



CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

Wayne Tanda - Chairman

Michael Orosco - Vice Chairman

John McKay - Planning Commissioner

Joseph Mueller - Planning Commissioner

Liam Downey - Planning Commissioner

Yvonne Martinez Beltran - Planning Commissioner

Mohammad Habib - Planning Commissioner

Tuesday, June 13, 2017 7:00 PM

Council Chamber

17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

OPEN PUBLIC COMMENT PERIOD

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

CONSENT AGENDA

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

APPROVE THE MARCH 14, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

APPROVE THE MARCH 28, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

APPROVE THE MAY 23, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

ORDERS OF THE DAY

1. SELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR

Recommendation:

Select members to serve as Chair and Vice-Chair of the Planning Commission for a one-year term.

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT AMENDMENT AAE2017-0005: JARVIS-VOICES-REQUEST TO AMEND A CONDITIONAL USE PERMIT TO ALLOW VOICES COLLEGE-BOUND LANGUAGE ACADEMY TO OCCUPY A FORMER CHARTER SCHOOL SITE SERVING MIDDLE AND HIGH SCHOOL STUDENTS WITH AN ELEMENTARY CHARTER SCHOOL. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-31-020, IS LOCATED ON THE SOUTHERN SIDE OF JARVIS DRIVE, EAST OF TECHNOLOGY DRIVE (610 JARVIS LLC, OWNER). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15301 (EXISTING FACILITIES).

Recommendation:

1. Open/close the public hearing; and,
2. Adopt a Resolution approving an Amendment to a Conditional Use Permit allowing Voices College-Bound Language Academy to establish at the requested site.

3. **HISTORICAL RESOURCES DESIGNATION, CUL2016-0001: MONTEREY – CITY OF MORGAN HILL (GRANADA THEATRE): REQUEST FOR A HISTORICAL RESOURCES DESIGNATION FOR THE 9,750-SQUARE FOOT GRANADA THEATRE. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-14-028, IS LOCATED ON THE EAST SIDE OF MONTEREY ROAD BETWEEN EAST FIRST STREET AND EAST SECOND STREET (GRANADA THEATRE INC (LEAL), OWNER). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15331 (HISTORIC RESOURCE RESTORATION/PRESERVATION).**

Recommendation:

Adopt Resolution approving a formal designation of the Granada Theater as a local historical resource.

4. **USE PERMIT, UP2017-0002: JARVIS – JUBILEE CHURCH: REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE THE JUBILEE BRIDGE CHURCH WITHIN THE MORGAN HILL RANCH BUSINESS PARK. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-32-027 IS LOCATED ON JARVIS DRIVE, SOUTHWEST OF THE INTERSECTION OF SUTTER BOULEVARD (K AND K COMMERCIAL MANAGEMENT LLC, OWNER). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15301 (EXISTING FACILITIES).**

Recommendation:

1. Open/close the public hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit allowing the Jubilee Bridge Church to establish at the requested site.

5. **RECOMMENDATION OF SET ASIDE ALLOTMENT CATEGORIES FOR THE 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION**

Recommendation:

Recommend City Council adopt Competition Categories for the 2017 Residential Development Control System (RDCS) Competition

OTHER BUSINESS

6. **HOLIDAY SCHEDULE**

Recommendation:

Determine whether to cancel one or two regular Planning Commission Meetings during the months of July or August 2017.

ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so by during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email michelle.wilson@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

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



Sustainable Morgan Hill Vision

Morgan Hill is a socially responsible, environmentally conscious, and economically sound community that embraces inclusiveness with participation by all.

CITY COUNCIL ONGOING PRIORITIES

Enhancing Public Safety · Protecting the Environment · Maintaining Fiscal Responsibility ·
Supporting Our Youth, Seniors, and Entire Community · Fostering a Positive Organizational Culture ·
Preserving and Cultivating Public Trust · Preserving Our Cultural Heritage

2017 STRATEGIC PRIORITIES

High Speed Rail

Inclusiveness

Infrastructure

Regional Initiatives

Telecommunications

2017 STRATEGIC PRIORITIES:



High Speed Rail

The City of Morgan Hill will directly advocate for our community's needs through our communications, discussions, and decisions. We will continue to engage the community, the High Speed Rail Authority, our state and federal legislators, and other regional agencies to mitigate negative impacts and convey our position that the High Speed Rail Authority should only use the existing Highway 101 right-of-way to avoid all impacts to residents, schools, and businesses. Should the Authority decide the 101 right-of-way is not feasible, we will strongly advocate for the route with the least impact on Morgan Hill.



Inclusiveness

We will celebrate the diversity, history, and culture of our community. Through City Council workshops, community meetings, and researching successes in other communities, the City will listen to and collaborate with the community to define how inclusiveness will be further woven into our community's fabric and to increase public participation. The City's communications, services, public spaces, and projects will embrace all community members as partners, advancing our vision of being a socially responsible community.



Infrastructure

The City will review its streets, parks, and public facilities infrastructure needs initially by updating its 2014 infrastructure study to quantify the funding gap. We will identify potential funding options as ongoing revenue is insufficient to fund our vital community assets at a sustainable level without significantly impacting existing service levels that our community has come to expect. Morgan Hill will actively work with the Valley Transportation Agency, the County, and the State to secure funding for the Santa Teresa extension and road maintenance. We will continue to work closely with our community to inform them of the needs and engage them to find an affordable and sustainable solution.



Regional Initiatives

City Council and staff will focus on influencing regional decisions that benefit Morgan Hill. This regional involvement will include, but not be limited to, partnering with the League of California Cities, Valley Transportation Authority, Santa Clara Valley Water District, Cities Association of Santa Clara County, the City of Gilroy, Santa Clara County, Morgan Hill Unified School District, the Local Agency Formation Commission, the Open Space Authority, and Silicon Valley Clean Energy to advance projects that further Sustainable Morgan Hill.



Telecommunications

The City will collaborate with the private sector to explore ways to provide fast, reliable access and wireless connectivity for residents and businesses. The 2016 Telecommunications Infrastructure and Economic Development Blueprint reports will be the foundation for continuing discussions with broadband providers, public utilities, and other infrastructure service providers in developing an implementation plan for growing our telecommunications infrastructure. The plan will be used to signal Morgan Hill's support for business expansion.



**Meeting Minutes
Planning Commission**

Wayne Tanda - *Chairman*
John McKay - *Planning Commissioner*
Michael Orosco - *Vice Chairman*
Patricia Toombs - *Planning Commissioner*
Joseph Mueller - *Planning Commissioner*
Liam Downey - *Planning Commissioner*
Yvonne Martinez Beltran - *Planning Commissioner*

Tuesday, March 14, 2017 7:00 PM

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

CALL TO ORDER

Chair Tanda called the Meeting to order at 7:01 p.m.

Attendee Name	Title	Status	Arrived
Wayne Tanda	Chairman	Present	
John McKay	Planning Commissioner	Present	
Michael Orosco	Vice Chairman	Present	
Patricia Toombs	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Yvonne Martinez Beltran	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Gonzalez declared the posting of the agenda.

OPEN PUBLIC COMMENT PERIOD

None.

Minutes Acceptance: Minutes of Mar 14, 2017 7:00 PM (CONSENT AGENDA)

ORDERS OF THE DAY

SUPPLEMENTAL 1

PUBLIC HEARINGS

1. **SITE REVIEW, SR2017-0004: DEPOT – SUNSWEET MORGAN HILL LLC.: REQUEST FOR SITE, ARCHITECTURE AND LANDSCAPE PLAN APPROVAL FOR A MIXED-USE PROJECT CONSISTING OF 83 RESIDENTIAL UNITS AND 7,859 SQUARE FEET OF COMMERCIAL SPACE LOCATED ON THE WEST SIDE OF DEPOT STREET BETWEEN EAST THIRD STREET AND EAST FOURTH STREET (GLENROCK BUILDERS, OWNERS).**

Recommendation:

Open public hearing and continue to the March 28, 2017 Planning Commission meeting.

Chair Tanda opened the public hearing at 7:03 p.m.
Hearing no requests to speak, the public hearing was closed.

RESULT:	CONTINUED [UNANIMOUS]	Next: 3/28/2017 7:00 PM
MOVER:	Joseph Mueller, Planning Commissioner	
SECONDER:	John McKay, Planning Commissioner	
AYES:	Tanda, McKay, Orosco, Toombs, Mueller, Downey, Martinez Beltran	

2. **DEVELOPMENT AGREEMENT AMENDMENT (AAE2017-0007) MONTEREY-DYNASTY: DEVELOPMENT AGREEMENT AMENDMENT TO ADD TWO FISCAL YEAR 2018-2019 BUILDING ALLOTMENTS TO THE 131 UNIT PROJECT. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 767-54-001 THRU -009 AND 767-54-0012 THRU -037, ARE LOCATED ON ROME AVENUE EAST OF MONTEREY ROAD (DIAMOND CREEK VILLAS LLC, OWNER).**

Recommendation:

Adopt a Resolution recommending City Council approval of the Development Agreement Amendment.

Associate Planner Steve Golden presented the staff report.
Commissioner Tanda opened the public hearing at 7:13 p.m.
Richard Liaw was called to speak.
Hearing no further requests to speak, the public hearing was closed.

RESULT:	CONTINUED [UNANIMOUS]	Next: 3/28/2017 7:00 PM
MOVER:	Joseph Mueller, Planning Commissioner	
SECONDER:	Michael Orosco, Vice Chairman	
AYES:	Tanda, McKay, Orosco, Toombs, Mueller, Downey, Martinez Beltran	

3. **SR2016-0025: E. DUNNE-BAHRINY**

Recommendation:

1. Recommend Planning Commission deny the extension of time and adopt Resolution "A".

Alternative:

2. If Planning Commission determines that findings provided in Section 18.78.170.F of the Morgan Hill Municipal Code can be made, adopt Resolution "B".

Interim Principal Planner Gina Paolini presented the staff report
Chair Tanda opened the public hearing at 7:52 p.m.
Scott Murray was called to speak.
Bill McClintock was called to speak.
Hearing no further requests to speak, the public hearing was closed.

Motion to adopt resolution B with the modification that staff work with the developer on agreed milestones to be achieved by both parties in that 6-month period or less and adding the clarification that the planning commission found that the city was partially responsible for the delay in the issuance of the permit.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Liam Downey, Planning Commissioner
SECONDER:	Yvonne Martinez Beltran, Planning Commissioner
AYES:	Tanda, McKay, Orosco, Toombs, Mueller, Downey, Martinez Beltran

OTHER BUSINESS

4. **SR2016-0025: E. DUNNE-BAHRINY: PRELIMINARY PLAN REVIEW FOR A 64 UNIT, MULTI-FAMILY RENTAL PROJECT. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-04-015 IS LOCATED AT THE NORTHWEST CORNER OF E. DUNNE AVENUE AND BUTTERFIELD BOULEVARD, KNOWN AS BLOCK 18 OF THE DOWNTOWN SPECIFIC PLAN (RASHID AND MAJID BAHRINY, OWNERS).**

Recommendation:

This is a Preliminary Plan Review application. The applicant is requesting Planning Commission initial comments on the project. No action will be taken as this is an information item only.

Interim Principal Planner Gina Paolini presented the staff report.
Chair Tanda opened the public comment at 8:55 p.m.
Sara Fernandez was called to speak.
Hearing no further requests to speak the public comment was closed.

Commissioner Martinez Beltran stepped away from the dais at 8:40 p.m. and returned at 8:54 p.m.

RESULT:	NO ACTION TAKEN
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5. **2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM AVAILABLE ALLOTMENTS: PLANNING COMMISSION REVIEW AND RECOMMENDATION OF THE NUMBER OF AVAILABLE ALLOTMENTS FOR THE 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCE) COMPETITION YEAR.**

Recommendation:

Adopt a Resolution recommending the number of available Fiscal Year 2019/20 allotments for the 2017 RDCE competition.

Interim Principal Planner Gina Paolini presented the staff report.

Chair Tanda opened public comment at 10:03 p.m.

John Telfer was called to speak.

Kerry Williams was called to speak.

Hearing no further requests to speak, the public comment was closed.

Motion to approve the resolution as presented at 215 building allotments. Chair Tanda added that he wanted to ensure that it go forward with the City Council understanding why they would support the 215 for the first year and the concerns that they would have and would be addressing in the subsequent year.

