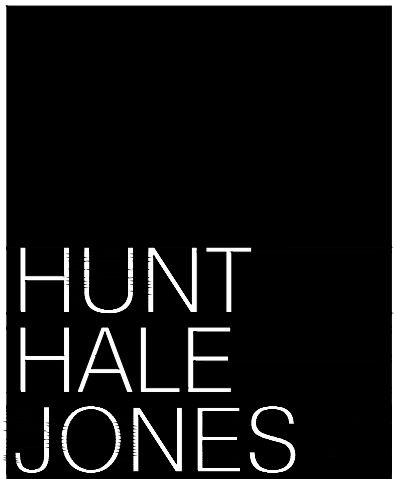


City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

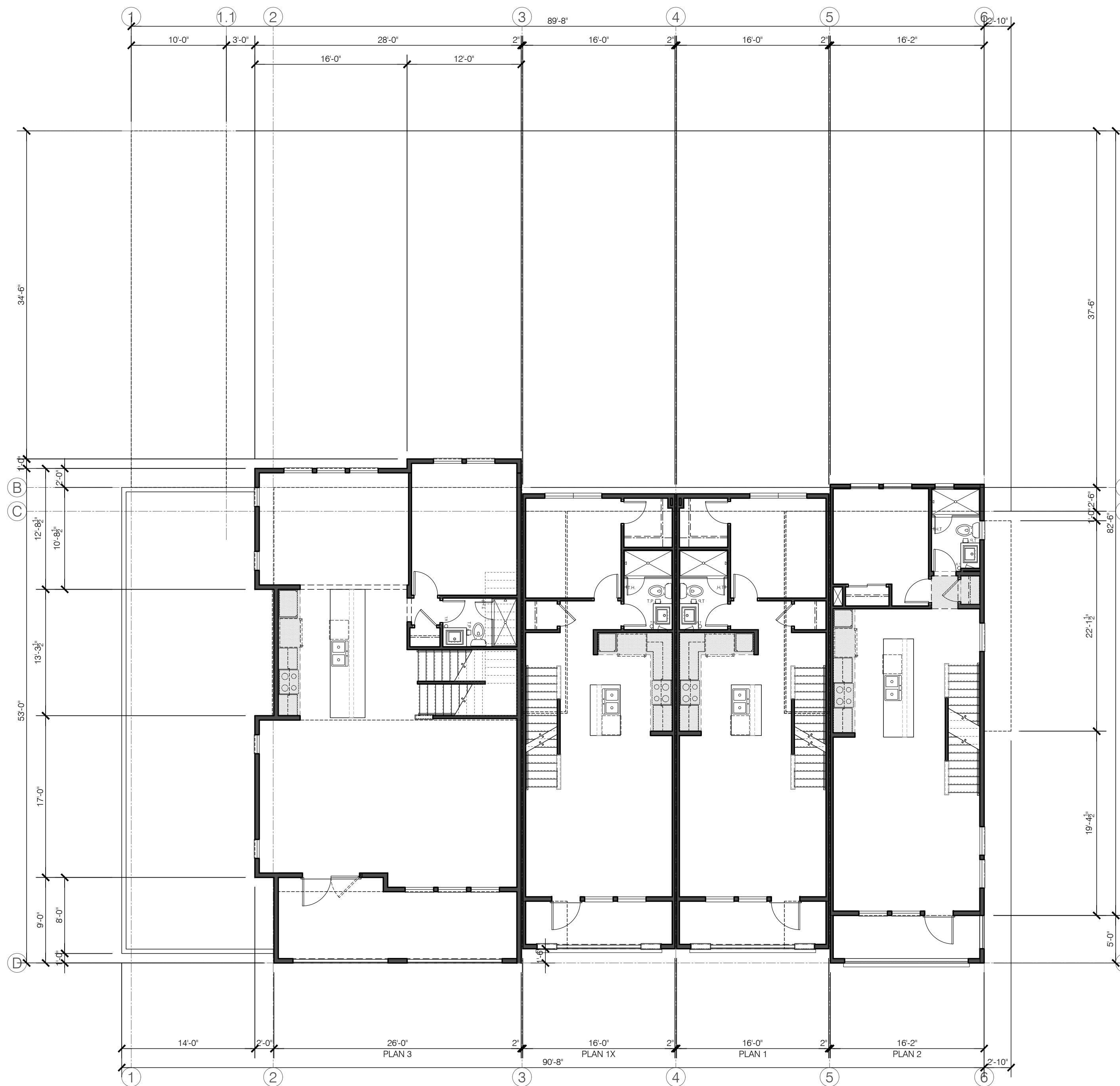
BLDG. 10 (1 & 9 SIM.) UPPER - ROOF PLAN

A3.2

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

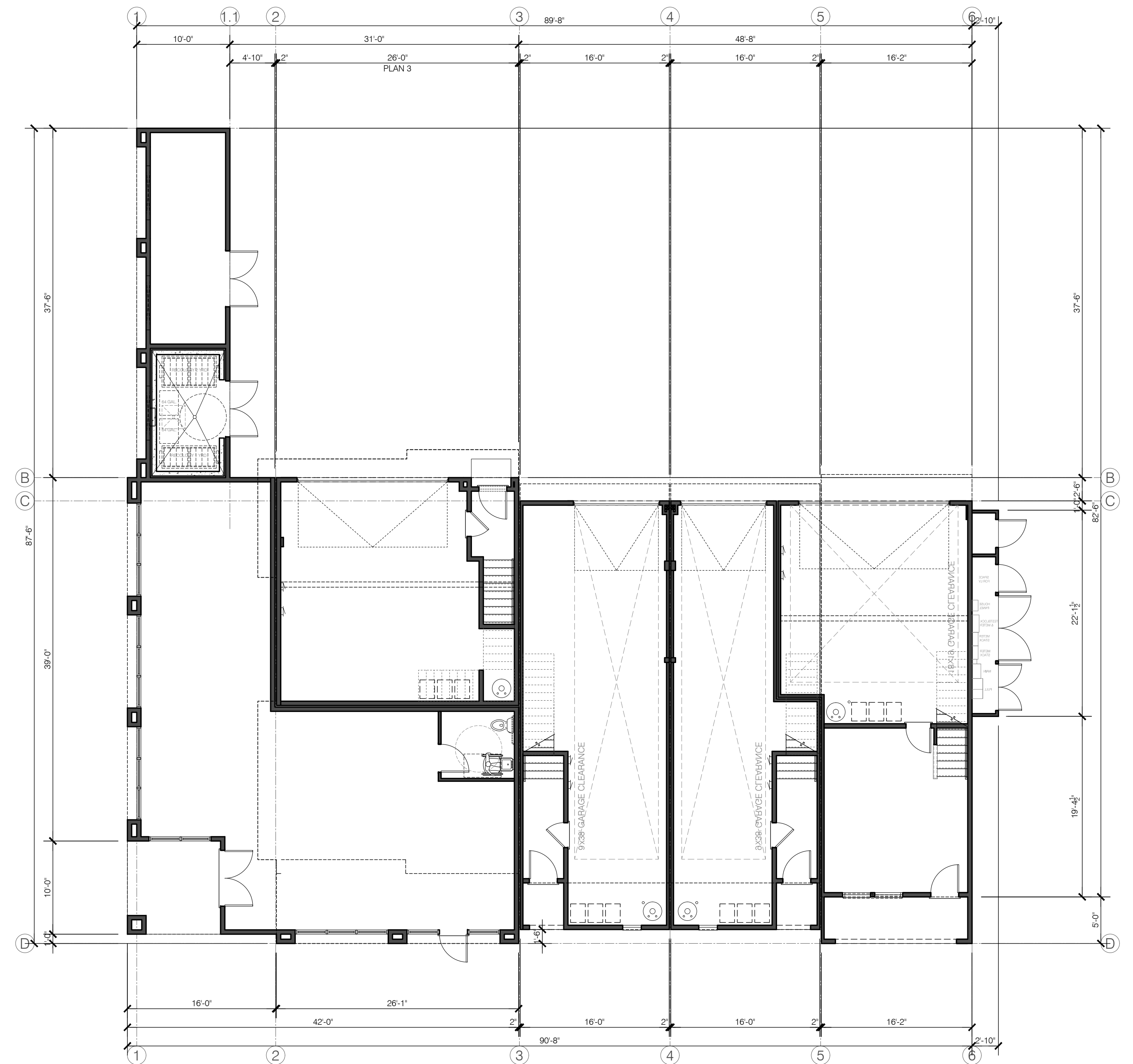
DATE: 10.20.2021

PROJECT: 317062.00



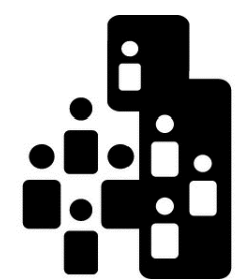
MAIN FLOOR PLAN

BLDG. 2



GROUND FLOOR PLAN

BLDG. 2



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

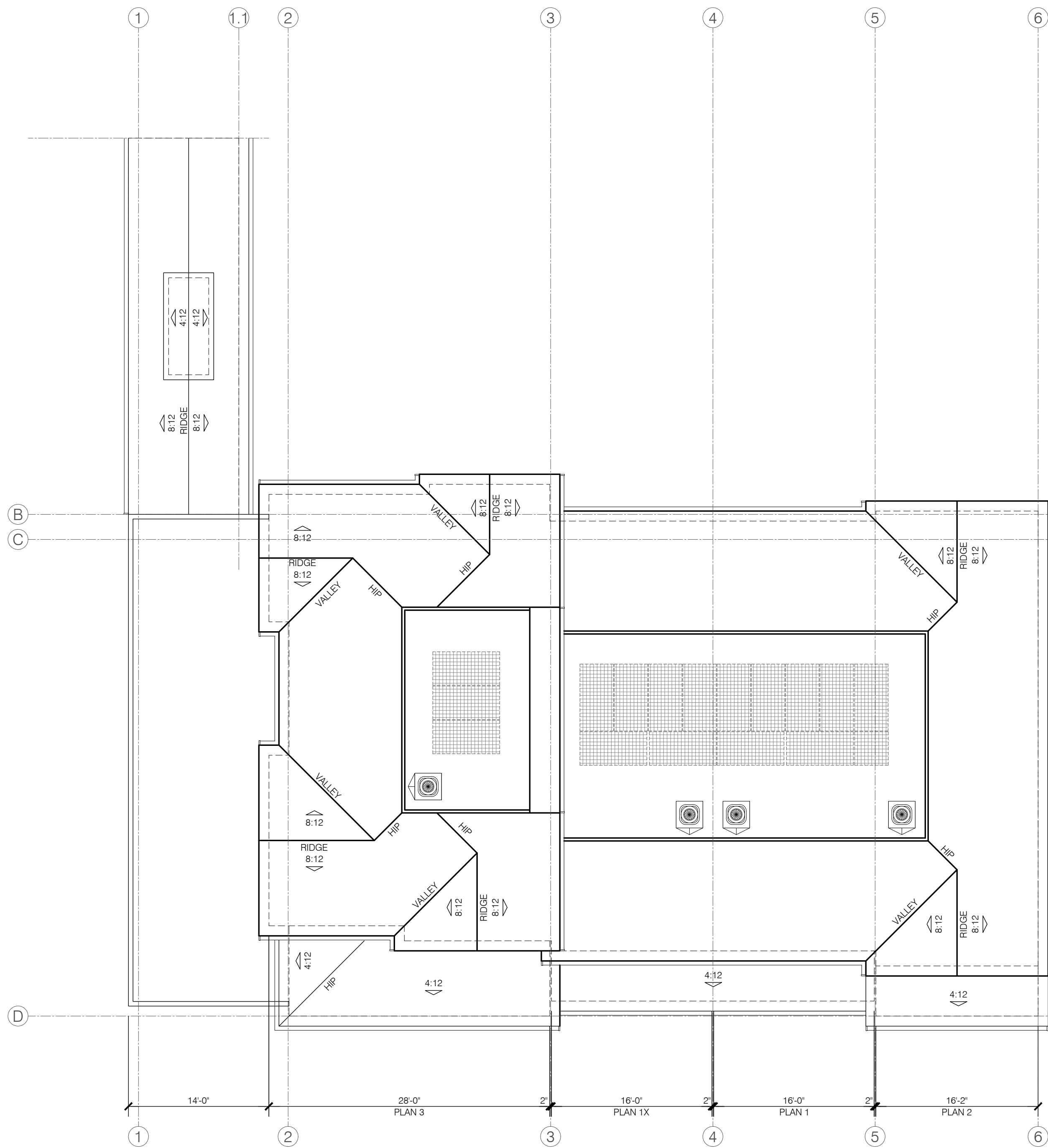
BLDG. 2 GROUND - MAIN FLOOR PLAN

A3.3

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

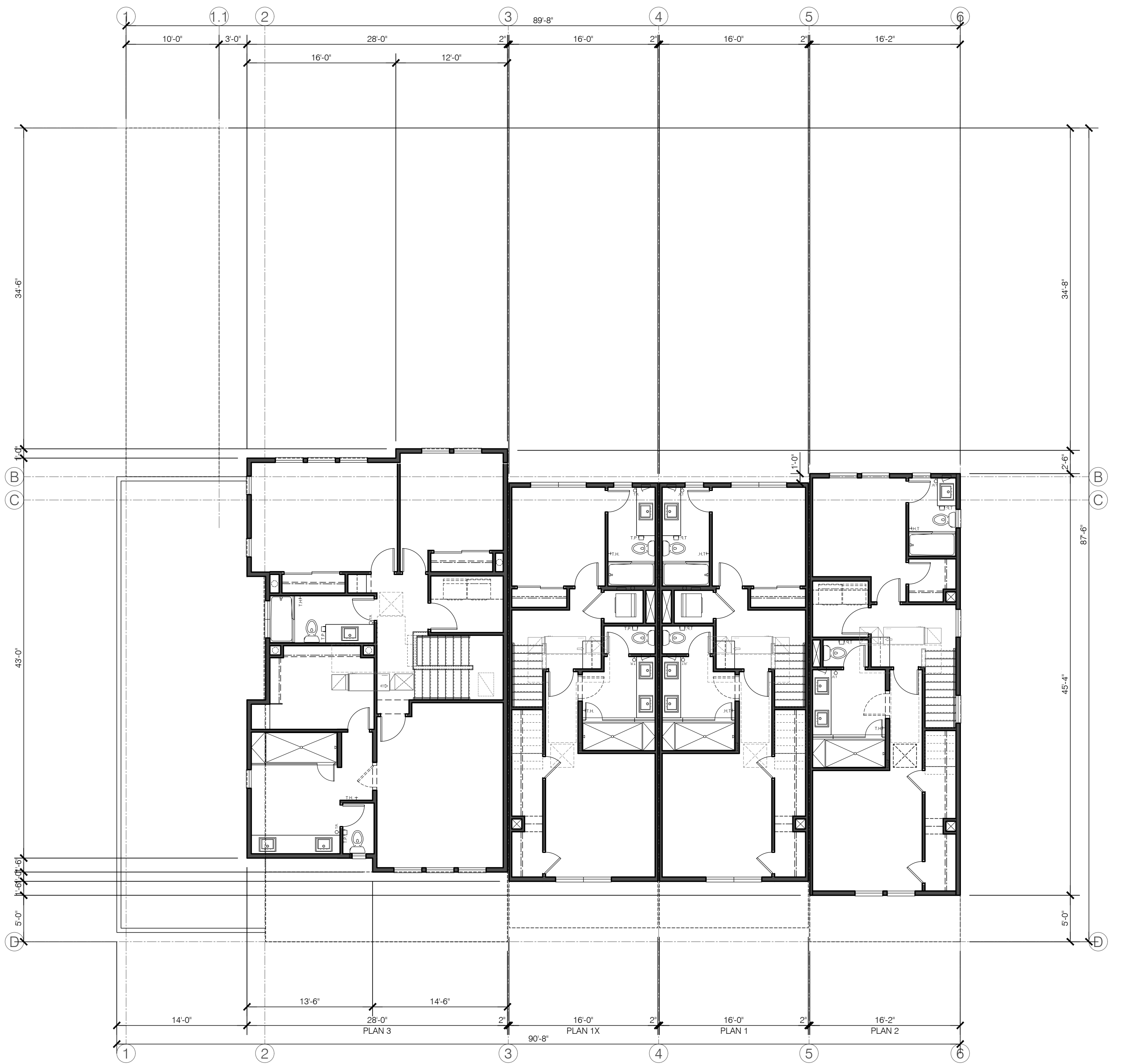
DATE: 10.20.2021

PROJECT: 317062.00



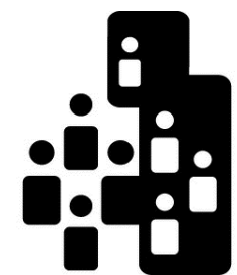
ROOF PLAN

BLDG. 2



UPPER FLOOR PLAN

BLDG. 2



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

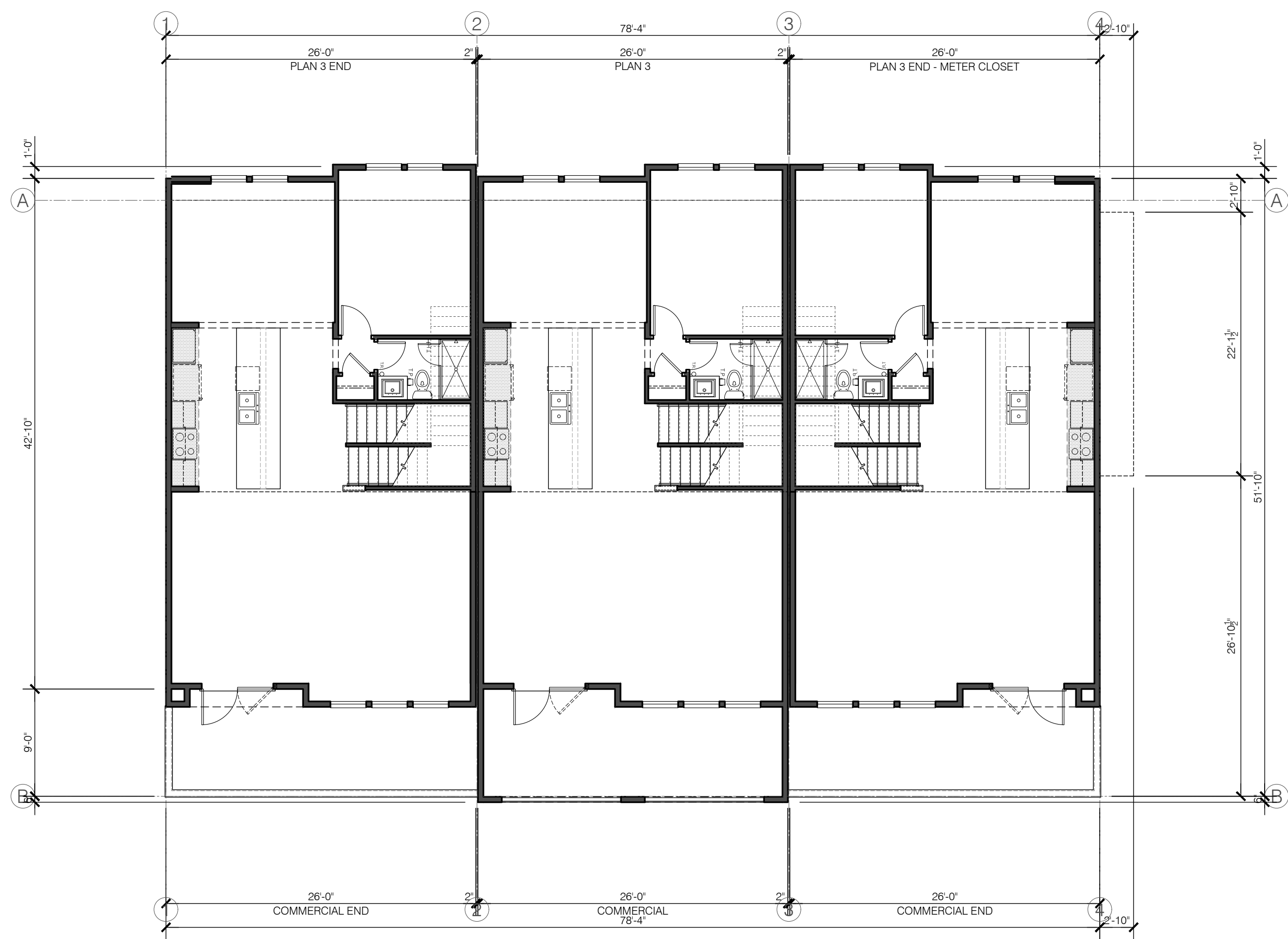
BLDG. 2 UPPER - ROOF PLAN

A3.4

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

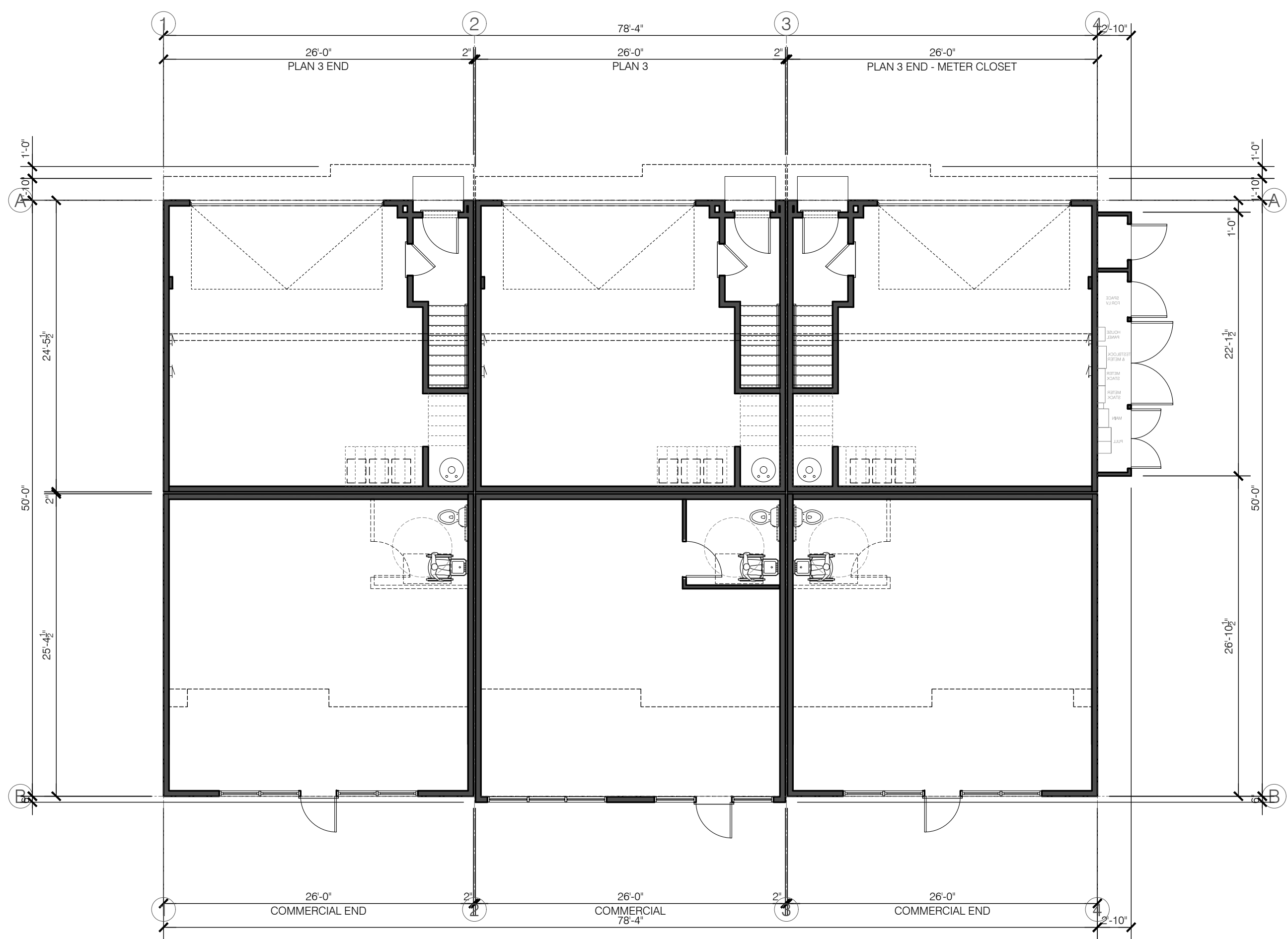
DATE: 10.20.2021

PROJECT: 317062.00



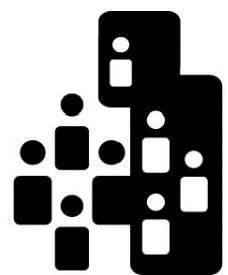
MAIN FLOOR PLAN