RESULT:	DEFEATED [3 TO 4]
MOVER:	John McKay, Planning Commissioner
SECONDER:	Patricia Toombs, Planning Commissioner
AYES:	Tanda, McKay, Toombs
NAYS:	Orosco, Mueller, Downey, Martinez Beltran

MOTION

Motion to recommend to City Council a reduction of the allocations from 215 to 200, and making the findings that they believe there will be a spiking based upon the queuing of approved allocations, that they find that the total number of allocations that have already been approved that are scheduled to be done in the next couple of years increases the base beyond which the 215 were predicated upon, and third is that the set-asides, particularly the downtown set-asides, should be started to be factored in the near term rather than the long term.

RESULT:	DEFEATED [3 TO 4]
MOVER:	Liam Downey, Planning Commissioner
SECONDER:	Patricia Toombs, Planning Commissioner
AYES:	Toombs, Mueller, Downey
NAYS:	Tanda, McKay, Orosco, Martinez Beltran

MOTION

Motion to recommend to City Council a reduction of the allocations from 215 to 195, and making the findings that they believe there will be a spiking based upon the queuing of approved allocations, that they find that the total number of allocations that have already been approved that are scheduled to be done in the next couple of years increases the base beyond which the 215 were predicated upon, and third is that the set asides, particularly the downtown set asides, should be started to be factored in the near term rather than the long term.

RESULT:	DEFEATED [3 TO 4]
MOVER:	Michael Orosco, Vice Chairman
SECONDER:	Liam Downey, Planning Commissioner
AYES:	Orosco, Mueller, Downey
NAYS:	Tanda, McKay, Toombs, Martinez Beltran

MOTION

Motion to recommend to City Council a reduction of the allocations from 215 to 190, and making the findings that they believe there will be a spiking based upon the queuing of approved allocations, that they find that the total number of allocations that have already been approved that are scheduled to be done in the next couple of years increases the base beyond which the 215 were predicated upon, and third is that the set asides, particularly the downtown set asides, should be started to be factored in the near term rather than the long term.

RESULT:	DEFEATED [3 TO 4]
MOVER:	Wayne Tanda, Yvonne Martinez Beltran
SECONDER:	Michael Orosco, Vice Chairman
AYES:	Orosco, Downey, Martinez Beltran
NAYS:	Tanda, McKay, Toombs, Mueller

MOTION

Motion to reconsider recommending to council a reduction of allocations from 215 to 200.

RESULT:	ADOPTED [4 TO 3]
MOVER:	Wayne Tanda, Chairman
SECONDER:	Liam Downey, Planning Commissioner
AYES:	Tanda, Toombs, Mueller, Downey
NAYS:	McKay, Orosco, Martinez Beltran

MOTION

Motion approving staff's recommendation regarding the 34+ allocations.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Chairman
AYES:	Tanda, McKay, Orosco, Toombs, Mueller, Downey, Martinez Beltran

ANNOUNCEMENTS

Workshop next Tuesday at 4:00 p.m.

ADJOURNMENT

There being no further business Chair Tanda adjourned the meeting at 11:14 p.m.

MINUTES PREPARED BY:

Angie Gonzalez, Minutes Clerk

DRAFT



Meeting Minutes Planning Commission

Wayne Tanda - *Chairman*
Michael Orosco - *Vice Chairman*
John McKay - *Planning Commissioner*
Joseph Mueller - *Planning Commissioner*
Liam Downey - *Planning Commissioner*
Patricia Toombs - *Planning Commissioner*
Yvonne Martinez Beltran - *Planning Commissioner*

Tuesday, March 28, 2017 7:00 PM

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Tanda called the Meeting to order at 7:01 p.m.

Attendee Name	Title	Status	Arrived
Wayne Tanda	Chairman	Present	
Michael Orosco	Vice Chairman	Present	
John McKay	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Patricia Toombs	Planning Commissioner	Present	
Yvonne Martinez Martinez Beltran	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

Minutes Acceptance: Minutes of Mar 28, 2017 7:00 PM (CONSENT AGENDA)

OPEN PUBLIC COMMENT PERIOD

None.

ORDERS OF THE DAY

No Changes.

CONTINUED PUBLIC HEARING

2. **DEVELOPMENT AGREEMENT AMENDMENT (AAE2017-0007) MONTEREY-DYNASTY: DEVELOPMENT AGREEMENT AMENDMENT TO ADD TWO FISCAL YEAR 2018-2019 BUILDING ALLOTMENTS TO THE 131 UNIT PROJECT. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 767-54-001 THRU -009 AND 767-54-0012 THRU -037, ARE LOCATED ON ROME AVENUE EAST OF MONTEREY ROAD (DIAMOND CREEK VILLAS LLC, OWNER).**

Recommendation:

Open public hearing and continue to the April 11, 2017 Planning Commission meeting.

Community Development Director Jennifer Carman presented the staff report.

Chair Tanda opened the public hearing. Hearing no further requests to speak, the public comment was closed.

Motioned to continue this item to the next Planning Commission meeting.

RESULT:	TABLED [UNANIMOUS]	Next: 4/11/2017 7:00 PM
MOVER:	Patricia Toombs, Planning Commissioner	
SECONDER:	Joseph Mueller, Planning Commissioner	
AYES:	Tanda, Orosco, McKay, Mueller, Downey, Toombs, Martinez Beltran	

PUBLIC HEARING

3. **DEVELOPMENT AGREEMENT, DA2017-0002: BUTTERFIELD-MWEST: REQUEST FOR AN INDUSTRIAL DEVELOPMENT AGREEMENT FOR APPROXIMATELY 39 ACRES IN THE MORGAN HILL RANCH BUSINESS PARK. THE PROPERTIES, IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 726-25-046, -047, -059, -066, -067, -070, -073, -078 AND -079 ARE LOCATED ON THE WEST SIDE OF BUTTERFIELD BOULEVARD BETWEEN JARVIS DRIVE AND DIGITAL DRIVE (DIVCO WEST SVI, OWNER). CEQA: CERTIFIED EIR FOR THE MORGAN HILL RANCH BUSINESS PARK.**

Recommendation:

Open public hearing and continue to a future Planning Commission meeting. Project will be re-noticed.

Community Development Director Jennifer Carman presented the staff report.

Chair Tanda opened the public hearing. Hearing no further requests to speak, the public comment was closed.

Motion to pull the item and renote for a future date.

Minutes Acceptance: Minutes of Mar 28, 2017 7:00 PM (CONSENT AGENDA)

RESULT: PULLED

4. DEVELOPMENT AGREEMENT AMENDMENT, AAE2017-0010 /TENTATIVE SUBDIVISION MAP AMENDMENT, AAE2016-0007: REQUEST FOR A DEVELOPMENT AGREEMENT AMENDMENT TO ADD FOUR FISCAL YEAR 2018-2019 BUILDING ALLOTMENTS AND A TENTATIVE SUBDIVISION MAP AMENDMENT FOR THE DEVELOPMENT OF NINE SINGLE FAMILY RESIDENCES ON A 2.17 ACRE SITE. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 726-07-089, 726-07-023 AND 726-07-024, ARE LOCATED ON THE EAST SIDE OF WALNUT GROVE DRIVE, SOUTH OF DIANA AVENUE (NEWLAND HOMES, TIMOTHY HEALEY, DIANA ESTATES, OWNERS). CEQA: MITIGATED NEGATIVE DECLARATION ADOPTED.

Recommendation:

1. DAA-16-01: Recommend City Council approve Amended Development Agreement.
2. SDA-16-02: Recommend Planning Commission approval of the Subdivision Amendment.

Interim Planning Manager Terry Linder presented the staff report.

Chair Tanda opened the public hearing. Hearing no further requests to speak, the public comment was closed.

Motion to approve the Tentative Subdivision Map.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Joseph Mueller, Planning Commissioner
SECONDER: Yvonne Martinez Beltran, Planning Commissioner
AYES: Tanda, Orosco, McKay, Mueller, Downey, Toombs, Martinez Beltran

MOTION

Motion to recommend approval of the Amended Development Agreement.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Joseph Mueller, Planning Commissioner
SECONDER: John McKay, Planning Commissioner
AYES: Tanda, Orosco, McKay, Mueller, Downey, Toombs, Martinez Beltran

CONTINUED PUBLIC HEARING

5. SITE REVIEW, SR2017-0004: DEPOT – SUNSWEET MORGAN HILL LLC: REQUEST FOR A SITE, ARCHITECTURE AND LANDSCAPE PLAN APPROVAL FOR A MIXED-USE PROJECT CONSISTING OF 83 RESIDENTIAL UNITS AND 8,051 SQUARE FEET OF COMMERCIAL SPACE LOCATED ON THE WEST SIDE OF DEPOT STREET BETWEEN EAST THIRD STREET AND EAST FOURTH STREET BUILDERS. OWNER).

Recommendation:

Recommend Planning Commission recommend City Council approval of SR 2017-0004:Depot-Sunsweet.

Interim Planning Manager Terry Linder presented the staff report.

Chair Tanda opened the public hearing.

Rocke Garcia was called to speak

Konstantin Voronin was called to speak
Cindy Teale was called to speak
Rhonda Sorochin was called to speak.
Hearing no further requests to speak, the public comment was closed.

Motion to recommend approval of the Site Review with added provisions of a Parking Management Plan to include tandem parking spaces and monitoring of the parking lot, and requesting the softening of Depot Street and Fourth Street with lighting, benches, waiting areas etc.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	John McKay, Planning Commissioner
AYES:	Tanda, Orosco, McKay, Mueller, Downey, Toombs, Martinez Beltran

ANNOUNCEMENTS

There will be a Workshop on Tuesday, April 4, 2017 at 4:00 p.m. to discuss the Residential Development Control System Manual.

ADJOURNMENT

There being no further business Chair Tanda adjourned the meeting at 9:31 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

DRAFT



Meeting Minutes Planning Commission

Wayne Tanda - Chairman
Michael Orosco - Vice Chairman
John McKay - Planning Commissioner
Joseph Mueller - Planning Commissioner
Liam Downey - Planning Commissioner
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Yvonne Martinez Beltran - Planning Commissioner

Tuesday, May 23, 2017 7:00 PM

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

CALL TO ORDER

Chair Tanda called the Meeting to order at 7:02 p.m.

Attendee Name	Title	Status	Arrived
Wayne Tanda	Chairman	Present	
Michael Orosco	Vice Chairman	Absent	
John McKay	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Yvonne Martinez Beltran	Planning Commissioner	Late	7:18 PM

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

Minutes Acceptance: Minutes of May 23, 2017 7:00 PM (CONSENT AGENDA)

OPEN PUBLIC COMMENT PERIOD

None.

ORDERS OF THE DAY

CONTINUED PUBLIC HEARING

1. **DEVELOPMENT AGREEMENT AMENDMENT, AAE2017-0013, ZONING AMENDMENT, AAE2017-0021, SUBDIVISION AMENDMENT, AAE2017-0022: BUTTERFIELD - DIVIDEND: REQUEST FOR APPROVAL OF A DEVELOPMENT AGREEMENT AMENDMENT, ZONING AMENDMENT AND SUBDIVISION AMENDMENT TO ADD SIX LOTS; APPROVE A SIX-MONTH EXTENSION TO THE COMMENCEMENT OF CONSTRUCTION DEADLINE (FISCAL YEAR 2016-2017); THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 726-26-005 AND 008, ARE LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF BUTTERFIELD BOULEVARD AND CENTRAL AVENUE (MH VALENCIA 2015 INC., OWNER). CEQA: ADOPTED MITIGATED NEGATIVE DECLARATION**

Recommendation:

1. Open/close public hearing;
2. Adopt Resolution A - Recommend City Council approve Development Agreement Amendment;
3. Adopt Resolution B - Approve amendment to Precise Development Plan and Planned Development Overlay; and
4. Adopt Resolution C - Approve amendment to the Non-Vesting Tentative Map.

Interim Principal Planner Paolini presented the staff report.

Chair Tanda opened the public hearing at 7:11 pm.

Dick Oliver was called to speak.

Hearing no further requests to speak, the public hearing was closed.

RESULT:	MOTION BELOW
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MOTION

Motion to adopt Resolution B approving the amended Precise Development Plan and Planned Development Overlay.