BLDG. 3



GROUND FLOOR PLAN

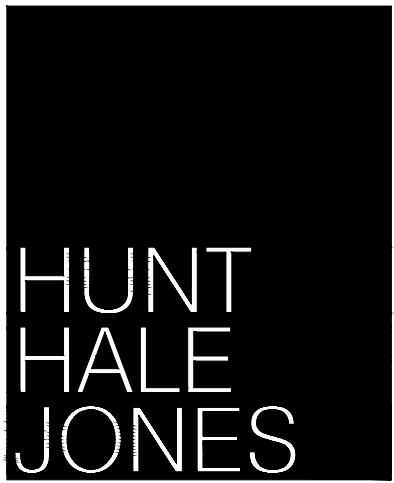
BLDG. 3



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

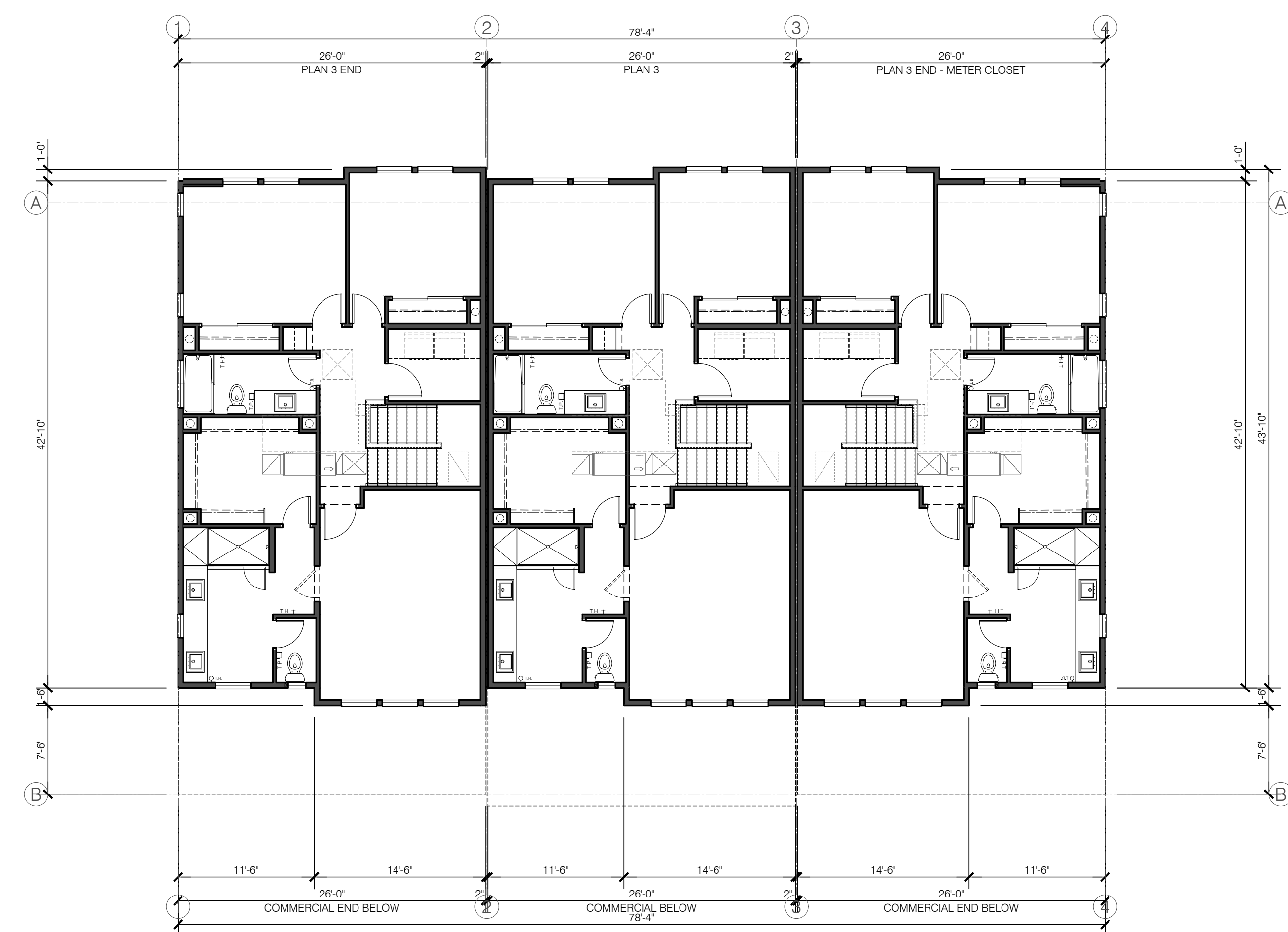
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

BLDG. 3 GROUND - MAIN FLOOR PLAN

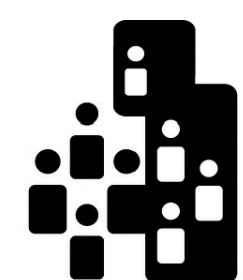
A3.5

SCALE: 1/8" = 1'-0"
DATE: 10.20.2021
PROJECT: 317062.00



UPPER FLOOR PLAN

BLDG. 3



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

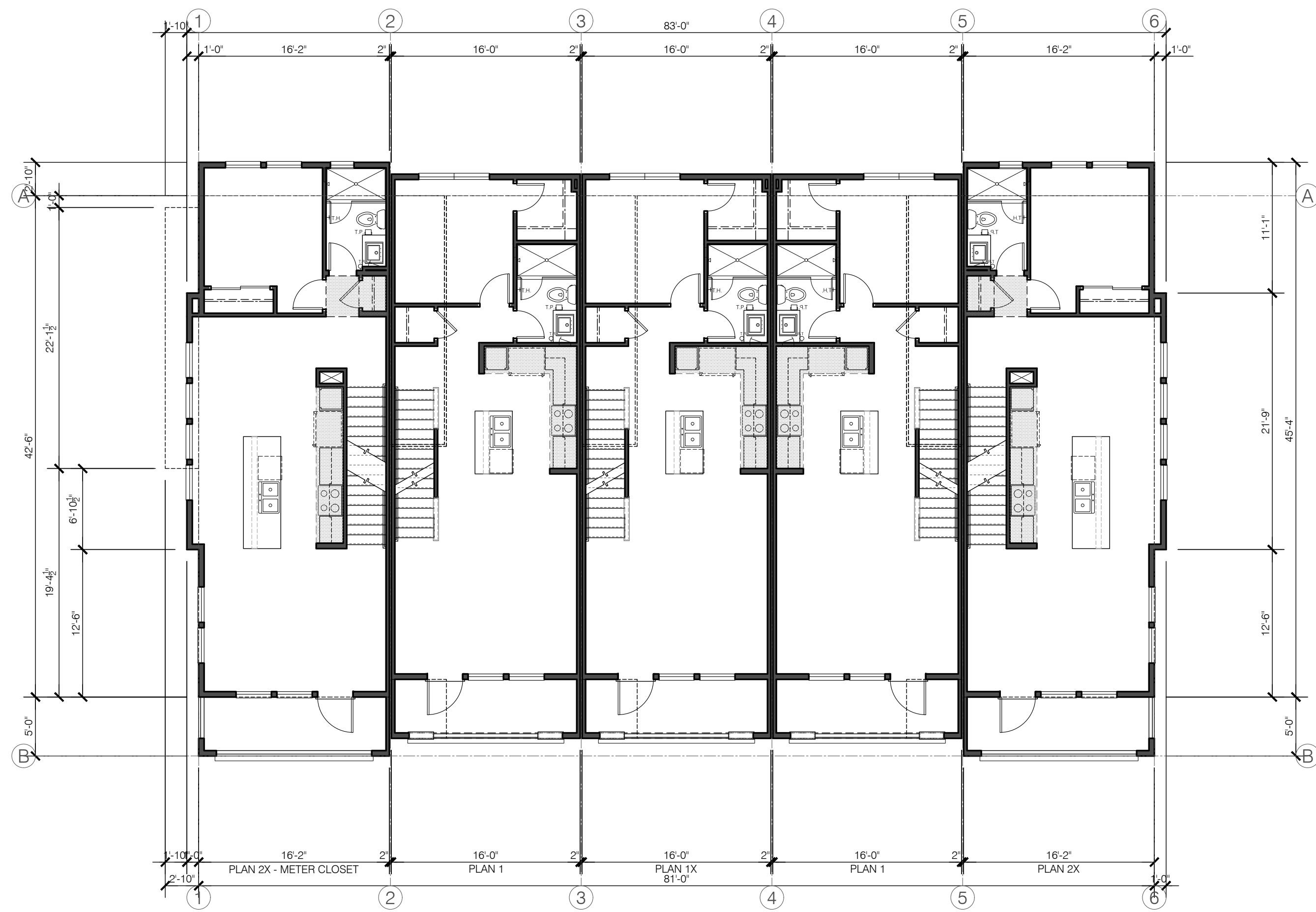
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

BLDG. 3 UPPER FLOOR PLAN

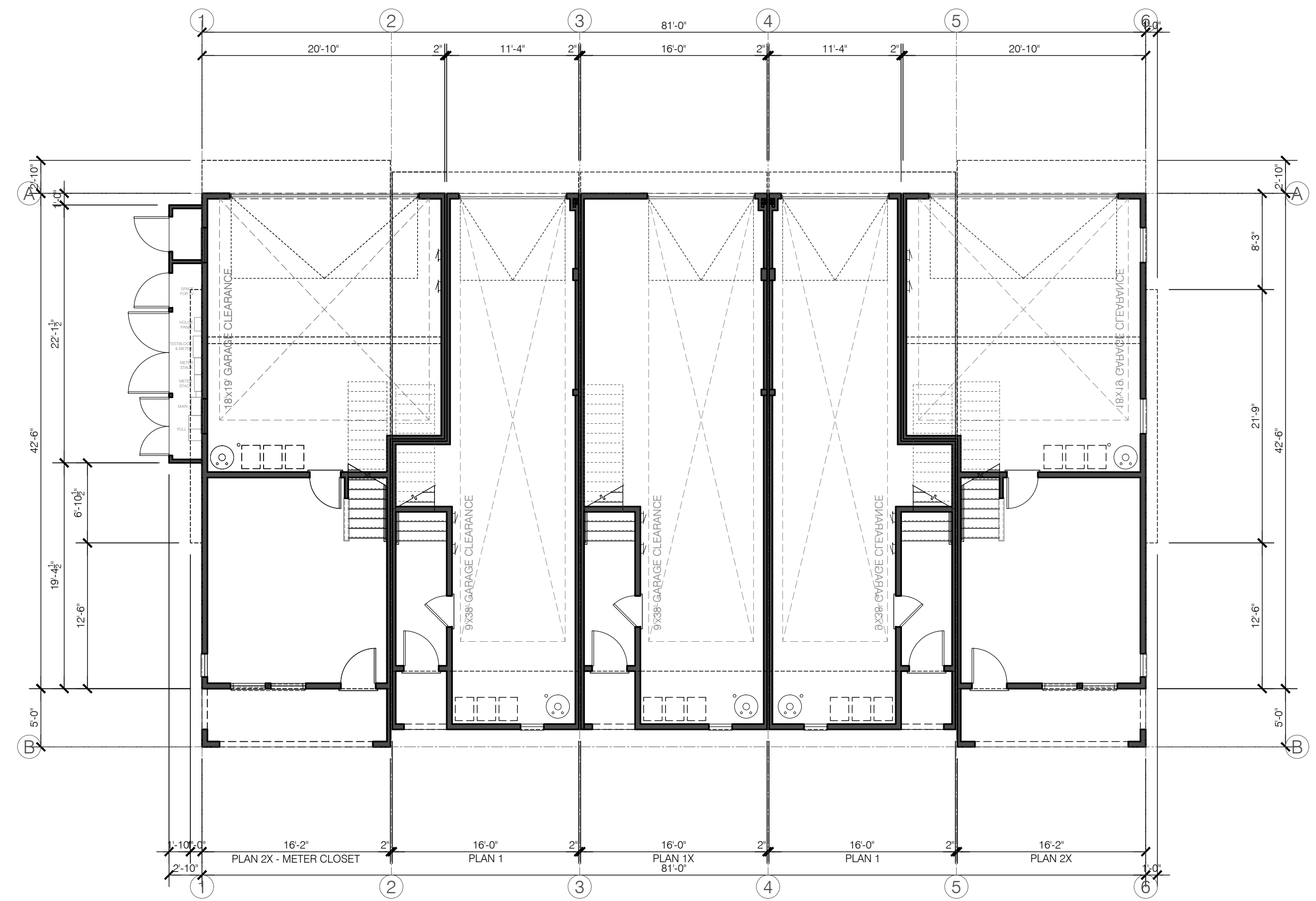
A3.6

SCALE: 1/8" = 1'-0"
DATE: 10.20.2021
PROJECT: 317062.00



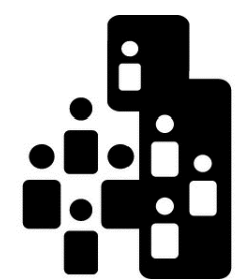
MAIN FLOOR PLAN

BLDG. 4



GROUND FLOOR PLAN

BLDG. 4



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

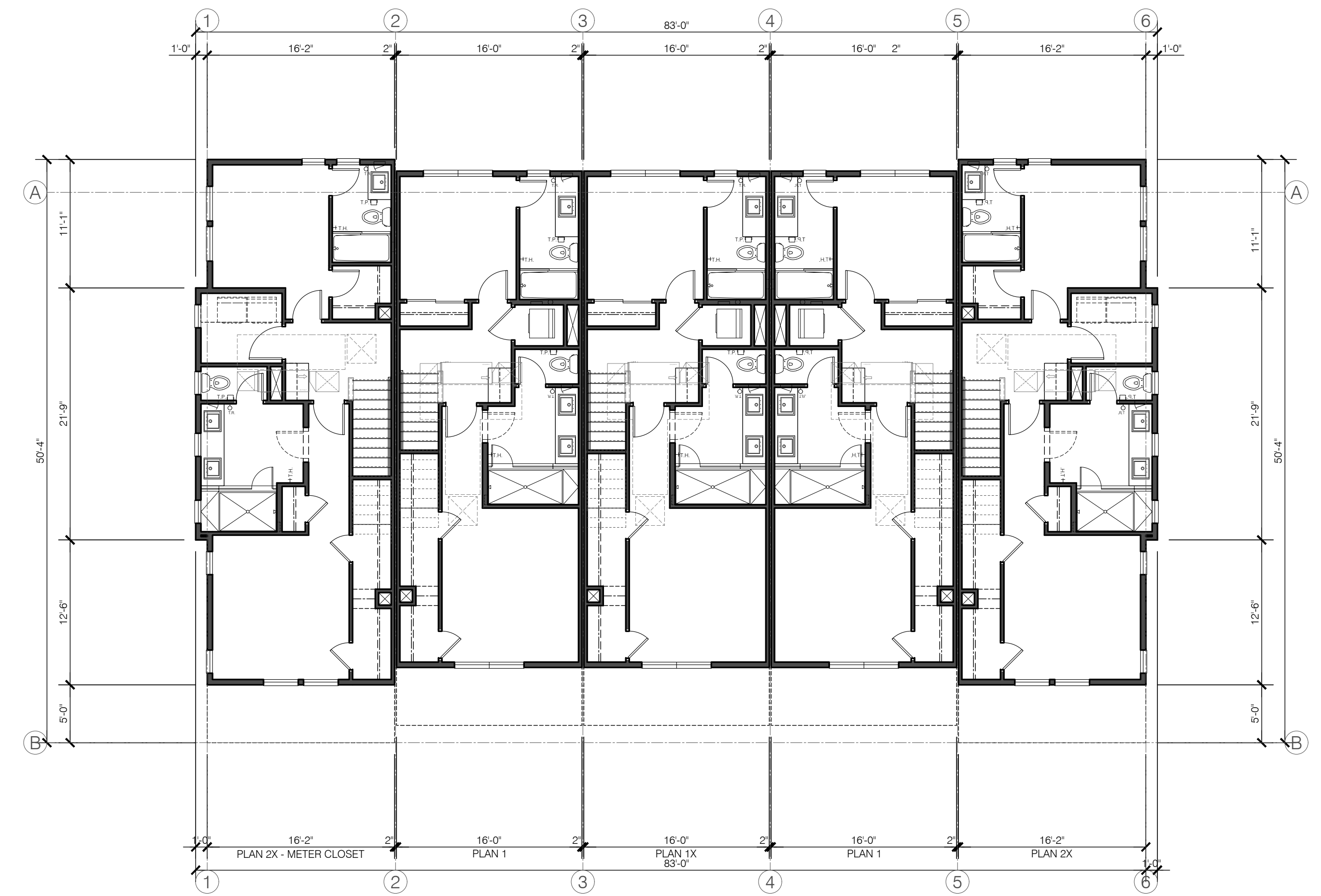
BLDG. 4 GROUND - MAIN FLOOR PLAN

A3.7

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

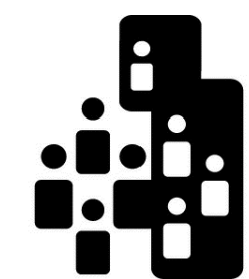
DATE: 10.20.2021

PROJECT: 317062.00



UPPER FLOOR PLAN

BLDG. 4



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

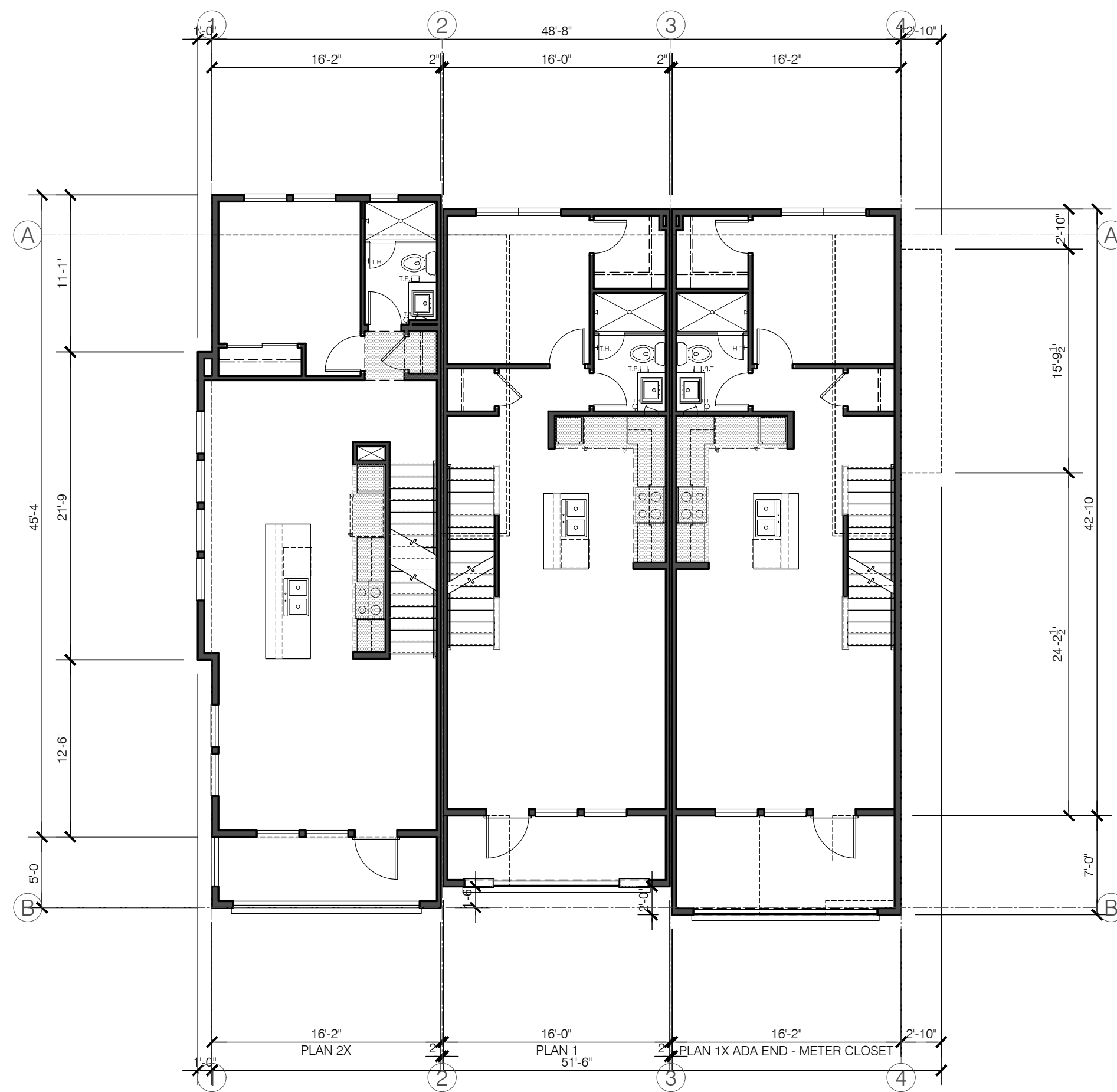
BLDG. 4 UPPER FLOOR PLAN

A3.8

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

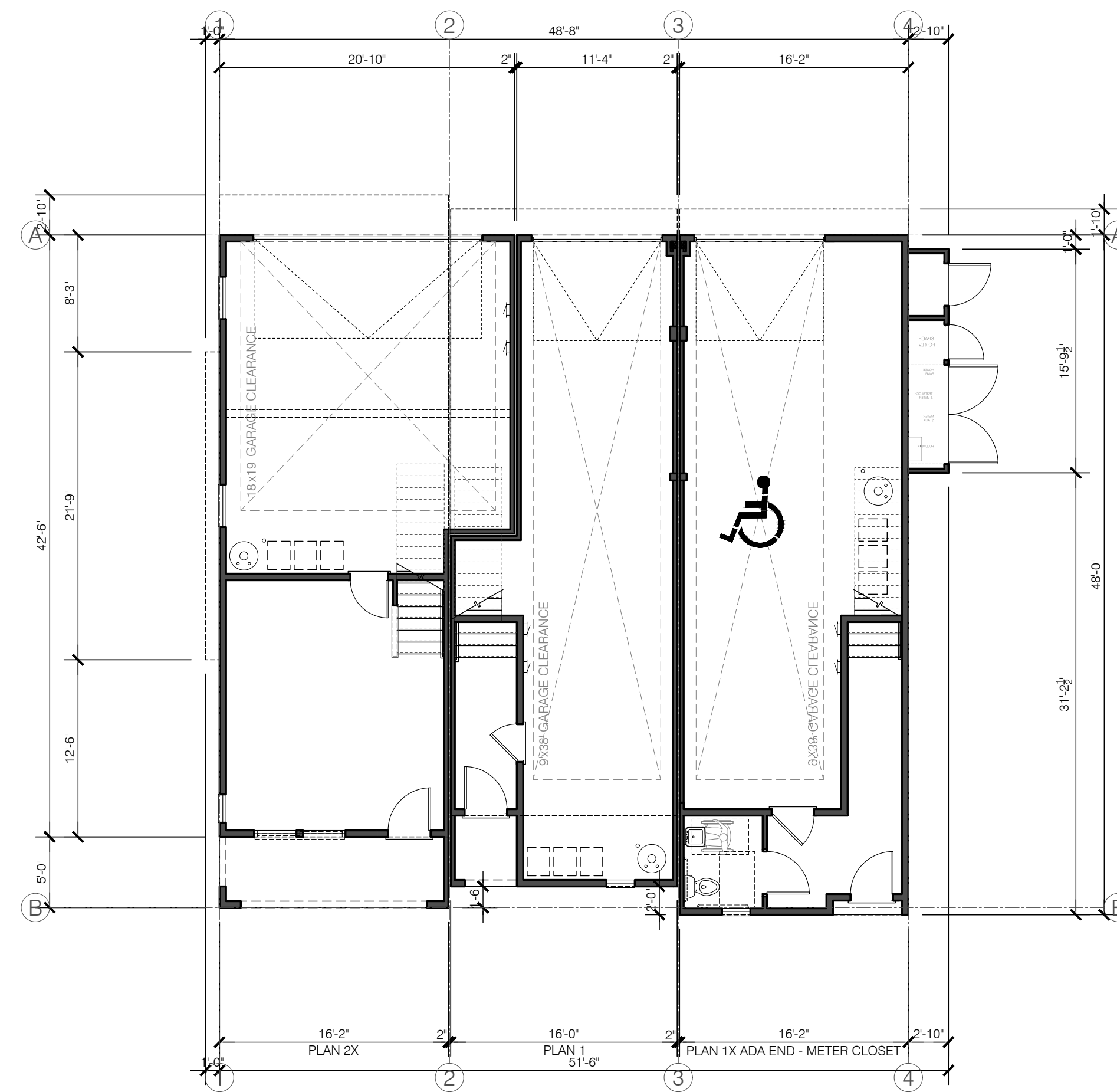
DATE: 10.20.2021

PROJECT: 317062.00



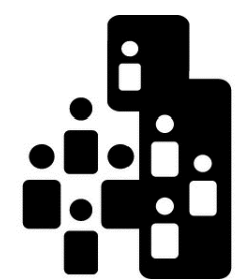
MAIN FLOOR PLAN

BLDG. 5



GROUND FLOOR PLAN

BLDG. 5



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

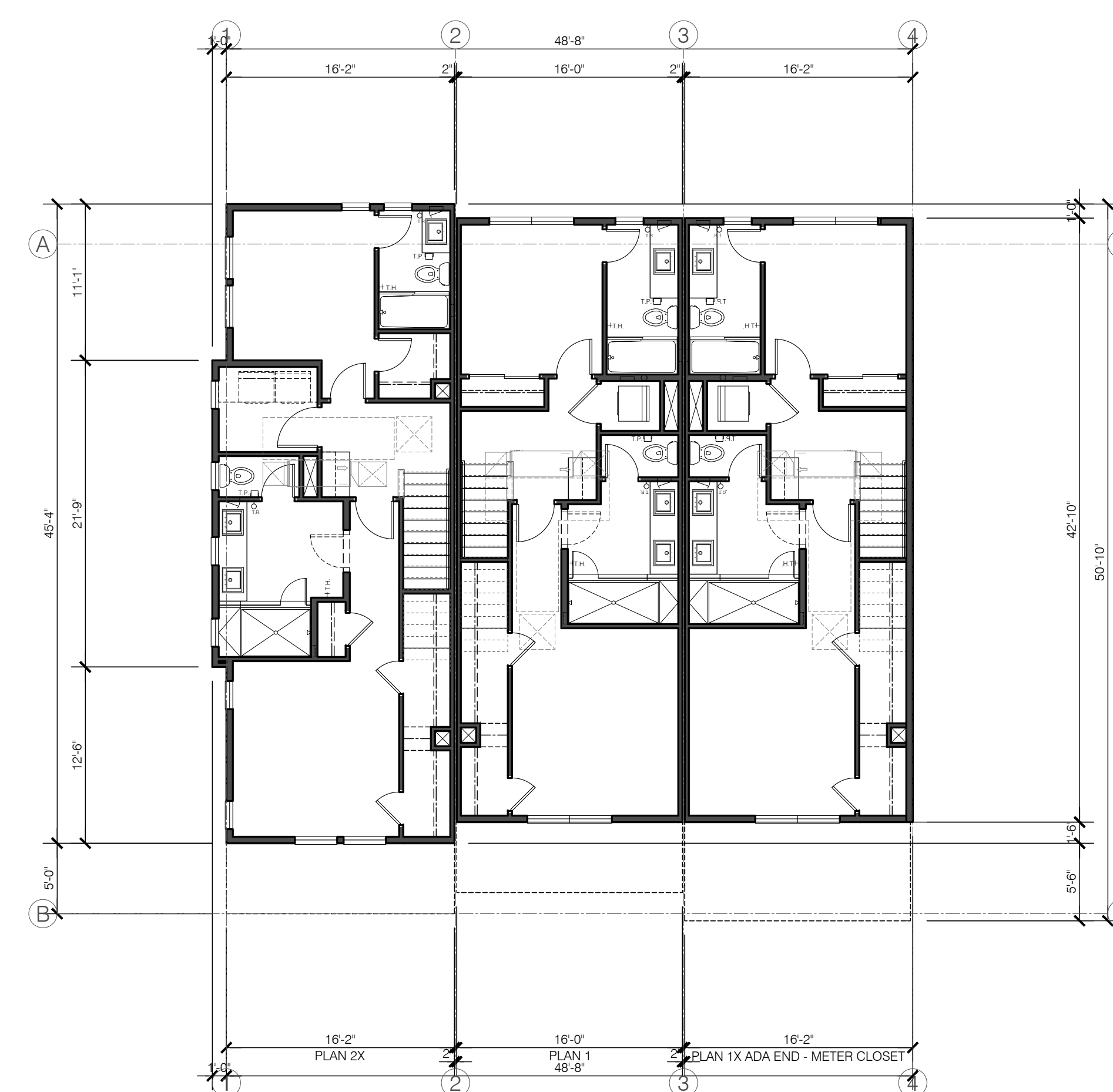
BLDG. 5 GROUND - MAIN FLOOR PLAN

A3.9

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