RESULT:	APPROVED [4 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Liam Downey, Planning Commissioner
AYES:	Tanda, McKay, Mueller, Downey
ABSTAIN:	Martinez Beltran
ABSENT:	Orosco

Minutes Acceptance: Minutes of May 23, 2017 7:00 PM (CONSENT AGENDA)

MOTION

Motion to adopt Resolution C approving the amended Vesting Tentative Map.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Wayne Tanda, Chairman
SECONDER:	Joseph Mueller, Planning Commissioner
AYES:	Tanda, McKay, Mueller, Downey
ABSTAIN:	Martinez Beltran
ABSENT:	Orosco

MOTION

Motion to adopt Resolution A recommending City Council approval of the Development Agreement.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Wayne Tanda, Chairman
SECONDER:	John McKay, Planning Commissioner
AYES:	Tanda, McKay, Mueller, Downey
ABSTAIN:	Martinez Beltran
ABSENT:	Orosco

PUBLIC HEARINGS

2. PUBLIC HEARINGS: CONSIDER DEVELOPMENT AGREEMENT AMENDMENTS FOR EAH AFFORDABLE HOUSING SCATTERED SITE PROJECT; APPROVE A SIX-MONTH EXTENSION OF TIME TO THE COMMENCEMENT OF CONSTRUCTION DEADLINE (FISCAL YEAR 2016-2017).

Recommendation:

1. Open/conduct public hearing on requests A through C;
2. Adopt Resolutions approving extensions of allotments due to rain delays:
 - a. Resolution A
 - b. Resolution B
 - c. Resolution C

Interim Principal Planner Paolini presented the staff report.

Chair Tanda opened the public hearing at 7:38 p.m.

Hearing no requests to speak, the public hearing was closed.

RESULT:	MOTION BELOW
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A. AAE2017-0023 (DA-15-06): Monterey - EAH (Belle Salici)

Development Agreement Amendment, AAE2017-0023: Monterey - EAH: Request for approval of a Development Agreement Amendment for 19 affordable, multi-family apartments and 1,000-square feet of office/commercial space on a 0.966-acre site. The property, identified by Assessor Parcel Number 817-03-055, is located on east side of Monterey Road and west side of Keith Way, north of East Edmundson Avenue (Orchards Morgan Hill L.P., Owner). CEQA: Adopted Mitigated Negative Declaration.

MOTION

Motion to approve the amended Development Agreement to allow a 6 month extension.
Chair Tanda and Commissioner Martinez Beltran had the desending vote - both would like to give the applicant a 12 month extension instead of the 6 month extension staff recommended.

RESULT:	APPROVED [3 TO 2]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Liam Downey, Planning Commissioner
AYES:	McKay, Mueller, Downey
NAYS:	Tanda, Martinez Beltran
ABSENT:	Orosco

B. AAE2017-00024 (DA-15-07): Ciolino - EAH (Belle Noci)

Development Agreement Amendment, AAE2017-0024: Ciolino - EAH: Request for approval of a Development Agreement Amendment for eight affordable, multi-family apartments on a 0.295-acre site. The property, identified by Assessor Parcel Number 767-09-029, is located on south west corner of Ciolino Avenue and Monterey Road (Orchards Morgan Hill L.P., Owner). CEQA: Adopted Mitigated Negative Declaration.

MOTION

Motion to approve the amended Development Agreement to allow for a 6 month extension.
Chair Tanda and Commissioner Martinez Beltran had the desending vote - both would like to give the applicant a 12 month extension instead of the 6 month extension staff recomended.

RESULT:	APPROVED [3 TO 2]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	John McKay, Planning Commissioner
AYES:	McKay, Mueller, Downey
NAYS:	Tanda, Martinez Beltran
ABSENT:	Orosco

C. AAE2017-0025 (DA-15-08): East Dunne - EAH (Bella Allori)

Development Agreement Amendment, AAE2017-0025: East Dunne - EAH: Request for approval of a Development Agreement Amendment for 14 affordable, multi-family apartments and 1,200-square feet of commercial space on a 0.584-acre site. The property, identified by Assessor Parcel Number 817-01-080, is located on south side of East Dunne Avenue between Monterey Road and Church Street (Orchards Morgan Hill L.P., Owner). CEQA: Adopted Mitigated Negative Declaration.

MOTION

Motion to approve the amended Development Agreement to allow for a 6 month extension.
Chair Tanda and Commissioner Martinez Beltran had the descending vote - both would like to give the applicant a 12 month extension instead of the 6 month extension staff recommended.

RESULT:	APPROVED [3 TO 2]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	John McKay, Planning Commissioner
AYES:	McKay, Mueller, Downey
NAYS:	Tanda, Martinez Beltran
ABSENT:	Orosco

ANNOUNCEMENTS

None.

ADJOURNMENT

There being no further business Chair Tanda adjourned the meeting at 7:58 p.m.

Minutes Prepared By:

Jenna Luna, Minutes Clerk



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 13, 2017

PREPARED BY: Gina Paolini, Interim Principal Planner
 APPROVED BY: Jennifer Carman, Community Development Director

SELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR

RECOMMENDATION(S)

Select members to serve as Chair and Vice-Chair of the Planning Commission for a one-year term.

PROJECT SUMMARY:

Pursuant to City Council Policy CP 96-02, the Planning Commission must select a Chairperson and Vice-Chair to serve one-year terms beginning in June of each year. That policy provides that the member serving the longest on the Commission without having previously served as Chair within the prior 4 years will serve as the Chairperson. The member second in seniority who has not yet served during the previous four years as Chair will serve as Vice-Chair. The policy further states that if the member serving as Vice-Chair is on the Commission at the time the next Chair is selected, he or she will become Chair the following year. Prior to serving as Chair, a member must have been on the Commission at least one year.

Commission Member	Date of Appointment
Joseph Mueller	January 28, 1989
Wayne Tanda	April 25, 2007
John McKay	May 18, 2011
Michael Orosco	September 1, 2014
Liam Downey	August 5, 2015
Yvonne Martinez Beltran	January 18, 2017
Mohammad Habid	May 3, 2017

Planning Commission Chair (prior 4 years)	
2013/14	John McKay
2014/15	Rene Spring
2015/16	Joseph Mueller
2016/17	Wayne Tanda

A Commissioner will be eligible to serve another term as Chair and Vice-Chair provided at least four years have transpired since having previously served as Chair or Vice-Chair. The period may be reduced by one year increments if no other Commissioner is eligible or declines the position.

Based on City Council policy, Commissioner Orosco would be selected to serve as Chair being vice-chair and the most senior member of the Commission not having served in the prior years; however, Commissioner Orosco has resigned his position and plans to remain on the Commission until a replacement is appointed. Therefore, as the next most senior member of the Commission who has not served as Chair, Commissioner Downey would be selected to serve as the Chair and Commissioner Martinez Beltran would serve as Vice-Chair. The Chair and Vice-Chair terms are for one-year, until June 1, 2018.

LINKS/ATTACHMENTS:

1. City Council Policy CP-96-02

CITY OF MORGAN HILL

CITY COUNCIL POLICIES AND PROCEDURES

CP 96-02

SUBJECT: POLICY REGARDING TERM AND SELECTION OF CHAIR AND VICE CHAIR OF CITY BOARDS AND COMMISSIONS

DATE: APRIL 17, 1996

REVISION DATE: DECEMBER 15, 1999, REVIEWED JUNE 27, 2007; AMENDED APRIL 16, 2008

ORIGINATING DEPT: CITY CLERK

In order to provide an efficient method for the selection of Chair and Vice-Chair from the members of the Boards and Commissions, it shall be the policy of the City Council of Morgan Hill to have these officers serve a one (1) year term beginning the first regular meeting date when the Boards and Commissions reorganize; following City Council appointments. A rotation system shall be followed in the selection of the Chair and Vice-Chair. The member who has served the longest on the Board or Commission without serving as Chair during the previous four (4) years shall be selected for the position of Chair. The member second in seniority who has not yet served during the previous four (4) years as Chair shall become Vice-Chair. If the member selected as Vice-Chair is on the Board or Commission at the time the next Chair is selected he/she shall become Chair.

Prior to selection as Chair, a Board or Commission member must serve a minimum of twelve (12) months on the Board or Commission. Each member's seniority shall begin upon the effective date of that member's appointment to the Board or Commission. If two (2) or more members have equal seniority, the Board or Commission shall make the selection. In the event a member otherwise eligible for selection declines the position, the member next in seniority shall be selected. A Board or Commission member will be eligible to serve another term as Chair and Vice Chair provided at least four (4) years have transpired since having previously served as Chair or Vice Chair respectively. Such period may be reduced by one year increments if no other Board or Commission member is eligible to serve due to a recent appointment or because a member otherwise eligible for selection declines the position. If two or more members are eligible to serve another term as Chair, the member who has served the longest on the Board or Commission since having previously served as Chair shall be first in seniority to serve another term as Chair and Vice Chair.

This policy shall remain in effect until modified by the City Council.

APPROVED: _____

STEVE TATE, MAYOR

Attachment: City Council Policy CP-96-02 (1256 : Selection of Planning Commission Chair and Vice-Chair)



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 13, 2017

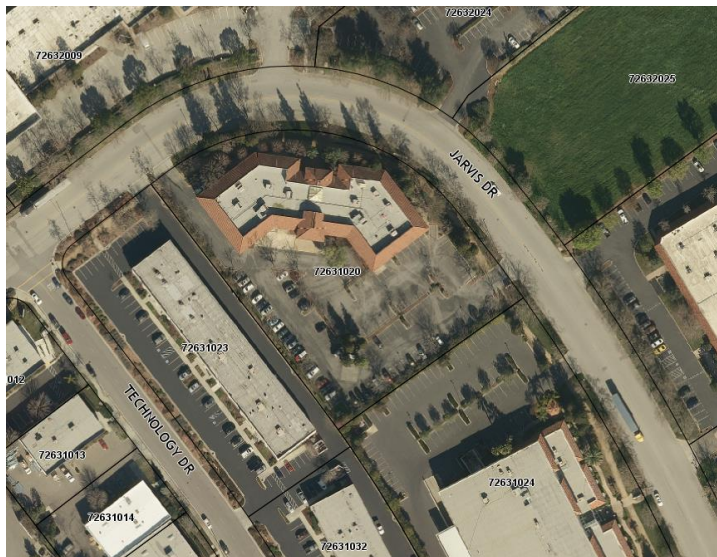
PREPARED BY: Gina Paolini, Interim Principal Planner
 APPROVED BY: Jennifer Carman, Community Development Director

CONDITIONAL USE PERMIT AMENDMENT AAE2017-0005: JARVIS-VOICES- REQUEST TO AMEND A CONDITIONAL USE PERMIT TO ALLOW VOICES COLLEGE-BOUND LANGUAGE ACADEMY TO OCCUPY A FORMER CHARTER SCHOOL SITE SERVING MIDDLE AND HIGH SCHOOL STUDENTS WITH AN ELEMENTARY CHARTER SCHOOL. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-31-020, IS LOCATED ON THE SOUTHERN SIDE OF JARVIS DRIVE, EAST OF TECHNOLOGY DRIVE (610 JARVIS LLC, OWNER). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15301 (EXISTING FACILITIES).

RECOMMENDATION(S)

1. Open/close the public hearing; and,
2. Adopt a Resolution approving an Amendment to a Conditional Use Permit allowing Voices College-Bound Language Academy to establish at the requested site.

LOCATION MAP:



PROJECT SUMMARY:

1. Location: Located on the southern side of Jarvis Drive, east of Technology Drive (APN 726-31-020)
2. Site Area: 2.18 acres
3. General Plan: Industrial
4. Zoning: Morgan Hill Ranch Business Park PUD
5. Request: Request to amend an existing Conditional Use Permit to allow Voices College-Bound Language Academy to occupy a former charter school serving middle and high school age students with an elementary charter school.

BACKGROUND:

The Silicon Valley Flex Academy received a Conditional Use Permit from the City Council on November 16, 2011 (Resolution No. 6495) (Attachment 2) to operate a preparatory charter school serving grades 6-12 at the project site. The Silicon Valley Flex Academy operated a charter school at the site until July 1, 2016, when it closed due to financial hardship.

Voices College-Bound Language Academy has been operating a charter school within the City of Morgan Hill in a temporary location at the Advent Lutheran Church located at 16870 Murphy Avenue while the school actively searched for a permanent location. The City team has been assisting the charter school with evaluating many sites within the City for long-term use and/or permanent facilities. Their Temporary Use Permit will expire on June 30, 2017. One, six-month extension has previously been granted to the Temporary Use Permit.

After an exhaustive search, the applicant determined that the former Silicon Valley Flex Academy site would be suitable for long-term use for the charter school and an application to amend the Conditional Use Permit was submitted on February 9, 2017.

PROJECT DESCRIPTION:

The applicant is requesting to amend a Conditional Use Permit to establish Voices College-Bound Language Academy, a public charter school serving grades Transitional Kinder (TK) through 5th grade at the project site. There will be no outdoor playground area. The occupancy at the site would be phased over a three-year period with 196 students for Fall 2017, 252 students for Fall 2018 and 308 students for Fall 2019. Staffing would not exceed 39 full and part-time employees at full capacity. The statement of operation (Attachment 3) and project site plan (Attachment 4) have been provided.