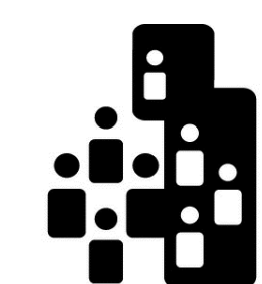
DATE: 10.20.2021

PROJECT: 317062.00



UPPER FLOOR PLAN

BLDG. 5



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

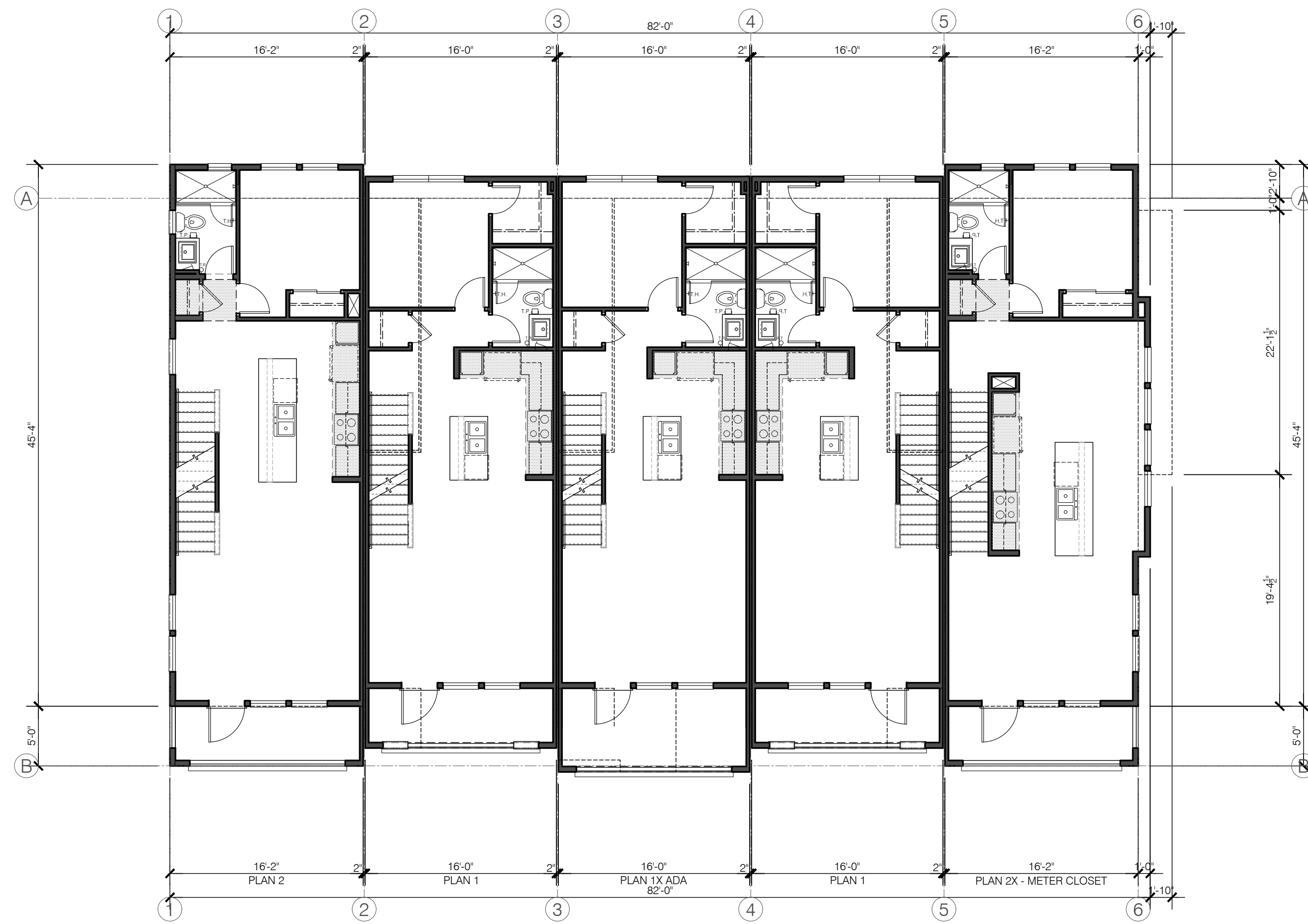
BLDG. 5 UPPER FLOOR PLAN

A3.10

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

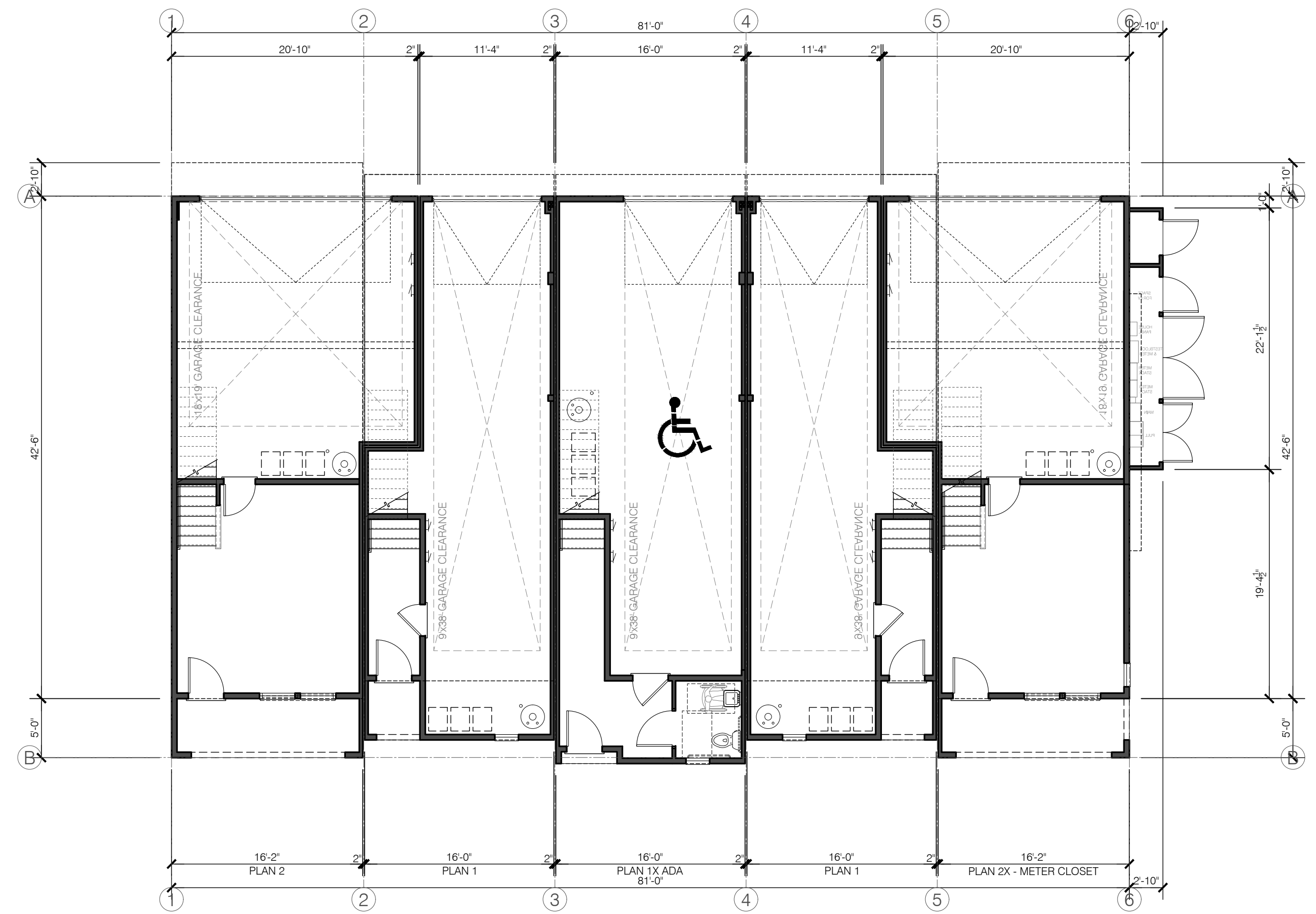
DATE: 10.20.2021

PROJECT: 317062.00



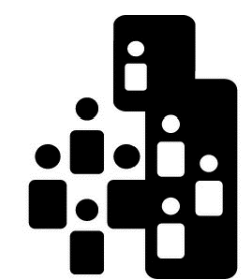
MAIN FLOOR PLAN

BLDG. 6



GROUND FLOOR PLAN

BLDG. 6



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

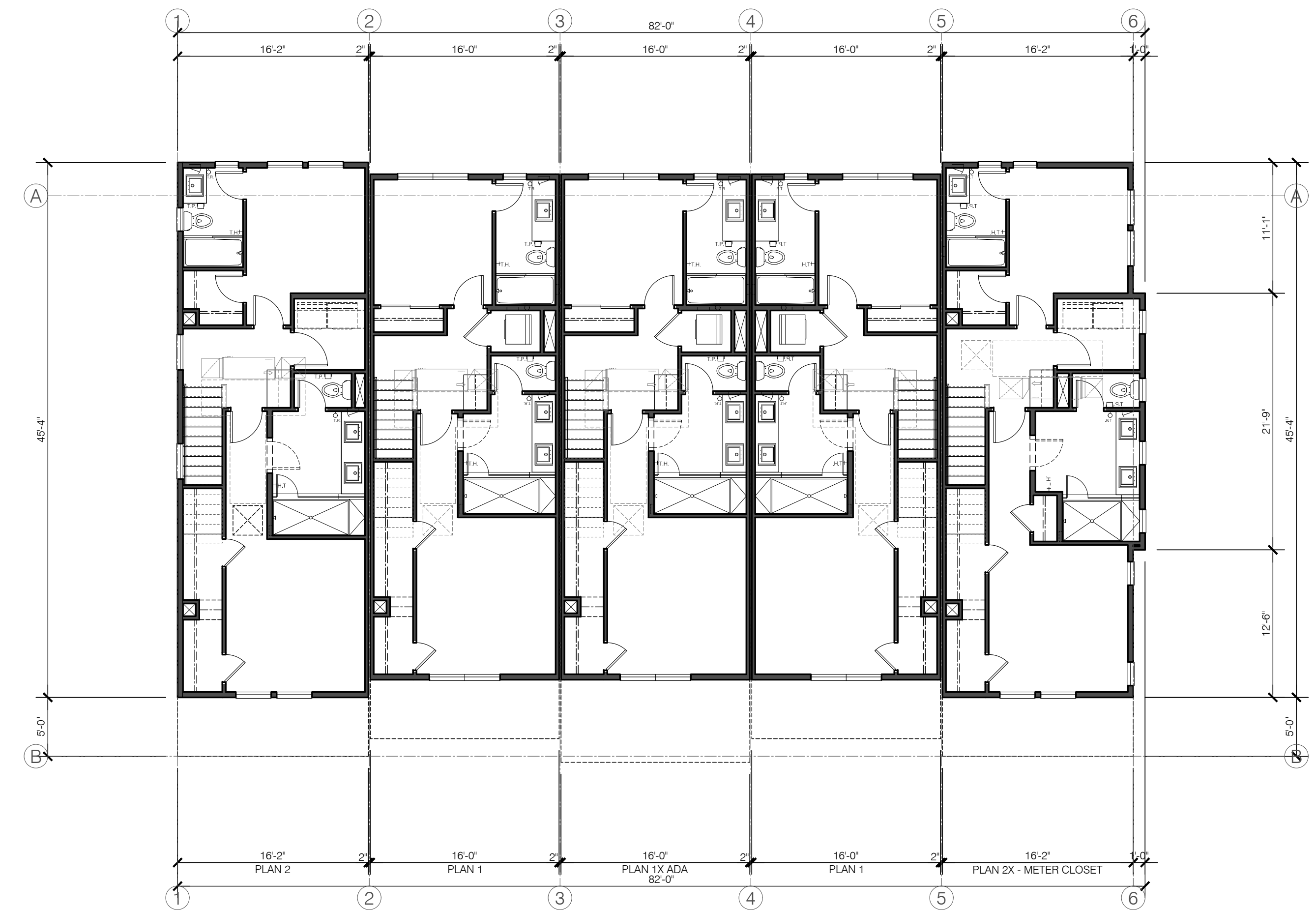
BLDG. 6 GROUND - MAIN FLOOR PLAN

A3.11

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

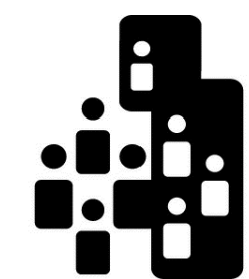
DATE: 10.20.2021

PROJECT: 317062.00



UPPER FLOOR PLAN

BLDG. 6



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

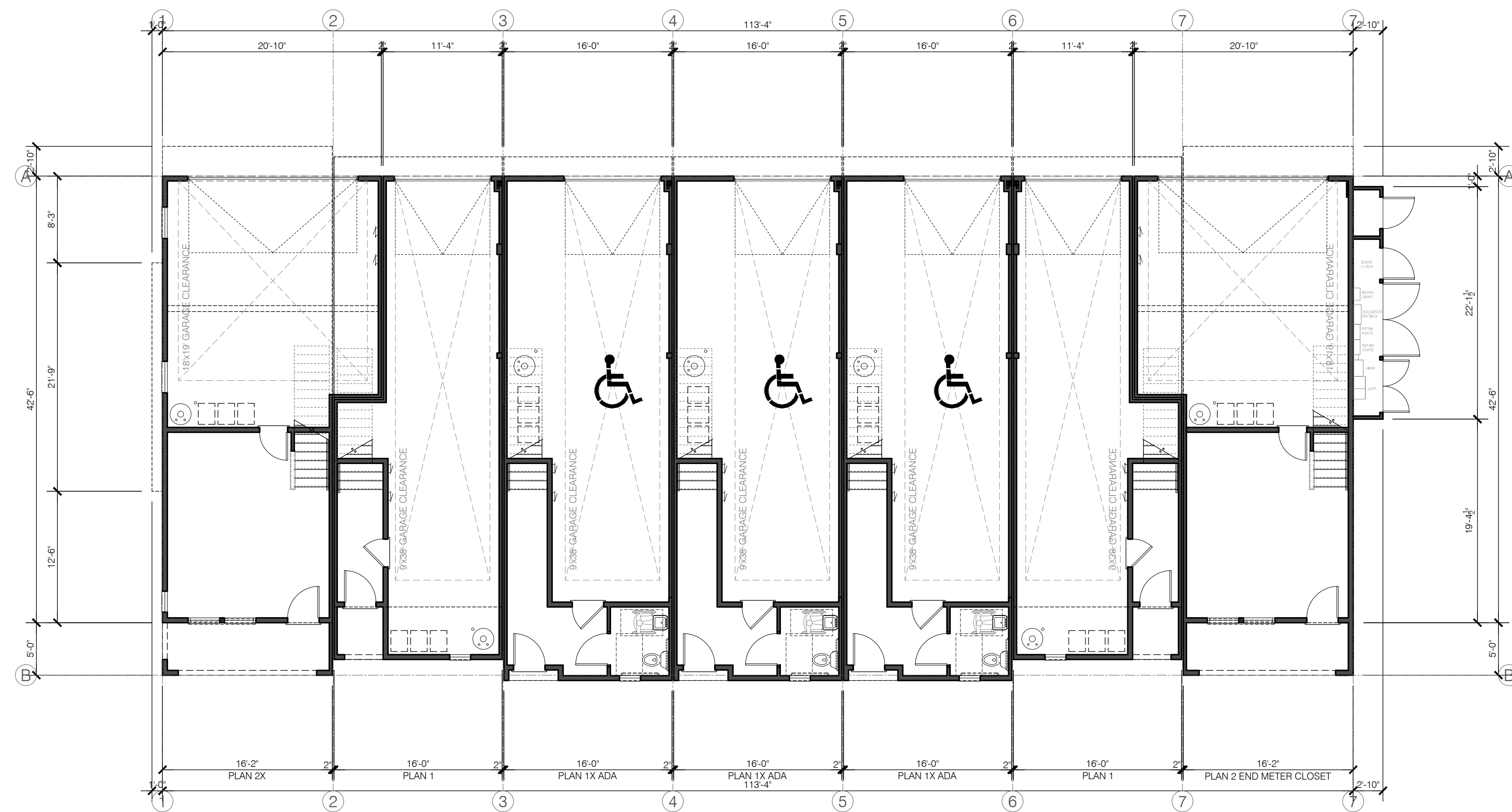
BLDG. 6 UPPER FLOOR PLAN

A3.12

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

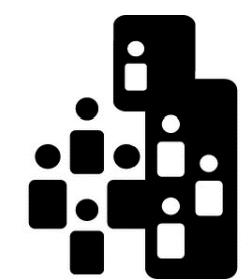
DATE: 10.20.2021

PROJECT: 317062.00



GROUND FLOOR PLAN

BLDG. 7