ANALYSIS:

The proposed amendment to the Conditional Use Permit was analyzed with respect to the 1) General Plan; 2) Zoning Ordinance and the Morgan Hill Ranch Business Park PUD; and 3) Conditional Use Permit:

1. General Plan

The site has an Industrial General Plan designation in the Morgan Hill General Plan. Additionally, the site is located within one of the City's Core Employment Areas, as identified in the Morgan Hill 2035 General Plan. As a Core Employment Area, it is considered to be one the strongest locations for future employment growth with an emphasis on Research and Development, light manufacturing, office, and supporting uses. Because of this, policies were adopted within the General Plan discouraging the conversion of industrial land to non-industrial uses:

Policy CNF-17.1 Industrial Land Conversion. Discourage the conversion of property designated for industrial to non-industrial uses.

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

Policy CNF-17.3 Buffer between Industrial and Incompatible Uses. Ensure that all industrial uses are well sited and buffered from incompatible uses; buffers may include offices adjacent to sensitive uses, landscaping, berms, etc.

The charter school is a non-industrial use and could be considered incompatible with surrounding industrial users; however, the previous charter school did occupy the site for five years without impacting the surrounding uses. The Planning Commission held a six-month review hearing regarding the operation of the former charter school on August 14, 2012 and found it in compliance with their Conditions of Approval. No complaints were filed by the business community regarding traffic or parking management while the school was in operation.

The existing building has ample space to provide play areas for the students. No alterations to the site are requested as part of this application and the proposal does not create inconsistencies with the previous use on site. All activities will remain within the building, as they did with the former charter school.

2. Zoning Ordinance and the Morgan Hill Ranch Business Park PUD

The project site is located within the Morgan Hill Ranch Business Park PUD and has been designated within an area that allows for all uses permitted in the Light Industrial (ML) zoning district. Pursuant to Section 18.36.030.C of the Morgan Hill Municipal Code, public or quasi-public uses of an educational, vocational, or recreational nature would be allowed within the ML zone district subject to the issuance of a Conditional Use Permit.

City Council Resolution No. 6495, adopted November 16, 2011, granted a Conditional Use Permit allowing for a preparatory charter school serving grades 6-12 to establish at the project site. Voices College-Bound Language Academy, a public charter school, has requested to assume the Conditional Use Permit for the 36,995-square foot existing

building. At this time, the charter school does not propose exterior changes to the building or other improvements to the property.

3. Conditional Use Permit

Voices College-Bound Language Academy proposes to serve Transitional Kinder (TK) through 5th grade at the project site. Enrollment would be phased over a three-year period, as demonstrated in the following table:

Student Enrollment				
	Grade Level	Students	Full-time Employees	Part-time Employees
2017-2018 Academic Year	TK-3 rd	196	12	8
2018-2019 Academic Year	TK-4 th	252	21	12
2019-2020 Academic Year	TK-5 th	308	26	13

The charter school would comply with the circulation, safe routes to school and traffic plan requirements previously imposed. School hours would be staggered over a one hour period to allow students access to morning breakfast. The following is the proposed academic schedule:

Voices College-Bound Language Academy Daily Schedule				
School Arrival	Regular Dismissal	Day	Minimum Dismissal	Day
7:30 AM-8:00 AM	4:00 PM		12:30 PM	

The Conditions of Approval have been modified to reflect improvements that have been completed by the Silicon Valley Flex Academy and to restate conditions that would be continued with the new user. The Conditions of Approval (Exhibit B) shows deleted text in ~~strikeout~~ and additions with an underline.

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

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

The intended use of the site is for a charter school, which was previously permitted with a Conditional Use Permit, and found to be suitable and adequate for the use. There are no proposed changes to the site with the proposed charter school. When the Conditional Use Permit was established for the site, there was concern that drop-off/pick-up areas could become congested, unless monitored. To better manage potential circulation impacts, the project was conditioned to require a Circulation Plan to address internal circulation including signage to

direct the internal flow of traffic, designate parking areas, and provide proactive information to the student families regarding the drop-off/pick-up protocols. There are no changes to the 130 onsite parking spaces. Staffing will be phased over a three-year period with 20 to 39 full and part-time employees. The project will be required to maintain a Circulation Plan, as provided in the Conditions of Approval and all onsite parking, as previously developed.

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

According to the City's Guidelines for the Preparation of Transportation Impact Reports, a traffic impact analysis (TIA) would need to be conducted if a project generates 100 or more net peak hour trips. Net new peak hour trips are defined as the number of trips generated by the proposed development minus trips generated by existing development on the project site. The Silicon Valley Flex Academy was conditioned to a maximum of 373 students so as not to require the preparation of a TIA. Voices College-Bound Language Academy has agreed to comply with the previous condition, and does not wish to expand beyond the proposed enrollment phasing plan. If the charter school were to expand at the site, a TIA would be required and the Conditional Use Permit would be amended.

3. The proposed use at the location requested will not:

a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area, or

The proposed charter school will not adversely affect the surrounding uses. A circulation plan will be prepared for the site that will provide a plan for safe drop-off/pick-up of children; therefore, traffic and circulation will not adversely affect those working in the surrounding area.

b. Impair the utility or value of property of other persons located in the vicinity of the site, or

The charter school use is considered a sensitive receptor; therefore, locating within the Morgan Hill Ranch Business Park may have a possible impact on some industrial uses that emit hazardous air emissions with a source located within 1,000 feet from the outer boundary of the school site. The Bay Area Air Quality Management District (BAAQMD) would distribute a notice to the parents (or guardians) of children enrolled in the school, and the school would have at least 30 days prior to final action of a permit request to respond to BAAQMD. While the requirement of the notice does not preclude the industrial use, it would be an additional requirement placed on the industrial user if it were to locate within 1,000 feet from the outer boundary of the proposed charter school.

A charter school operated at the site until July 1, 2016. From 2011 until

2016, industrial users that emit hazardous air emissions locating within close proximity to the school would have been subject to BAAQMD rules. The City is not aware of a use that was prevented from locating within the Morgan Hill Ranch Business Park because of the charter school use. To reduce potential impacts to the sensitive receptors from the industrial uses, all play equipment will be located within the building. There will be no outdoor activity for the student population (sensitive receptors).

c. Be detrimental to public health, safety or general welfare;

As conditioned and as regulated by state and local laws, the continued operation of a charter school at the site would not adversely affect peace, health, safety, morals or welfare of persons surrounding the area.

4. The design of the project is compatible with existing and proposed development within the district and its surroundings.

There are no exterior improvements proposed with the project. The existing development is consistent with the Morgan Hill Ranch Business Park.

California Environmental Quality Act (CEQA):

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301(Existing Facilities) of the CEQA Guidelines. There would be no expansion of prior charter school use, enrollment would be limited to previous Conditions of Approval; therefore, no further environmental review is warranted.

LINKS/ATTACHMENTS:

1. Resolution and Conditions of Approval
2. Council Resolution No. 6495
3. Revised Project Statement of Operations
4. Revised -Combined Site Plan_Jarvis 03.30.17
5. Exhibit A-Strikeout and Underline Version

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW VOICES COLLEGE-BOUND LANGUAGE ACADEMY TO OCCUPY A FORMER CHARTER SCHOOL SITE LOCATED WITHIN THE MORGAN HILL RANCH BUSINESS PARK AT A SITE LOCATED ON THE SOUTHERN SIDE OF JARVIS DRIVE, EAST OF TECHNOLOGY DRIVE (APN 726-31-020)

WHEREAS, such request was considered by the Planning Commission at their regular meeting of June 13, 2017, at which time the Planning Commission approved application AAE2017-0005: Jarvis-Voices; and

WHEREAS, the Planning Commission has made the findings required for approval of a Conditional Use Permit as described in Section 18.54.050 of the Morgan Hill Municipal Code; and

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

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

- SECTION 1.** The approved use is consistent with the Zoning Ordinance and the General Plan.
- SECTION 2.** The project is categorically exempt from CEQA under Section 15301, Existing Facility.
- SECTION 3.** The Conditional Use Permit Amendment has been found to be consistent with the criteria for use permit approval as specified in Section 18.54.050 of the Morgan Hill Municipal Code. The basis and the findings are set forth in the staff report of the Planning Commission Meeting of June 13, 2017, which findings were duly considered by the Planning Commission and are hereby adopted.
- SECTION 4.** The use shall be expressly conditioned on conformance to conditions incorporated herein and as attached as Exhibit "A".
- SECTION 5.** The approved project shall be conducted in a manner consistent with the proposed operations explained within the staff report of the Planning Commission Meeting of June 13, 2017 and 610 Jarvis Drive Site Plan, and by this reference incorporated herein.
- SECTION 6.** Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of your use for the purpose of defraying all or a portion of the cost of public facilities related to your development project (Mitigation Fee Act

Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, or fees collected under development agreements, or as a part of your application for development allocations under the City's Residential Development Control System. The Mitigation Fee Act Fees applying to your project are listed in the schedule of fees provide. Notice is also hereby given that you have the opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval of the approval or conditional approval of your development project and that the 90-day approval period in which you may protest has begun. This right to protest does not apply to voluntary Residential Development Control System fees.

PASSED AND ADOPTED THIS 13th DAY OF JUNE 2017, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

JENNA LUNA, Deputy City Clerk

WAYNE TANDA, Chair

A F F I D A V I T

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

Applicant

Date: _____

EXHIBIT “A”

CONDITIONS OF APPROVAL

Project/Application: Conditional Use Permit Amendment AAE2017-0005: Jarvis-Voices

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

PLANNING DIVISION

I. TIME LIMITS

- A. COMMENCEMENT OF USE: The Conditional Use Permit approval granted under this Resolution shall remain in effect for 12 months to June 13, 2018. Failure to commence the use within this term shall result in termination of approval unless an extension of time is granted prior to the expiration date. **(MHMC 18.54.070 A)**
- B. ANNUAL REVIEW: In accordance with Section 18.54.090 of the Municipal Code, the Community Development Department shall conduct an annual review of the approved use for compliance with specified conditions. The Department may initiate corrective action as specified in the aforementioned Code Section if necessary to ensure compliance with said conditions. **(MHMC 18.54.090)**

II. CITY COUNCIL RESOLUTION NO. 6495 CONDITIONS OF APPROVAL

- A. SAFE ROUTE TO SCHOOL: A safe routes to school plan was implemented with the initial Conditional Use Permit which included the installation of a cross walk at the Technology Drive and Jarvis Drive intersection, the placement of school zone signage and legends at either end of the school and signage and/or barriers restricting students/pedestrians from crossing Jarvis Drive in front of the school. The listed improvements in the plan shall be maintained in good condition or be repaired/replaced prior to occupancy.
- B. IDEA PLAN: A plan for disabled student accessibility was implemented with the initial Conditional Use Permit and shall remain in affect in accordance with the school’s duties under the Individuals with Disabilities Education Act (“IDEA”),

under Public Law PL 101-476, 104 Stat. 1142 and in accordance with all Individual Education Plans (“IEP’s”) in accordance with California Education Codes Sections 41850, 41851.2 and 56040 for its students, and ensure its facility and access to this facility are accessible for all students with disabilities. Access to the school building shall be accessible following guidance of IDEA and transportation guidelines issued by the California Department of Education that apply to charter schools. For areas extending beyond the perimeter of the school building but not accessible, the school will ensure that those students with disabilities are provided transportation if needed to the accessible area within the school perimeter.

- C. PROPERTY FENCING: A black vinyl clad chain link fence measuring a minimum five feet in height from the front setback line along the common property lines between the adjacent properties located to the west and south (Assessor Parcel Numbers APN 726-31-023 & 024) has been installed to prevent trespassing by students onto the adjacent properties. This fence shall be maintained in good condition and repaired/replaced prior to occupancy.

III. SITE DEVELOPMENT

- A. FINAL SITE DEVELOPMENT PLANS: Building permits for tenant improvements can be issued by the City; however, final site development plans shall be reviewed and approved by the Community Development Department prior to issuance of an occupancy permit, if required.
- B. EXTERIOR IMPROVEMENTS: No building permit shall be issued for any exterior changes to the project unless a Design Review permit or similar permit is issued by the City. This includes fenestration changes and façade changes.