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

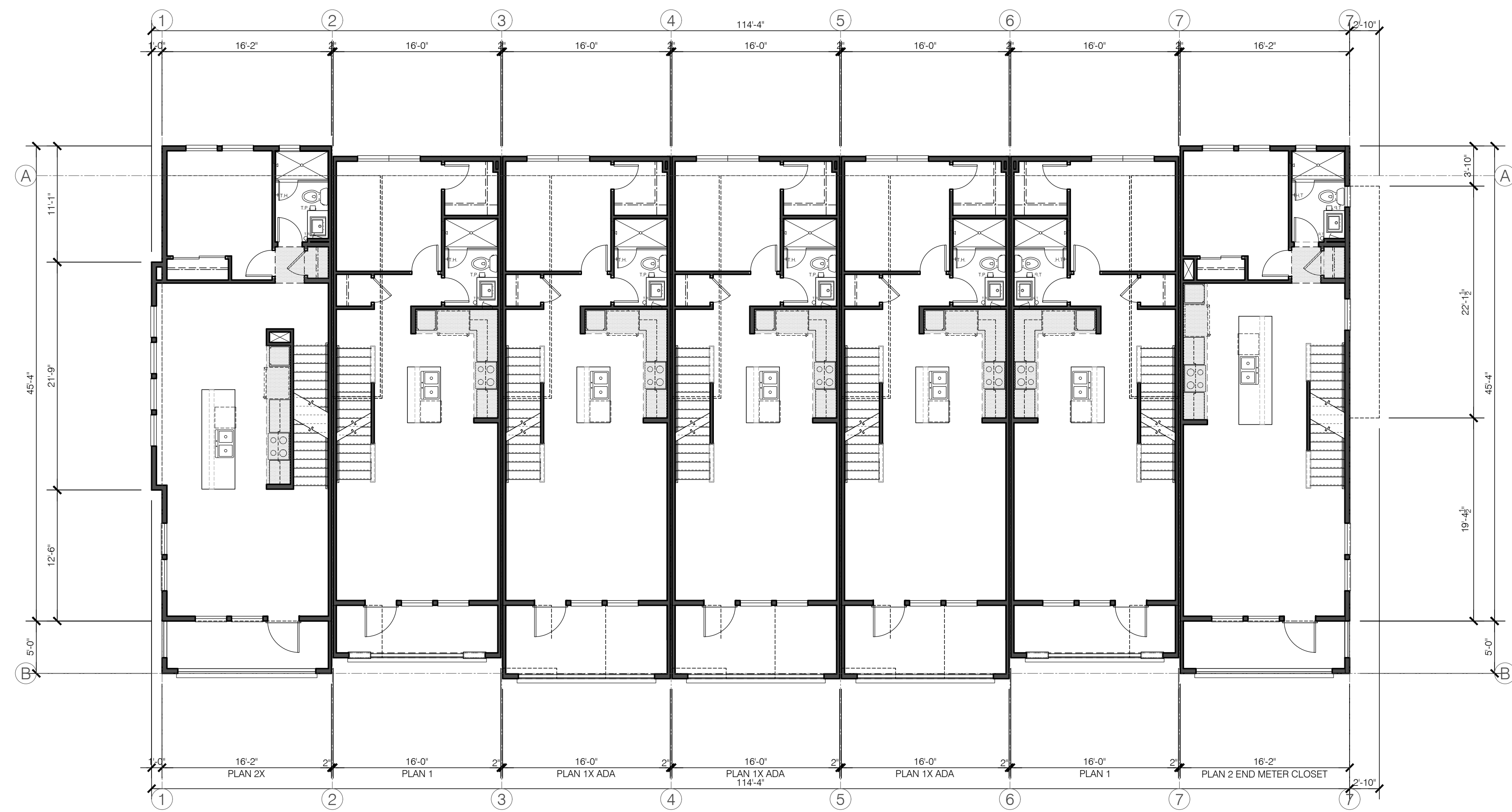
BLDG. 7 GROUND FLOOR PLAN

A3.13

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

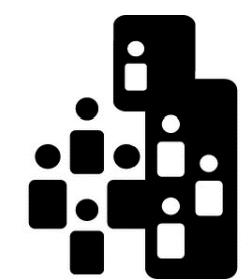
DATE: 10.20.2021

PROJECT: 317062.00



MAIN FLOOR PLAN

BLDG. 7



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

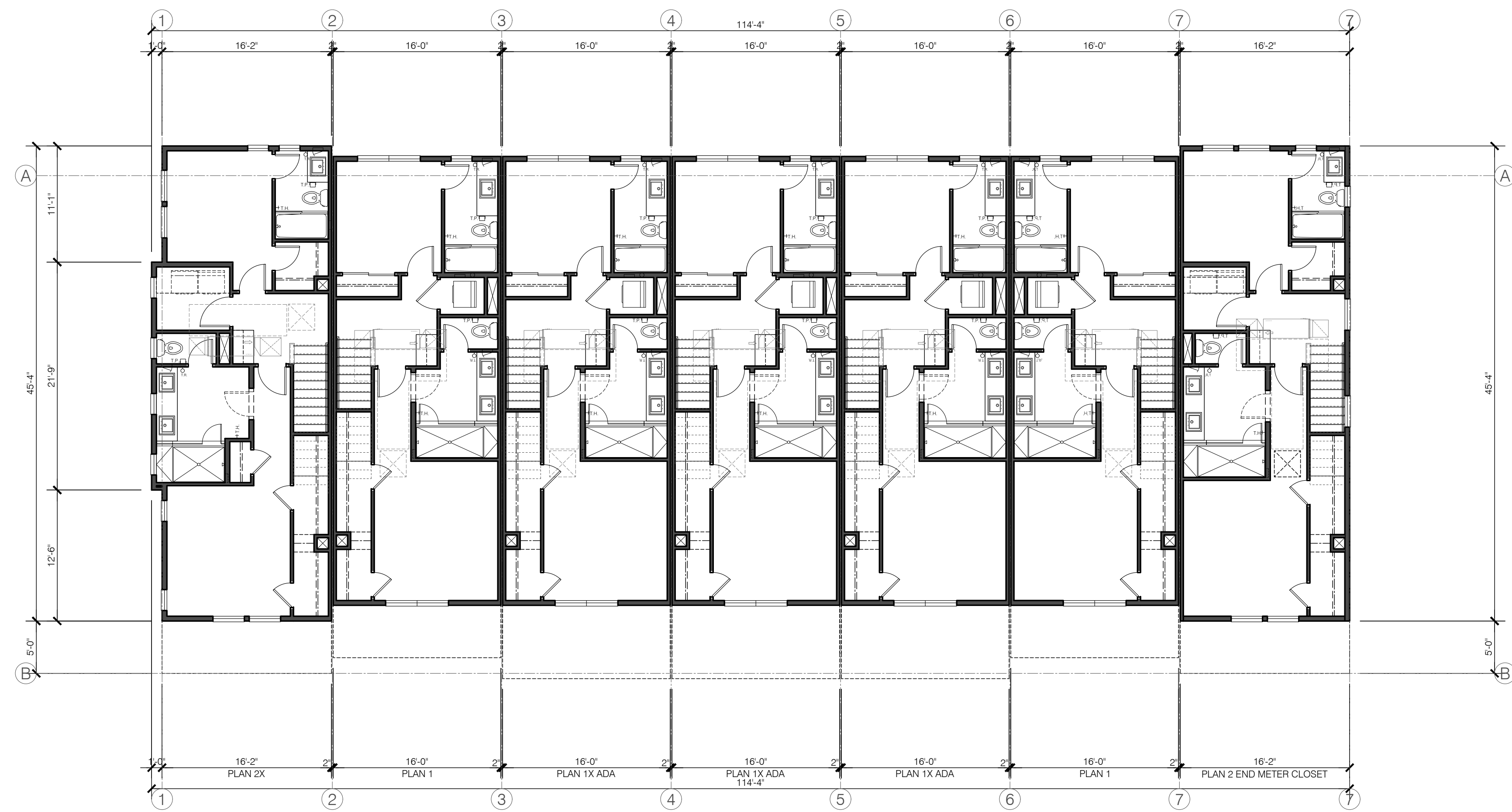
BLDG. 7 MAIN FLOOR PLAN

A3.14

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

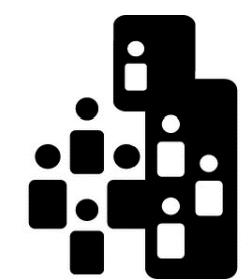
DATE: 10.20.2021

PROJECT: 317062.00



UPPER FLOOR PLAN

BLDG. 7



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

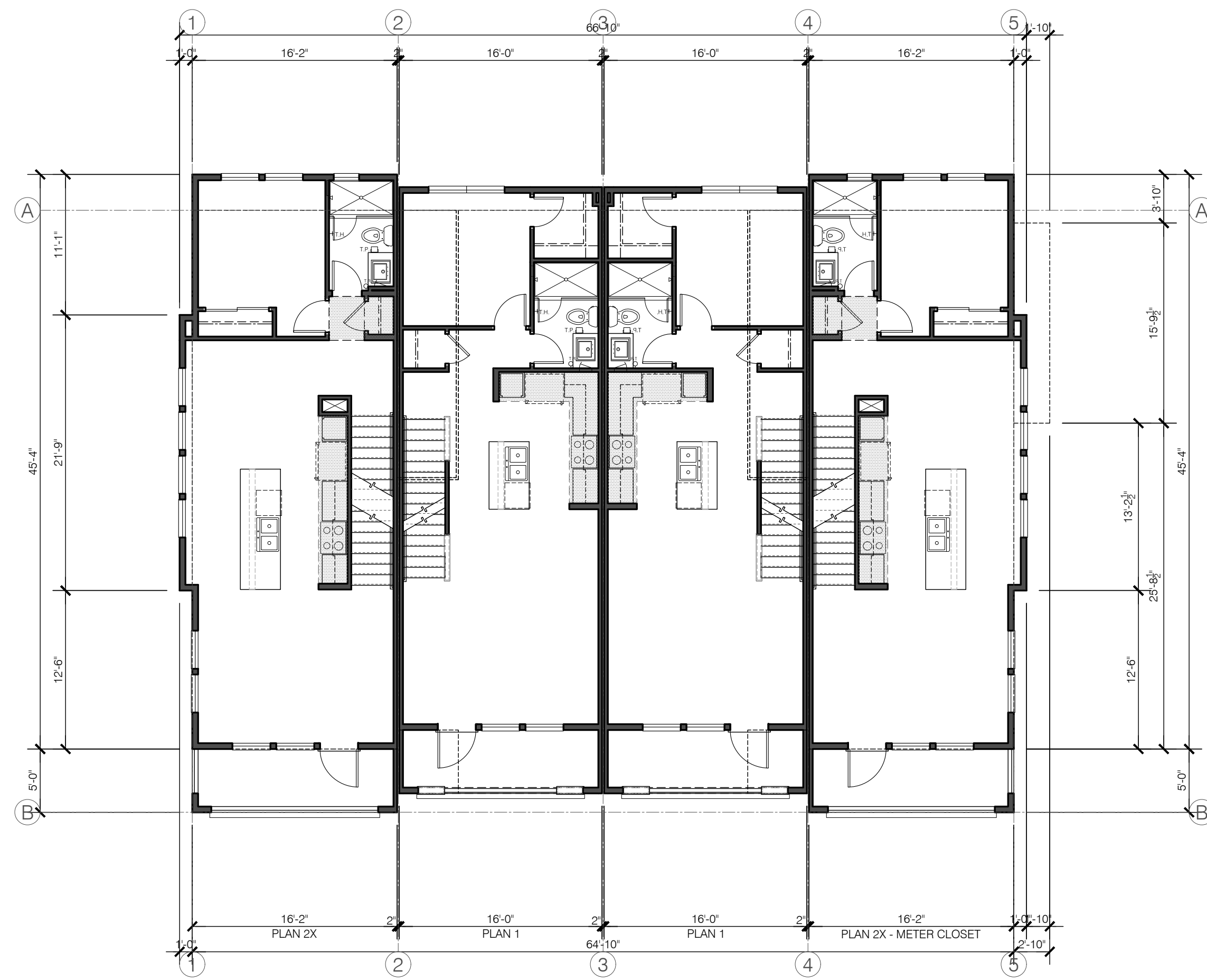
BLDG. 7 UPPER FLOOR PLAN

A3.15

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

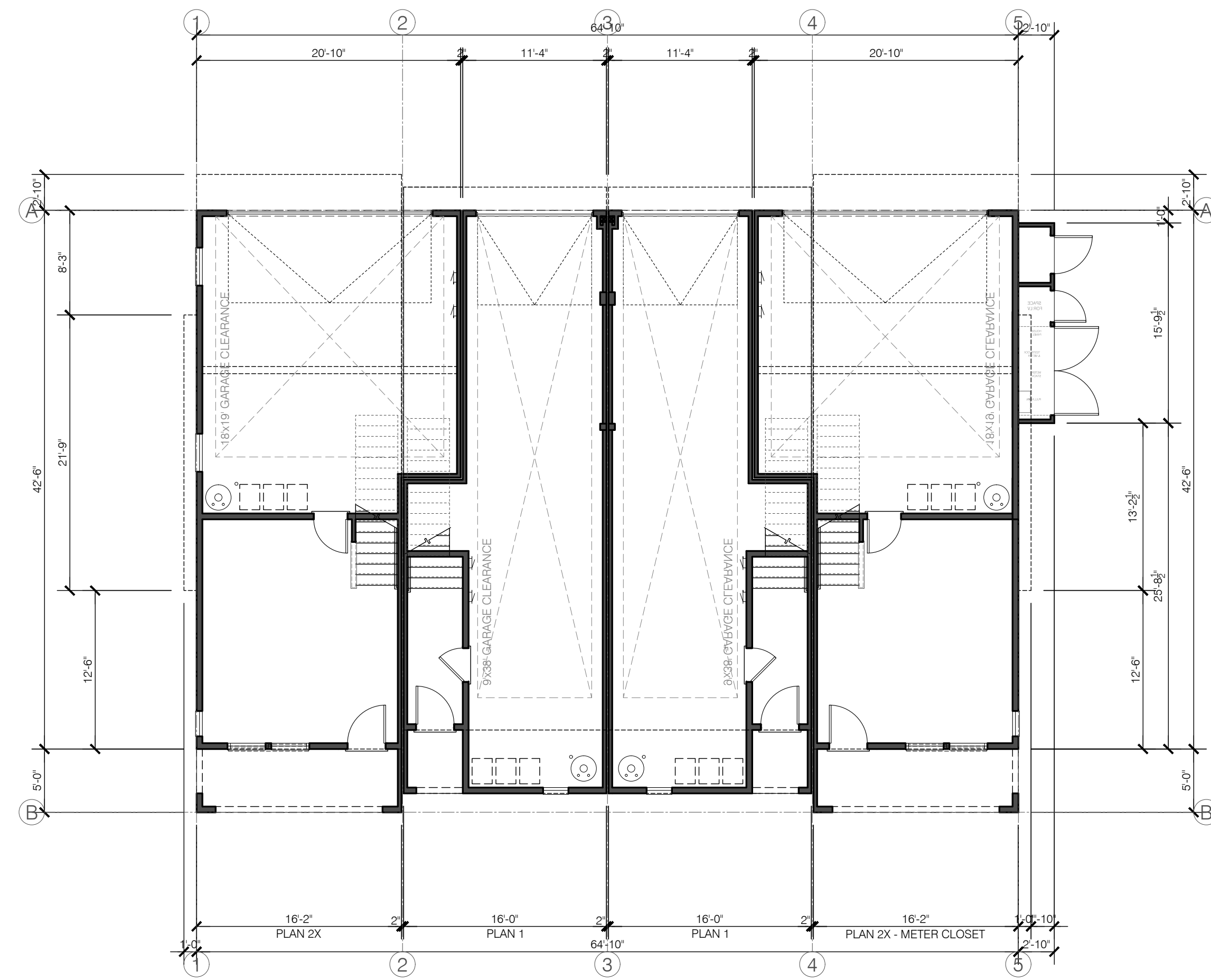
DATE: 10.20.2021

PROJECT: 317062.00



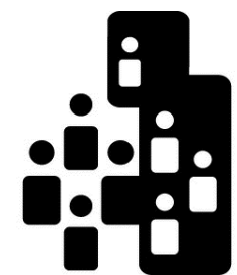
MAIN FLOOR PLAN

BLDG. 8



GROUND FLOOR PLAN

BLDG. 8



City Ventures

THE GATES

18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

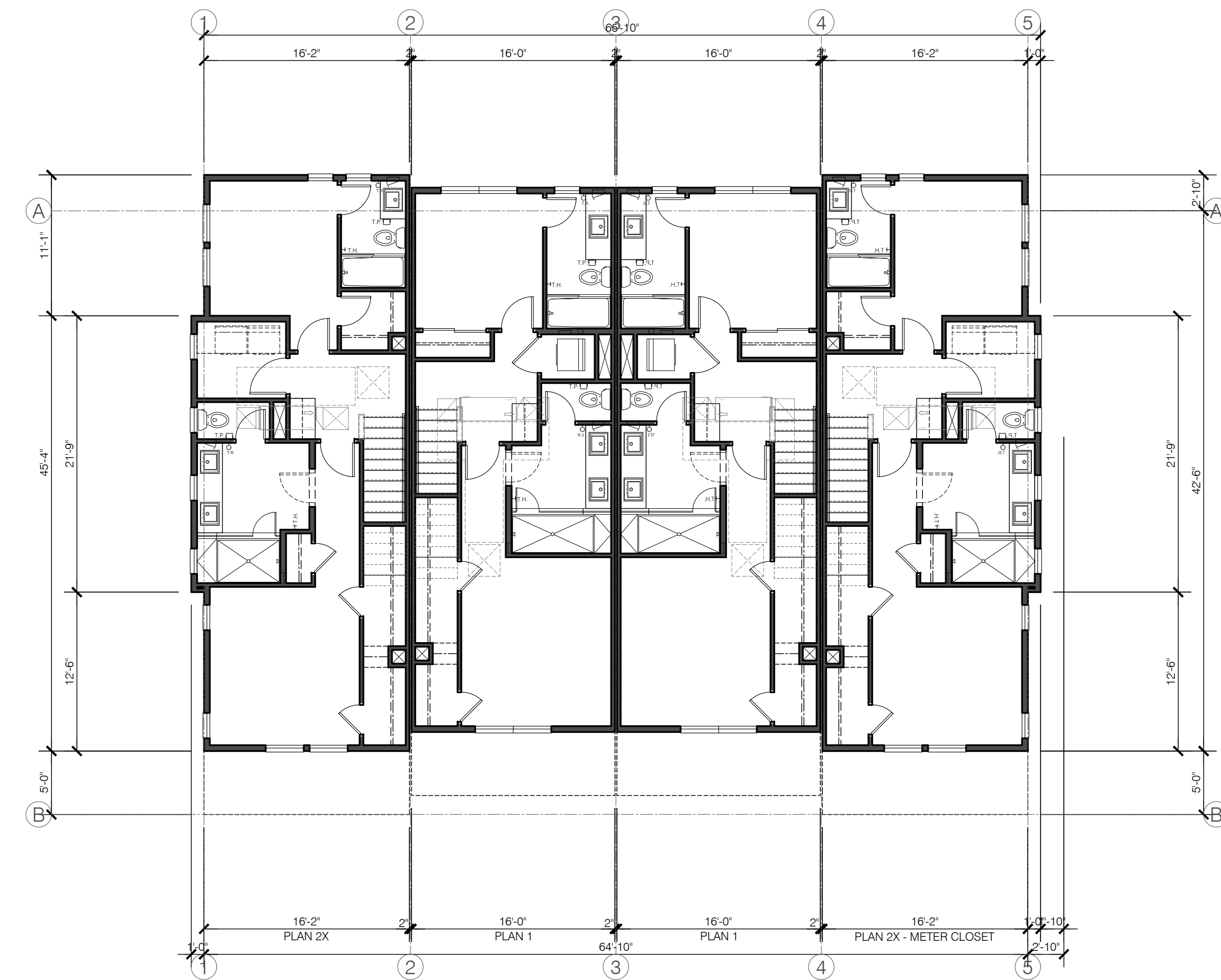
BLDG. 8 GROUND - MAIN FLOOR PLAN

A3.16