IV. OTHER CONDITIONS

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

- B. EXECUTED APPROVAL CERTIFICATE: Applicant shall submit two (2) signed copies of Resolution No. 17-____ to the Community Development Department prior to issuance of building/occupancy permits.
- C. USE LIMITATIONS: Except as amended in paragraph G below, the use is limited to those operations as described in the Statement of Proposed Operations dated April 19, 2017 on file with the Community Development Department.
- D. CIRCULATION PLAN: Prior to the issuance of an occupancy permit, the school shall develop a drop-off pick-up plan for review and approval by the Community Development Department. The plan shall detail the proposed circulation route, prescribed parking areas for teachers, administrative staff, visitors, temporary markers, directional signs, or other means to ensure safety and efficiency in student drop-off/pick-up. The applicant shall be responsible for the installation and removal of any such markers and/or signs (an encroachment permit maybe necessary if within the Public-Right-of-Way). The plan shall include a brochure or handout in its final form which shall be distributed to all students/parents prior to the first day of school showing a site plan with the prescribed driving route, drop-off/pick-up areas, and parking.
- E. TRAFFIC IMPACT ANALYSIS: Because of potential impacts to traffic circulation, the school will limit the number of students on-site prior to 9:00AM to no more than 373 students. This condition may be amended in the future subsequent to the completion of a Traffic Impact Analysis (TIA) to evaluate potential impacts and the implementation of any mitigation measures to address significant impacts to less than significant levels. The applicant can also work with staff to develop a trip reduction program using car pooling, van pooling, flex scheduling and other means to reduce vehicle trips.
- F. Intentionally omitted.
- G. STATEMENT OF OPERATIONS: The school hours shall be the following:

Voices College-Bound Language Academy Daily Schedule		
School Arrival	Regular Day Dismissal	Minimum Day Dismissal
7:30 AM-8:00 AM	4:00 PM	12:30 PM

The student enrollment shall be phased over a three-year period, as provided in the Statement of Operations dated April 19, 2017 and provided in the following:

Student Enrollment				
	Grade Level	Students	Full-time Employees	Part-time Employees
2017-2018 Academic Year	TK-3 rd	196	12	8
2018-2019	TK-4 th	252	21	12

Academic Year				
2019-2020 Academic Year	TK-5 th	308	26	13

FIRE DEPARTMENT

- A. **FIRE SPRINKLER SYSTEM:** Existing fire sprinkler system shall be modified, as necessary. A licensed C-16 fire protection contractor shall submit two (2) sets of drawings, a permit application, and applicable fees for review and approval prior to performing work. (CFC 901.4)
- B. **FIRE SPRINKLER MONITORING:** Provide a monitoring system for the existing fire sprinkler system. A licensed C-10 fire alarm contractor shall submit two (2) sets of drawings, a permit application, and applicable fees for review and approval prior to performing work. (CFC 903.4)
- C. **FIRE EXTINGUISHERS:** Tenant shall have access to a minimum of __TBD, 2A10BC minimum rated fire extinguisher(s) located 75 feet of travel distance. (CFC 906)

BUILDING DEPARTMENT

- A. **BUILDING PERMIT REQUIREMENTS:** Detailed construction drawings from a Professional Licensed Designer and permit shall be required for building or site modifications.

PUBLIC WORKS

- A. **IMPACT FEES:** Public Works Impact Fees may be required to be paid for this project prior to building permit issuance and certificate of occupancy. Applicant should obtain a fee estimate for Public Works Impact Fees.

PRETREATMENT

- A. **GREASE TRAP AND CHEMICAL USE REQUIREMENTS:** If a commercial kitchen is established on-site, a properly sized grease trap or grease interceptor will be required to be installed prior to building permit finals or certificate of occupancy. Chemicals used in biology, chemistry, or other courses shall be properly stored and disposed of. Prior to the storage and use of any chemicals the applicant shall contact the South County Regional Waste Authority (Pretreatment) for compliance of any standards and requirements

RESOLUTION NO. 6495

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL AMENDING AND MODIFYING THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT APPLICATION, UP-11-04: JARVIS – AMEND (APN 726-31-020)

WHEREAS, On September 27, 2011, the Planning Commission, pursuant to the provisions of Article I of Chapter 18.54 Morgan Hill Municipal Code, approved an application (UP-11-04: Jarvis-Amend) for a Conditional Use Permit, for the purposes of allowing a charter school, on that certain real property (hereinafter referred to as “subject property”), situate in a Light Industrial Planned Unit Development zone district District, located in an existing 36,995 square foot office building; and

WHEREAS, the subject property is all that real property described in Exhibit “A,” which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Title I of Chapter 18.54 of the Morgan Hill Municipal Code, the Planning Commission conducted a hearing on said application on September 27, 2011, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter, received reports and recommendations of the Community Development Agency, including proposed findings to supports its recommendation and received in evidence a site plan, floor plan and a letter of justification for the subject property entitled, “Silicon Valley Flex Academy, 610 Jarvis Drive, Morgan Hill, California.” Said documents are on file in the Community Development Agency and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, based on the hearing, evidence presented and adopting the findings recommended by the Community Development Department and put into the record by members of the Planning Commission, the Planning Commission approved the application with conditions as set forth in Resolution 11-18 of the Planning Commission, which approval was appealed to the City Council pursuant to Chapter 18.64 of the Morgan Hill Municipal Code; and

WHEREAS, on November 2, 2011, City Council conducted a hearing on said appeal (Appeal Hearing), notice of which was duly given at which the City Council heard the grounds for appeal, presentation and evidence by the appellant, rebuttal and evidence by the applicant and all persons present who wish to be heard; and

WHEREAS, upon the conclusion of the hearing, the City Council directed staff to draft a resolution amending and modifying the Planning Commission’s approval; and

WHEREAS, at its regular November 16, 2011 meeting, the City Council adopted this resolution amending and modifying the Planning Commission’s approval;

NOW, THEREFORE:

FINDINGS:

SECTION 1. After considering the Planning Commission approval and its findings and evidence presented at the Appeal Hearing, the City Council hereby reaffirms the relevant findings of the Planning Commission, to wit:

1. The applicant, the Silicon Valley Flex Academy, is requesting a Conditional Use Permit to allow the use of Subject Property for the operation of a public charter school serving grades 6-12 in an existing 36,995 square foot office building on a 94,962 square foot site area. The school combines traditional education with online curriculum to provide an alternative educational experience for their students.
2. The school proposes to serve 250-500 students the first two years of operation and 500-600 at its full capacity in the third year.
3. The site is suitable and adequate for the proposed use.
 - a. Nature of Use. Unlike a traditional school, there is no offering of physical education, so no need for sports field and facilities. The students study on flexible time, eliminating the situation where there is collective entering or existing of students. Students are coming and leaving at different times throughout the day. There is a 10-foot wide covered walkway for students to take breaks and congregate. Therefore, the use is more like a business or an office. Parking:
 - b. Parking. The parking lot currently has 128 parking spaces. Based on the school's proposal there will be up to 25 employees. The majority of the student population is not able to drive and the 103 parking spaces should accommodate parking for parents, student drivers, and other visitors. The school has established a student driver application procedure and will be establishing designated parking areas (see applicant's letter).
4. The proposed use and design would not have a substantial adverse effect on traffic circulation and on the planned capacity of the street system.
 - a. Pick Up and Drop Off. There are two entrances to the site from Jarvis Drive. Typically, this is suitable to accommodate circulation from the street and internal circulation of the parking lot. The applicant has shown on the site the drive aisle where pick-up and drop-offs occur. However, because of limited time period for drop-off and pick-up and the number of cars accessing the site, it is possible that there will be some consequential effects during short periods of the day during those times. To better manage those potential impacts, a formal drop-off/pick-up plan will be required,
 - b. Traffic Volume. According to the Planning Commission's adopted Guidelines for Preparation of Transportation Impact Reports, a traffic impact analysis (TIA) would need to be conducted if project generates 100 or more net peak hour trips (morning 6-9AM; or afternoon 4-7PM). The school's instructional period ends at 3:00PM, so there should not be a significant afternoon peak hour trips generated. According to the Institute of Transportation Engineers (ITE) Trip Generation rate estimates, a high school would generate an average of 0.41 trips per student during the AM peak hour. The net change in AM peak hour trips of the conversion of the existing commercial building (general office land use per ITE

trip estimates) would be calculated as follows: (Number of trips generated by school) – (Number of trips generated by general office use). The school proposes to have 250-500 students for the first two years of operation and 500-600 students at full size in the third year. Based on the calculation above and ITE trip rates, the net change of 100 trips is an equivalent of 373 students. AM peak use above 373 students would necessitate more traffic analysis and mitigations.

5. The proposed use at the location will not adversely affect the peace, health, safety, morals, or welfare of persons residing or working in the surrounding area, or impair the utility or value of property of other persons located in vicinity of site, or be detrimental to public health, safety or general welfare.
 - a. Hazardous Materials. There are not any known sites in the adjacent areas that present any significant hazards to the proposed school site. However, it is possible that some types of industrial uses that are sources of hazardous air emissions may be required to obtain certain permits from the Bay Area Air Quality Management District when establishing or expanding their use. The proximity of their operations to sensitive receptors (inclusive of school sites) will require that they provide an expanded public notice than otherwise required without the school site (California Health and Safety Code Section 42301). While the expanded public notice does not preclude such uses, it will be an additional requirement placed on those businesses affected by the regulations.
 - b. Noise. The proposed school use is more like an office use, a use that was and is currently allowed in the district. A high caliber of students will be attending the school and is unlikely to have the attendant problems of a traditional school. As such, the school is not any more susceptible to noise generated by neighboring business than an office.
6. The design of the project is compatible with existing and proposed development within the district and its surroundings. The subject site is located within an area that allows for “all uses permitted in the ML (Light Industrial) zoning district” as shown in the adopted plan associated with the Morgan Hill Business Ranch PUD. The proposed use would be considered as an allowable conditional use in the ML district per Section 18.36.030D “Public or quasi-public uses of an educational, vocational, or recreational nature.” The existing uses in adjacent surrounding properties include the following (in relation to the subject property): North: retail/commercial; South: Wholesale/warehouse; commercial recreation West various light industrial, service, warehouse uses; East: Hotel; vacant; commercial recreation; vacant portion of building. The proposed use seems generally compatible with the existing surrounding land uses. Currently, there are other uses in the adjacent areas that are recreational in nature and also accommodate children’s activities (Champions Academy, a facility for gymnastic classes); however, there are also businesses that are more light industrial in nature. Future uses of surrounding properties could become more industrial based if industrial types of tenants move in.

SECTION 2 The City Council makes the following additional findings:

1. There is a public bus stop nearby and retail services for the students and staff. However certain intersections and walkways will need improvements, requiring a plan and mitigation to provide a “safe route to school”. The “blind curve” in front of the school may require that parking be managed or prohibited.

2. School will supervise and educate students to not trespass onto neighboring businesses. Additionally, a fence between the school and certain adjacent businesses will prevent any such trespassing by students.
3. Business park use in the area has evolved, allowing various recreation, and educational uses.
4. The Flex School will operate with a "high-tech" model that would benefit from the surrounding businesses and create synergy between the school and the businesses.
5. Future enrollment of the maximum capacity of 600 students may be mitigated by conditions that mandate future analysis and mitigations.

CONDITIONS

SECTION 3 This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

SECTION 4 The City Council hereby affirms the conditions imposed by the Planning Commission as contained in the attached Exhibit "B" Conditions of Approval.

SECTION 5 The City Council hereby amends and modifies the conditions by adding the following conditions:

- a. A safe routes to school plan shall be prepared by a licensed traffic engineer for city review and approval that includes the installation of cross walk at Technology Drive and Jarvis Drive intersection, the placement of school zone signage and legends at either end of the school and signage and/or barriers restricting students/pedestrians from crossing Jarvis Drive in front of the school. The plan shall include a diagram depicting a safe walking route from the public transit (bus) stops on Cochrane Road at Sutter Boulevard to the school site. The listed improvements in the plan shall be in place prior to issuance of a certificate of occupancy for the school.
- b. A plan for disabled student accessibility shall be prepared in accordance with the school's duties under the Individuals with Disabilities Education Act ("IDEA"), under Public Law PL 101-476, 104 Stat. 1142 and in accordance with all Individual Education Plans ("IEP's") in accordance with California Education Codes Sections 41850, 41851.2 and 56040 for its students, and ensure its facility and access to this facility are accessible for all students with disabilities. Access to the school building shall be accessible following guidance of IDEA and transportation guidelines issued by the California Department of Education that apply to charter schools. For areas extending beyond the perimeter of the school building but not accessible, the school will ensure that those students with disabilities are provided transportation if needed to the accessible area within the school perimeter.

- c. Property owner shall install a black vinyl clad chain link fence measuring a minimum five feet in height from the front setback line along the common property lines between the adjacent properties located to the west and south (Assessor Parcel Numbers APN 726-31-023 & 024). The fence shall be installed to prevent trespassing by students onto the adjacent properties.

SECTION 6 Any judicial action or proceeding to attack, review, set aside or annul this resolution or any provision thereof shall be brought within ninety (90) days of the adoption by the City Council.

SECTION 7 This Resolution and project is exempt from the California Environment Quality Act pursuant to Section 15301, Existing Facilities of the CEQA Guidelines.

SECTION 8. Based on testimony and evidence received at the duly-noticed public hearing, and the findings of the Planning Commission, the City Council finds that, with the imposition of the conditions above:

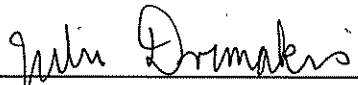
1. The site is suitable and adequate for the proposed use;
2. The proposed use and design would not have a substantial adverse effect in traffic circulation and on the planned capacity of the street system;
3. The proposed use at the location requested will (a) not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area, or (b) impair the utility or value of property of other persons located in the vicinity of the site, or (c) be detrimental to public health, safety or general welfare;
4. The design of the project is compatible with existing and proposed development within the district and its surroundings.

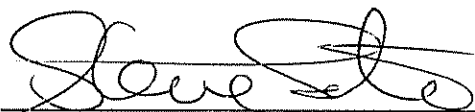
SECTION 8. On this basis, and considering all evidence including but not limited to testimony and exhibits received at the hearing and on file in this matter, the City Council hereby affirms the Planning Commission approval of the application with the modified conditions as stated above.

PASSED AND ADOPTED by the City Council of Morgan Hill at a Regular Meeting held on the 16th day of November 2011 by the following vote:

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

ATTEST:


Julie Drimakis, DEPUTY CITY CLERK


Steve Tate, MAYOR

City of Morgan Hill
Resolution No. 6495
Page 6 of 9

CERTIFICATION

I, **Julie Drimakis, Deputy City Clerk of the City of Morgan Hill, California**, do hereby certify that the foregoing is a true and correct copy of Resolution No. 6488, adopted by the City Council at the meeting held on November 16, 2011.

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

DATE: 11/22/11

Julie Drimakis
Julie Drimakis, DEPUTY CITY CLERK

Attachment: Council Resolution No. 6495 (1210 : Voices Charter School)

EXHIBIT "B"
CONDITIONS OF APPROVAL
PLANNING DIVISION

Project/Application: UP-11-04: Jarvis - Amend

I. TIME LIMITS

- A. The Conditional Use Permit approval granted under this Resolution shall remain in effect for 12 months to November 16, 2012. Failure to commence the use within this term shall result in termination of approval unless an extension of time is granted prior to the expiration date. **(MHMC 18.54.070 A)**
- B. In accordance with Section 18.54.090 of the Municipal Code, the Community Development Department shall conduct an annual review of the approved use for compliance with specified conditions. The Department may initiate corrective action as specified in the aforementioned Code Section if necessary to ensure compliance with said conditions. **(MHMC 18.54.090)**

II. OTHER CONDITIONS

- A. Defense and indemnity. Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of this conditional use permit approval. In addition, applicant shall pay all pre-tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, applicant shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted. The undersigned hereby represents that they are fully empowered by the applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.
- B. Submit two (2) signed copies of Resolution No. 11- 18 to the Community Development Agency prior to issuance of building/occupancy permits.
- C. Except as amended in paragraph G below, the use is limited to those operations as described in the Statement of Proposed Operations and date stamped Sept 9, 2011 on file with the Community Development Department.
- D. Prior to the issuance of an occupancy permit, the school must develop a drop-off pick-up plan for review and approval by the Community Development Agency. The plan will detail the proposed circulation route, prescribed parking areas for

teachers/admin/students/visitors, temporary markers, directional signs, or other means to ensure safety and efficiency in student drop-off/pick-up. The applicant will be responsible for the installation and removal of any such markers and/or signs (an encroachment permit maybe necessary if within the Public-Right-of-Way). The plan will include a brochure or handout in its final form which will be distributed to all students/parents prior to the first day of school showing a site plan with the prescribed driving route, drop-off/pick-up areas, and parking.

- E. Because of potential impacts to traffic circulation, the school will limit the number of students on-site prior to 9:00AM to no more than 373 students. This condition may be amended in the future subsequent to the completion of a Traffic Impact Analysis (TIA) to evaluate potential impacts and the implementation of any mitigation measures to address significant impacts to less than significant levels. The applicant can also work with staff to develop a trip reduction program using car pooling, van pooling, flex scheduling and other means to reduce vehicle trips.
- F. The school will establish a formal policy for regulating their "limited open campus" policy for high school students. If substantial complaints to the City of Morgan Hill occur as a result of the open campus policy or other student activities, the school will have a maximum of 30 days to address and resolve those complaints upon receiving notice from the City of Morgan Hill.
- G. The hours and days of operation, as provided in the Statement of Operations date stamped September 9, 2011, is amended to expand weekday hours to 9:00 p.m. and allow for occasional Saturday events.
- H. This conditional use permit shall be reviewed by the Planning Commission six month following commencement of use to determine whether any new conditions may be required, or conditions amended to address traffic, safe walking routes, and management of parking, or other concerns.

FIRE DEPARTMENT

- A. Prior to the issuance of occupancy permit or tenant improvement permits, complete plans and specifications for the structure(s) proposed for classroom use must be submitted for review by this office. Current codes and standards will apply to the proposed use.

PUBLIC WORKS

- A. Public Works Impact Fees may be required to be paid for this project prior to building permit issuance and certificate of occupancy. Applicant should obtain a fee estimate for Public Works Impact Fees.

PRETREATMENT

If a commercial kitchen is established on-site, a properly sized grease trap or grease interceptor will be required to be installed prior to building permit finals or certificate of occupancy. Chemicals used in biology, chemistry, or other courses shall be properly stored and disposed of. Prior to the storage and use of any chemicals the applicant shall contact the South County Regional Waste Authority (Pretreatment) for compliance of any standards and requirements



April 19, 2017

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

Re: Amendment to an existing Conditional Use Permit Application – Revised Statement of Proposed Operations

Voices College-Bound Language Academy at Morgan Hill proposes to continue to use an existing site approved for a prior public charter school (Silicon Valley Flex Academy) at 610 Jarvis Drive, Morgan Hill, CA.

The Voices school:

- Traffic drop-off and pick-up schedule for students is as follows:

School arrival	Regular day dismissal	Minimum day dismissal
7:30 - 8:00 am	4:00 pm	12:30

- School starts at 8 a.m., but, students can arrive as early as 7:30 a.m. for breakfast.
- Will not be using any heavy equipment or hazardous materials.
- Will begin upon issuance of the conditional use permit.
- Recess schedule:
 - Morning for 1st and 2nd grade: 9:55-10:10am
 - Kinder: 10:10-10:25am.
 - Enrichment time, when implemented, will be held between 11:30am-12:15pm with playtime being held for 15-30 mins.
- Age of students for 2017-2018 academic year: 4 years of age for Transitional Kinder (TK); 8 years of age for 3rd grade
- Number of classes (2017-2018): Two (2) TK/K, Two (2) 1st grade classes, Two (2) 2nd grade classes, One (1) 3rd class
- There will be **NO** outdoor playground area.
- Occupancy Numbers:
 - 2017-2018 Academic Year, Fall 2017:
 - 196 students (transitional kinder to 3rd grade)
 - 20 total staff: 12 full-time, 8 part-time
 - 2018-2019 Academic Year, Fall 2018:
 - 252 students (transitional kinder to 4th grade)
 - 33 total staff: 21 full-time, 12 part-time
 - 2019-2020 Academic Year, Fall 2019:
 - 308 students (transitional kinder to 5th grade)
 - 39 total staff: 26 full-time, 13 part-time

A floor plan showing the areas of use is in the permit submittal package. Voices will use the parking lot (for staff and visiting parking including student drop off and pick up) as shown in the attachment material.

*Voices College-Bound Language Academies
14271 Story Rd, San Jose, CA 95127
408-791-1609*

Attachment: Revised Project Statement of Operations (1210 : Voices Charter School)



There will be **NO** improvements made to the existing building nor to the exterior of the building and surrounding parking lot and or landscape area(s).

Please let me know if you have any questions regarding this statement.

Regards,

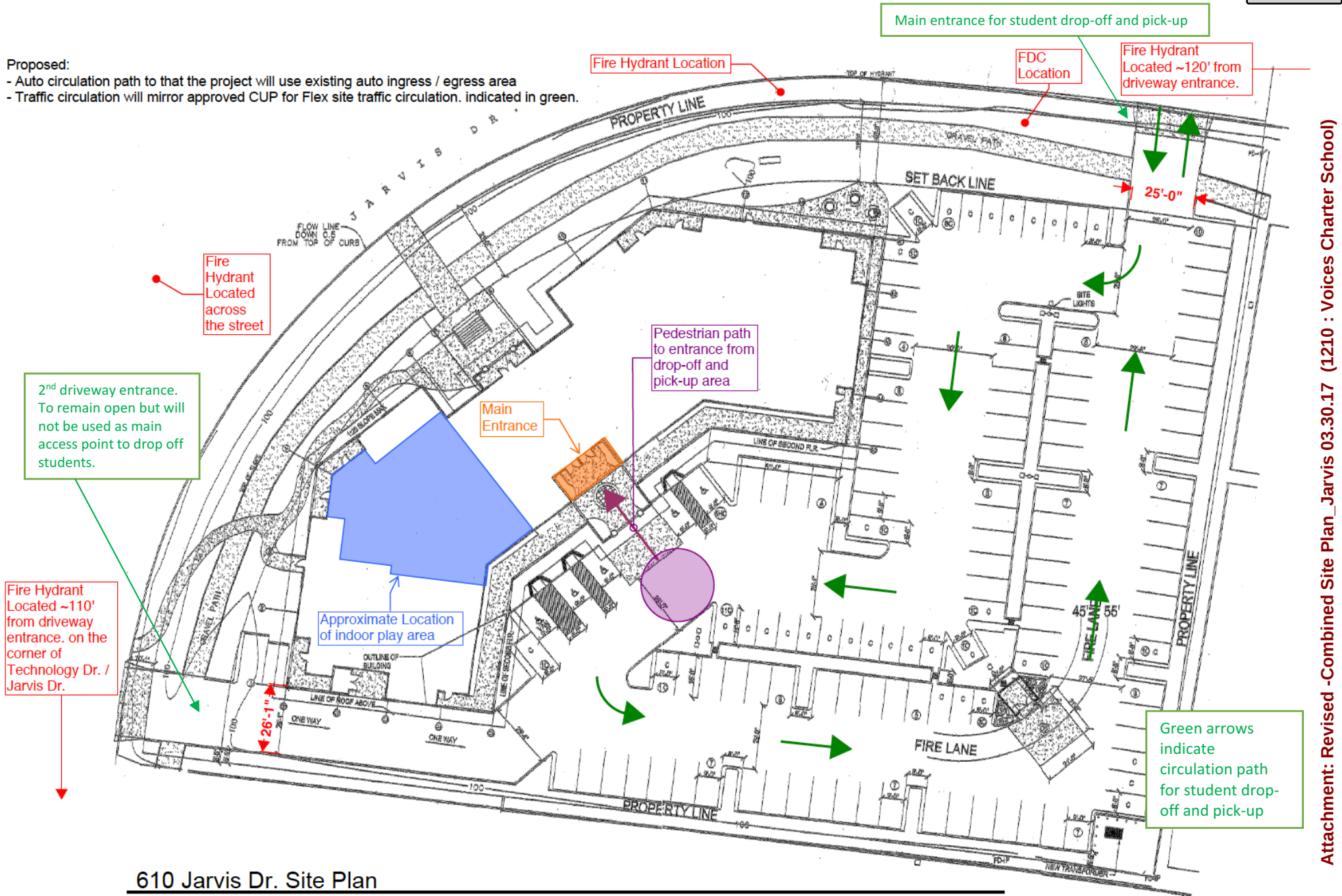
A handwritten signature in blue ink that reads "Frances Teso".

Frances Teso
Founder
Voices College-Bound Language Academies
fteso@voicescharterschool.com
(408) 444-5495

Voices College-Bound Language Academies
14271 Story Rd, San Jose, CA 95127
408-791-1609

Proposed:

- Auto circulation path to that the project will use existing auto ingress / egress area
- Traffic circulation will mirror approved CUP for Flex site traffic circulation. indicated in green.