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

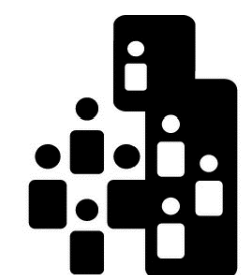
DATE: 10.20.2021

PROJECT: 317062.00



UPPER FLOOR PLAN

BLDG. 8



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

MORGAN HILL, CALIFORNIA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

BLDG. 8 UPPER FLOOR PLAN

A3.17

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

DATE: 10.20.2021

PROJECT: 317062.00

POST STYLE AT
DECK



RAKE PROFILE
W/CORBEL & KICKER



WINDOW TRIM PROFILE



EAVE PROFILE



RAILING STYLE



FRONT ELEVATION - ARCHITECTURAL IMAGERY

BLDG. 10



OR EQUAL

Suspense Outdoor LED Wall Sconce

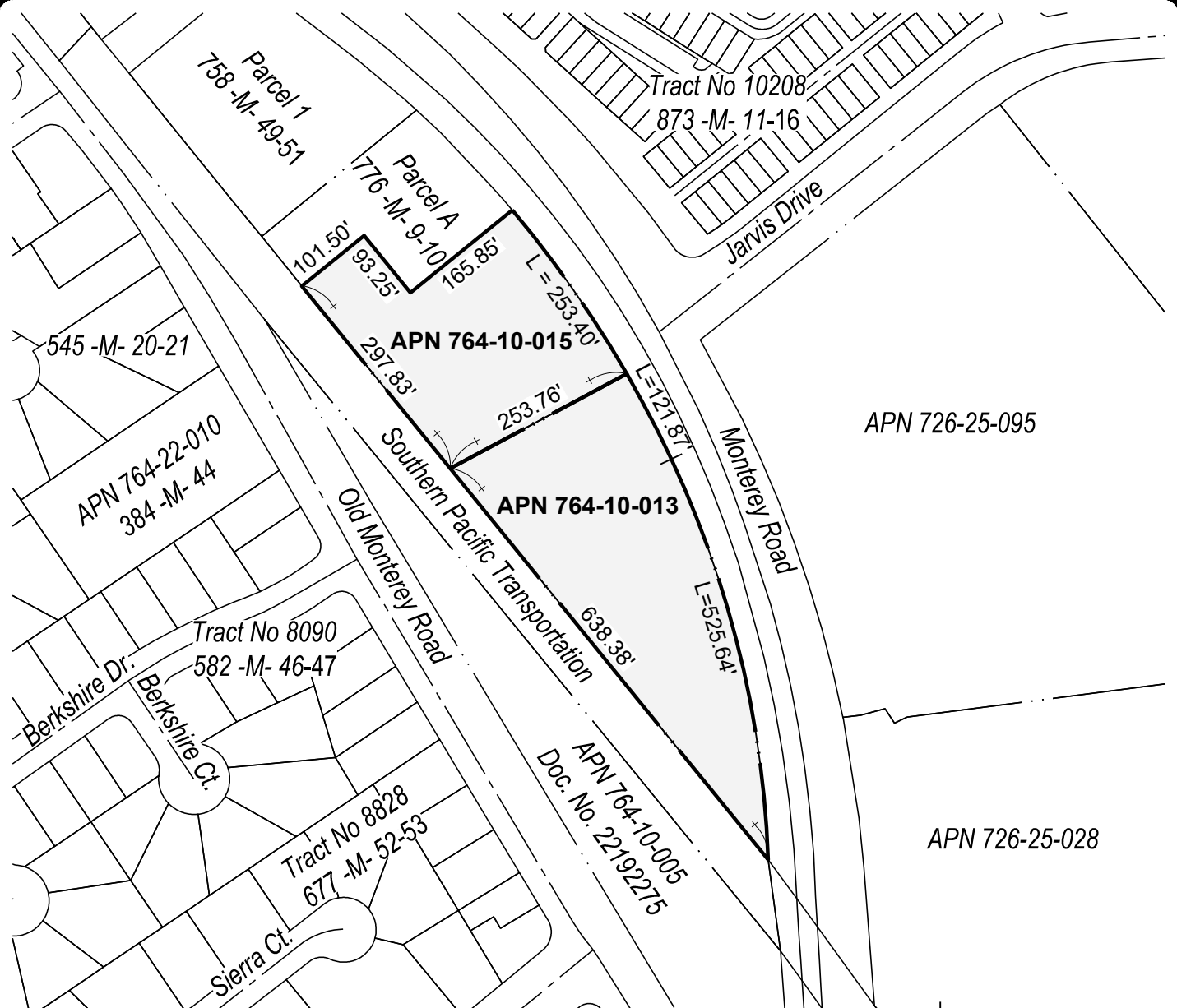
By Modern Forms

OUTDOOR LIGHT STYLE (RESIDENTIAL
AND COMMERCIAL STOREFRONT)



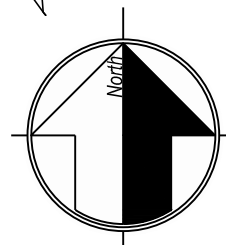
DOOR PROFILE

L:\Projects\Harry\221005.1 MH Morgan Hill & City Ventures @ Gateway Center\DWG\221005 General Plan Amendment.dwg - 10/20/2021 4:41 PM - Plotted 10/20/2021 4:42 PM by Kristian Wallace



Legend

	Property Boundary
	General Plan Change Area
From:	Commercial
To:	Mixed Use Flex (MUF)