610 Jarvis Dr. Site Plan
NTS

EXHIBIT “BA”**CONDITIONS OF APPROVAL**

Project/Application: Conditional Use Permit Amendment AAE2017-0005: Jarvis-
Voices

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

PLANNING DIVISION**I. TIME LIMITS**

- A. **COMMENCEMENT OF USE**: The Conditional Use Permit approval granted under this Resolution shall remain in effect for 12 months to June 13, 2018~~November 16, 2012~~. Failure to commence the use within this term shall result in termination of approval unless an extension of time is granted prior to the expiration date. **(MHMC 18.54.070 A)**
- B. **ANNUAL REVIEW**: In accordance with Section 18.54.090 of the Municipal Code, the Community Development Department shall conduct an annual review of the approved use for compliance with specified conditions. The Department may initiate corrective action as specified in the aforementioned Code Section if necessary to ensure compliance with said conditions. **(MHMC 18.54.090)**

II. CITY COUNCIL RESOLUTION NO. 6495 CONDITIONS OF APPROVAL

- A. **SAFE ROUTE TO SCHOOL**: A safe routes to school plan was implemented with the initial Conditional Use Permit which included shall be prepared by a licensed traffic engineer for city review and approval that includes the installation of a cross walk at the Technology Drive and Jarvis Drive intersection, the placement of school zone signage and legends at either end of the school and signage and/or barriers restricting students/pedestrians from crossing Jarvis Drive in front of the school. ~~The plan shall include a diagram depicting a safe walking route from the public transit (bus) stops on Cochrane Road at Sutter Boulevard to the school site.~~ The listed improvements in the plan shall be maintained in good

~~condition or be repaired/replaced -be in place prior to issuance of a certificate of occupancy for the school.~~

- B. IDEA PLAN: A plan for disabled student accessibility ~~was implemented with the initial Conditional Use Permit and shall remain in affect shall be prepared~~ in accordance with the school's duties under the Individuals with Disabilities Education Act ("IDEA"), under Public Law PL 101-476, 104 Stat. 1142 and in accordance with all Individual Education Plans ("IEP's") in accordance with California Education Codes Sections 41850, 41851.2 and 56040 for its students, and ensure its facility and access to this facility are accessible for all students with disabilities. Access to the school building shall be accessible following guidance of IDEA and transportation guidelines issued by the California Department of Education that apply to charter schools. For areas extending beyond the perimeter of the school building but not accessible, the school will ensure that those students with disabilities are provided transportation if needed to the accessible area within the school perimeter.
- C. PROPERTY FENCING: ~~Property owner shall install a b~~ A black vinyl clad chain link fence measuring a minimum five feet in height from the front setback line along the common property lines between the adjacent properties located to the west and south (Assessor Parcel Numbers APN 726-31-023 & 024) ~~has been - The fence shall be~~ installed to prevent trespassing by students onto the adjacent properties. This fence shall be maintained in good condition and repaired/replaced prior to occupancy.

III. SITE DEVELOPMENT

- A. FINAL SITE DEVELOPMENT PLANS: Building permits for tenant improvements can be issued by the City; however, final site development plans shall be reviewed and approved by the Community Development Department prior to issuance of an occupancy permit, if required.
- B. EXTERIOR IMPROVEMENTS: No building permit shall be issued for any exterior changes to the project unless a Design Review permit or similar permit is issued by the City. This includes fenestration changes and façade changes.

III. OTHER CONDITIONS

- A. DEFENSE AND INDEMNITY: Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of this conditional use permit approval. In addition, applicant shall pay all pre-tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit

brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, applicant shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted. The undersigned hereby represents that they are fully empowered by the applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.

- B. EXECUTED APPROVAL CERTIFICATE: Applicant shall submit two (2) signed copies of Resolution No. 17-_____ to the Community Development Department prior to issuance of building/occupancy permits.
- C. USE LIMITATIONS: Except as amended in paragraph G below, the use is limited to those operations as described in the Statement of Proposed Operations ~~dated April 19, 2017 and date stamped Sept 9, 2011~~ on file with the Community Development Department.
- D. CIRCULATION PLAN: Prior to the issuance of an occupancy permit, the school ~~shall must~~ develop a drop-off pick-up plan for review and approval by the Community Development ~~Department~~ Agency. The plan ~~shall will~~ detail the proposed circulation route, prescribed parking areas for teachers, ~~administrative staff~~ visitors/students/visitors, temporary markers, directional signs, or other means to ensure safety and efficiency in student drop-off/pick-up. The applicant ~~will shall~~ be responsible for the installation and removal of any such markers and/or signs (an encroachment permit maybe necessary if within the Public-Right-of-Way). The plan ~~shall will~~ include a brochure or handout in its final form which ~~shall will~~ be distributed to all students/parents prior to the first day of school showing a site plan with the prescribed driving route, drop-off/pick-up areas, and parking.
- E. TRAFFIC IMPACT ANALYSIS: Because of potential impacts to traffic circulation, the school will limit the number of students on-site prior to 9:00AM to no more than 373 students. This condition may be amended in the future subsequent to the completion of a Traffic Impact Analysis (TIA) to evaluate potential impacts and the implementation of any mitigation measures to address significant impacts to less than significant levels. The applicant can also work with staff to develop a trip reduction program using car pooling, van pooling, flex scheduling and other means to reduce vehicle trips.
- F. OPEN CAMPUS POLICY: ~~The school will establish a formal policy for regulating their "limited open campus" policy for high school students. If substantial complaints to the City of Morgan Hill occur as a result of the open campus policy or other student activities, the school will have a maximum of 30 days to address and resolve those complaints upon receiving notice from the City of Morgan Hill.~~
- G. STATEMENT OF OPERATIONS: The school hours shall be the following:

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<u>Voices College-Bound Language Academy Daily Schedule</u>		
<u>School Arrival</u>	<u>Regular Day Dismissal</u>	<u>Minimum Day Dismissal</u>
<u>7:30 AM-8:00 AM</u>	<u>4:00 PM</u>	<u>12:30 PM</u>

The student enrollment shall be phased over a three-year period, as provided in the Statement of Operations dated April 19, 2017 and provided in the following:

<u>Student Enrollment</u>				
	<u>Grade Level</u>	<u>Students</u>	<u>Full-time Employees</u>	<u>Part-time Employees</u>
<u>2017-2018 Academic Year</u>	<u>TK-3rd</u>	<u>196</u>	<u>12</u>	<u>8</u>
<u>2018-2019 Academic Year</u>	<u>TK-4th</u>	<u>252</u>	<u>21</u>	<u>12</u>
<u>2019-2020 Academic Year</u>	<u>TK-5th</u>	<u>308</u>	<u>26</u>	<u>13</u>

G. The hours and days of operation, as provided in the Statement of Operations date stamped September 9, 2011, is amended to expand weekday hours to 9:00 p.m. and allow for occasional Saturday events.

H. This Conditional Use Permit shall be reviewed by the Planning Commission six month following commencement of use to determine whether any new conditions may be required, or conditions amended to address traffic, safe walking routes, and management of parking, or other concerns.

FIRE DEPARTMENT

- A. Prior to the issuance of occupancy permit or tenant improvement permits, complete plans and specifications for the structure(s) proposed for classroom use must be submitted for review by this office. Current codes and standards will apply to the proposed use.
- A. FIRE SPRINKLER SYSTEM: Existing fire sprinkler system shall be modified, as necessary. A licensed C-16 fire protection contractor shall submit two (2) sets of drawings, a permit application, and applicable fees for review and approval prior to performing work. (CFC 901.4)
- B. FIRE SPRINKLER MONITORING: Provide a monitoring system for the existing fire sprinkler system. A licensed C-10 fire alarm contractor shall submit two (2) sets of drawings, a permit application, and applicable fees for review and approval prior to performing work. (CFC 903.4)

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- C. FIRE EXTINGUISHERS: Tenant shall have access to a minimum of TBD, 2A10BC minimum rated fire extinguisher(s) located 75 feet of travel distance. (CFC 906)

BUILDING DEPARTMENT

- A. BUILDING PERMIT REQUIREMENTS: Detailed construction drawings from a Professional Licensed Designer and permit shall be required for building or site modifications.

PUBLIC WORKS

- A. IMPACT FEES: Public Works Impact Fees may be required to be paid for this project prior to building permit issuance and certificate of occupancy. Applicant should obtain a fee estimate for Public Works Impact Fees.

PRETREATMENT

- A. GREASE TRAP AND CHEMICAL USE REQUIREMENTS: If a commercial kitchen is established on-site, a properly sized grease trap or grease interceptor will be required to be installed prior to building permit finals or certificate of occupancy. Chemicals used in biology, chemistry, or other courses shall be properly stored and disposed of. Prior to the storage and use of any chemicals the applicant shall contact the South County Regional Waste Authority (Pretreatment) for compliance of any standards and requirements

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PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 13, 2017

PREPARED BY: Jim Rowe, Contract Planner

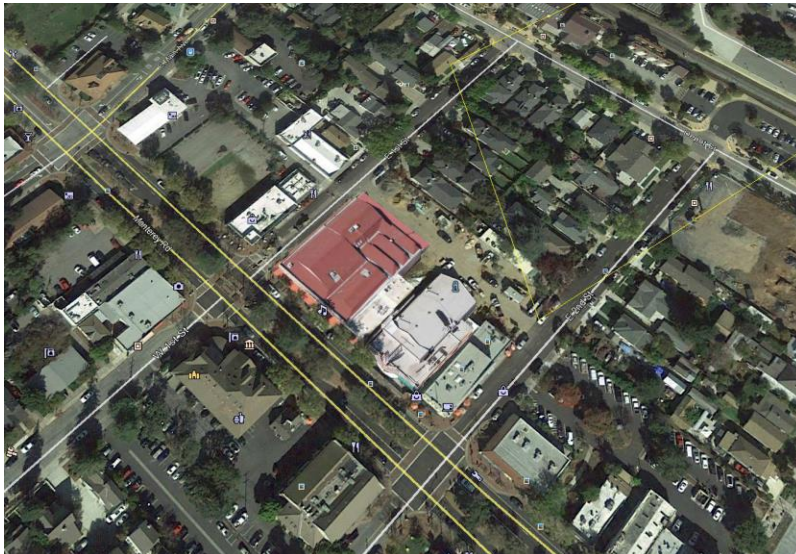
APPROVED BY: Jennifer Carman, Community Development Director

HISTORICAL RESOURCES DESIGNATION, CUL2016-0001: MONTEREY – CITY OF MORGAN HILL (GRANADA THEATRE): REQUEST FOR A HISTORICAL RESOURCES DESIGNATION FOR THE 9,750-SQUARE FOOT GRANADA THEATRE. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-14-028, IS LOCATED ON THE EAST SIDE OF MONTEREY ROAD BETWEEN EAST FIRST STREET AND EAST SECOND STREET (GRANADA THEATRE INC (LEAL), OWNER). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15331 (HISTORIC RESOURCE RESTORATION/PRESERVATION).

RECOMMENDATION(S)

Adopt Resolution approving a formal designation of the Granada Theater as a local historical resource.

LOCATION MAP



PROJECT SUMMARY:

1. Location: 17440 Monterey Road (APN 726-14-028)
2. Site Area: 0.26 acres
3. General Plan: Mixed Use

4. Zoning: CBD District
5. Request: Approve a historical resource designation for the Granada Theater.

BACKGROUND:

From 2006 through 2008, the Planning Division and City consultant, CIRCA: Historic Property Development, updated the City's Historical Resources Inventory. Over 870 properties were surveyed. Of those surveyed, 126 properties were found to maintain some historic integrity that warranted further evaluation. The Granada Theater building was included in the visual survey of over 870 properties throughout the City. Due to extensive alterations made to the building, it was determined that further evaluation of the building was not warranted. While the building itself is not significant, the Granada Theater sign is a notable and recognizable feature in the downtown and has been designated as a locally significant historical resource.

In 2009, the City adopted the Downtown Specific Plan. The Granada Theater is within Block 2 of the Specific Plan located on Monterey Road between East First Street and East Second Street. In accordance with the Specific Plan, redevelopment of Block 2 may incorporate a remodeled or new Granada Theater for a cinema or entertainment use, however, it is not required. It is, however, a goal of the Specific Plan that the existing Granada upright sign and marquee be retained in the downtown, associated with a cinema or entertainment use.