Scale: 1"=200'



Proposed General Plan Amendment to the City of Morgan Hill entitled "City Ventures Homebuilding, LLC"



MH engineering Co.

16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037

(408) 779-7381

SCALE: 1" = 200'

JOB #: 221005

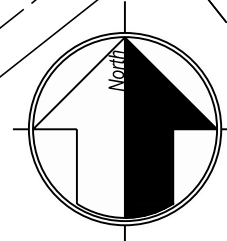
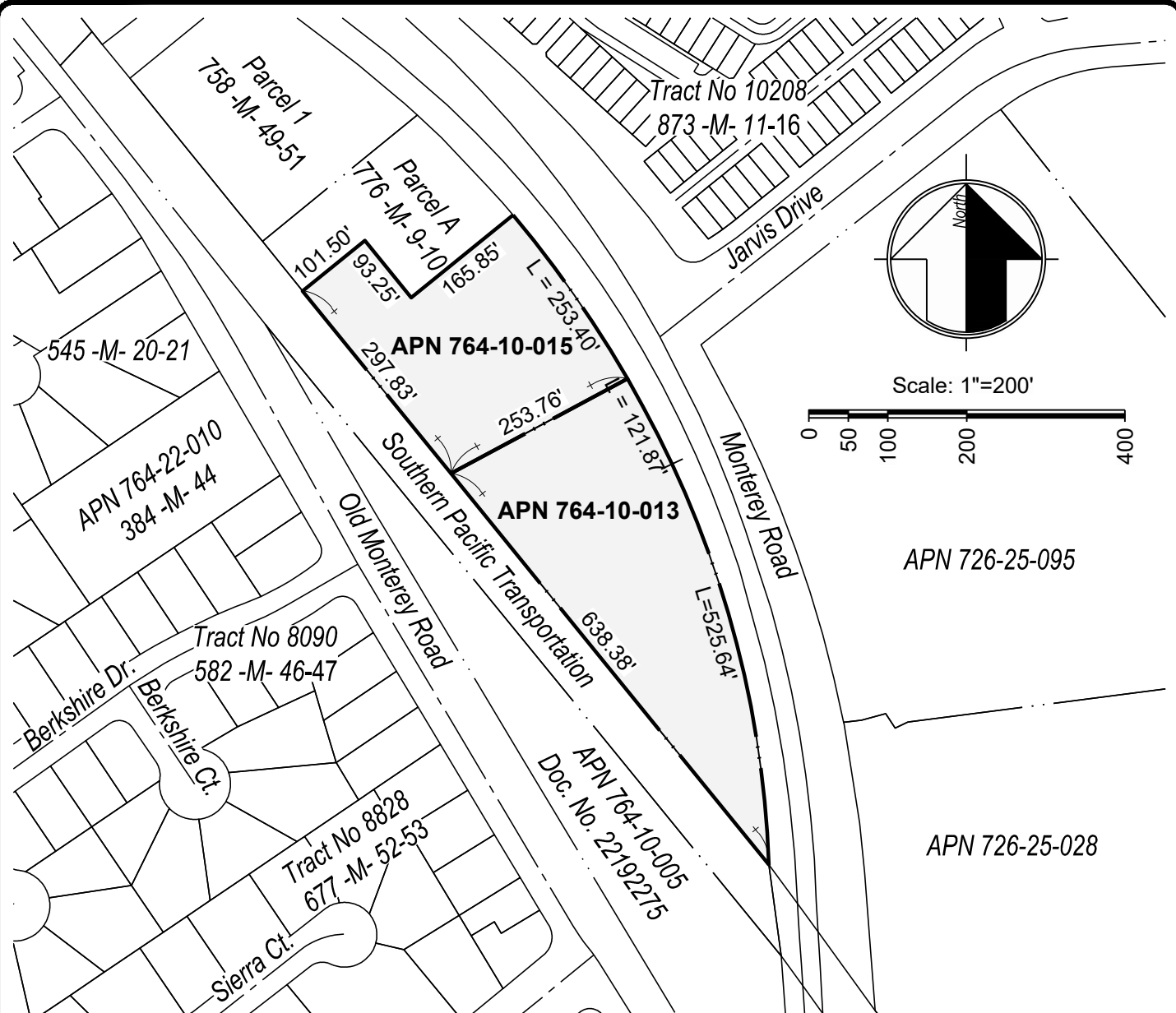
SHEET

DRAWN BY: MiguelM

DATE: October 20, 2021

1 of 1

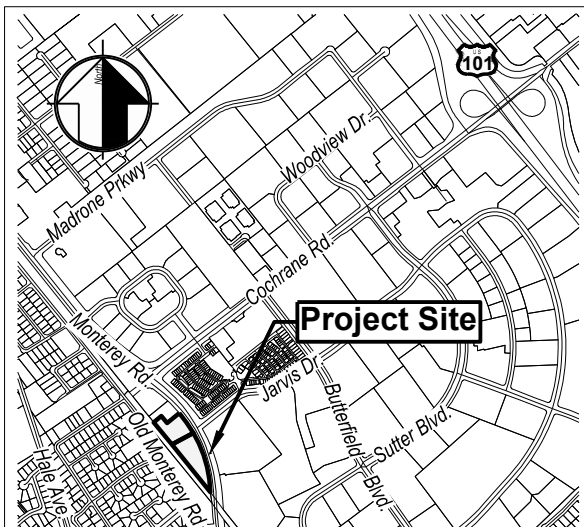
L:\Projects\Harry\221005.1 MH Morgan Hill & City Ventures @ Gateway Center\DWG\221005 Zoning Plat.dwg - 10/20/2021 4:43 PM - Plotted 10/20/2021 4:43 PM by Kristian Wallace



Scale: 1"=200'



Vicinity Map



Legend

-  Property Boundary
-  Zoning Change Area
 - From: General Commercial (PUD)
 - To: Mixed Use Flex (MUF)

"Exhibit B"
Map showing Rezoning
Lands of
"City Ventures Homebuilding, LLC"
City of Morgan Hill
Being a Part of
Ordinance No. _____, New Series



MH engineering Co.

16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037

(408) 779-7381

SCALE: 1" = 200'

JOB #: 221005

SHEET

DRAWN BY: MiguelM

DATE: October 20, 2021

1 of 1