In 2015, Mr. Frank Léal purchased the Granada Theater property and renovated the building, restoring much of the interior space. In December 2016, the renovated Granada Theater reopened as a dining and entertainment venue. The renovation warranted further evaluation of the building to determine if it could be designated as a locally significant historical resource. Renovation of the building is consistent with the goal of the Specific Plan both in terms of its current entertainment use and preservation of the Granada sign and marquee at its present and historic location.

ANALYSIS:

Historical Resources Designation – Process

The process for designating a historical resource requires the Community Development Director to first conduct a study of the proposed designation and make a preliminary determination based on such documentation. If the Director determines the application merits consideration, the Director shall forward such analysis and recommendation to the Planning Commission at a public hearing to consider designation of the historical resource. The City contracted with Bonnie Bamberg and the firm Urban Programmers to prepare the required evaluation of the Granada Theater building for local landmark designation. The completed report is included as Attachment 2.

Historical Resource Criteria

To qualify as a significant historical resource, a resource must have age, integrity and significance in terms of association with an important historic context. For the City of Morgan Hill, age means the characteristic of being at least 45 years old. Integrity is the ability of a property to convey its significance through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property must possess several, and usually most, of the seven aspects. Significance is present if one of the following criteria applies:

The resource is:

- a) Associated with events that have made a significant contribution to the broad patterns of our local history;
- b) Associated with the lives of persons important in our local history;
- c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- d) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area.

Historic contexts are the significant themes in the history of Morgan Hill as described in the City's Historic Context Statement. There are six historic contexts for the City of Morgan Hill:

- 1. Pre-Rancho Settlement;
- 2. Pioneering Settlers;
- 3. Community Growth & Development;
- 4. Agribusiness;
- 5. Commercial Development; and
- 6. Ethnic & Religious Groups.

The Historic Context Statement-Final Report has been attached (Attachment 3).

Significance Determination

The report prepared by Urban Programmers determined "The Granada Theater's historic association with the community's entertainment, social engagement, education and cultural enhancement for the period 1952-1970, meets Criteria A of the Morgan Hill Historic Preservation Ordinance. The building is associated with events that have made a significant contribution to the patters of entertainment, education, performing arts and culture in local history." Pursuant to Section 18.75.030.14 of the Morgan Hill Municipal Code, the Granada Theater building has been identified as having "historical significance" as the structure is associated with events that have made a significant contribution to the broad patterns of our local history.

The building qualifies for landmark designation in accordance with Historic Context 5 - Commercial Development. Most of the businesses along 101 have changed over the years, but many of the buildings still stand and give the downtown the appearance of a

1920s town. This context strives to recount some of the most well know businesses and commercial enterprises that developed apart from the agricultural portion of the economy. Although the façade of the Granada Theater has been altered, the blade sign and marquee continue to identify the building as the historic 1950s, Granada Theater. Based on the findings in the report prepared by Urban Programmers, staff recommends adoption of the attached Resolution designating the Granada Theater as a local historical resource.

California Environmental Quality Act (CEQA):

Categorically Exempt pursuant to Section 15331 of the State CEQA Guidelines which exempts historic resource preservation.

LINKS/ATTACHMENTS:

1. Approval Resolution
2. Granada Theater Historical Resource Evaluation
3. Historic Context Statement-Final Report

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A HISTORICAL RESOURCE DESIGNATION FOR THE GRANADA THEATER (APN 727-14-028)

WHEREAS, such request was considered by the Planning Commission at their regular meeting of June 13, 2017, at which time the Planning Commission approved application CUL2016-0001: City of Morgan Hill – Granada Theater, and

WHEREAS, the Planning Commission has reviewed the report prepared by Urban Programmers dated May 26, 2017 and the findings in the report that the Granada Theater building is eligible for designation as a locally significant historical resource, and

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

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

SECTION 1. The approved project is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The project is exempt from CEQA under Sections 15331 and 15061(b) (3).

SECTION 3. The Planning Commission hereby finds that the 9,750-square foot Granada Theater building at 17440 Monterey Road is consistent with the criteria for designation as a historical resource as set forth in Section 18.75.030A.14(a) and Section 18.75.060 of the Morgan Hill Municipal Code.

PASSED AND ADOPTED THIS 13th DAY OF JUNE 2017, 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

WAYNE TANDA, Chair

Attachment: Approval Resolution (1262 : Historical Resource Designation Granada Theater)

GRANADA THEATER, MORGAN HILL- EVALUATION FOR LOCAL LANDMARK DESIGNATION



Prepared at the request of: The City of Morgan Hill
Jim Rowe, Senior Project Manager
Development Services Department
17575 Peak Avenue
Morgan Hill, CA 95037

Prepared by: Urban Programmers
Bonnie Bamburg
10710 Ridgeview Avenue
San Jose CA 95127

Date Completed: May 26, 2017

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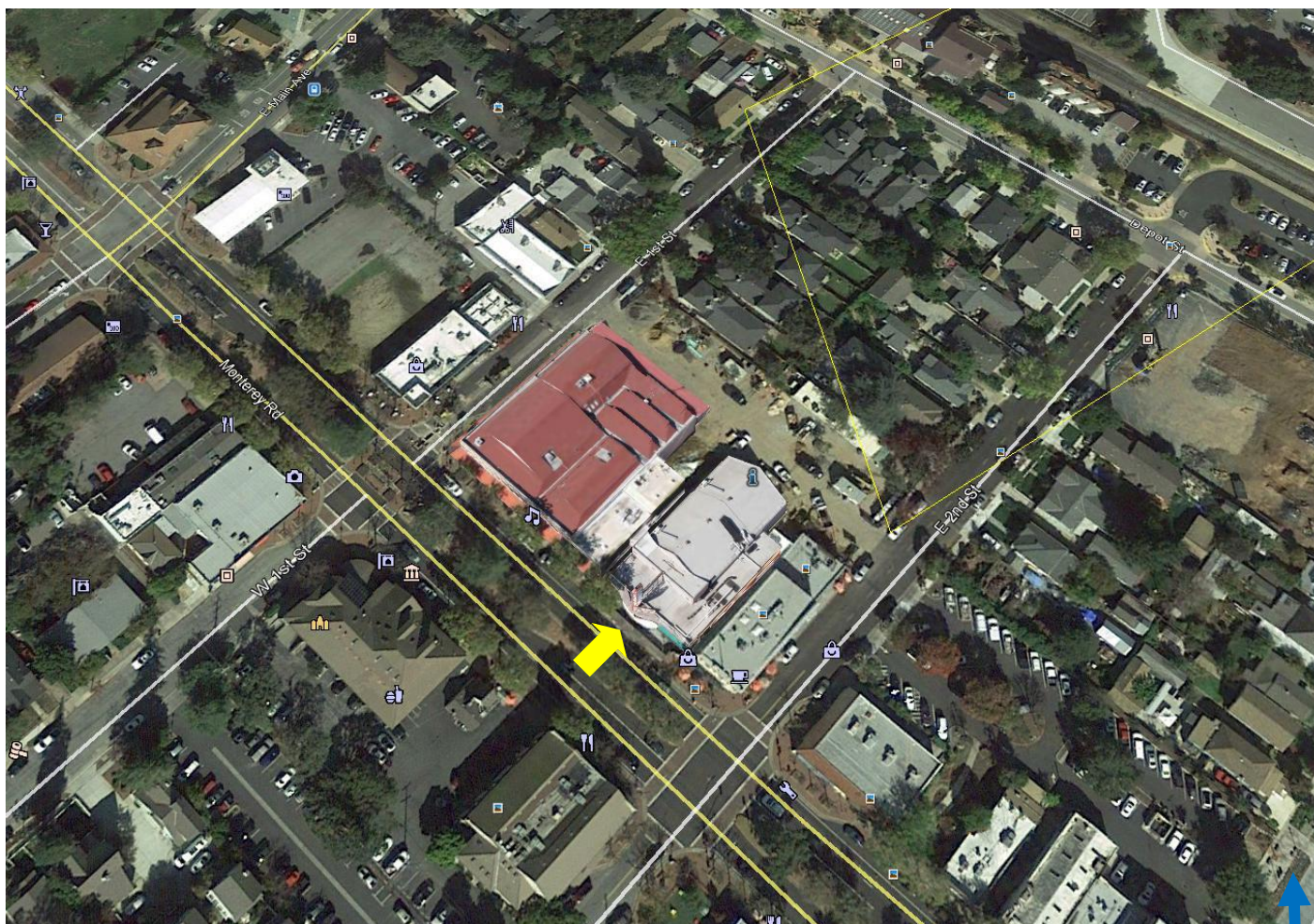


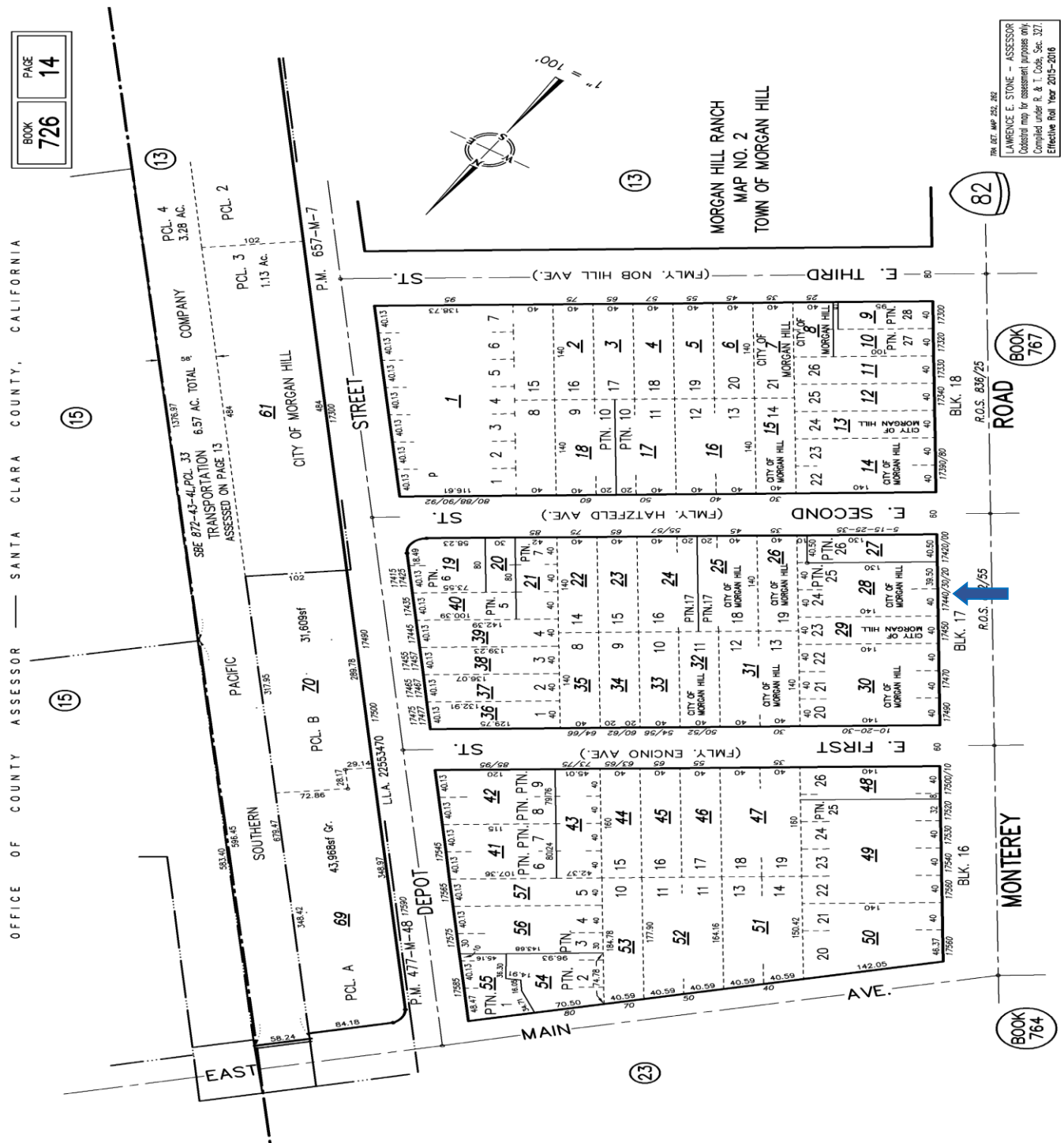
Figure 1 Aerial View of the Granada Theater and Monterey Road, Morgan Hill California
Source: Google Earth Pro

BOOK

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PAGE

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INTRODUCTION:

Urban Programmers was asked to investigate the Granada Theater, 17440 Monterey Road, Morgan Hill to determine if the building met any of the four criteria adopted by the City of Morgan Hill to designate historic landmarks. The Morgan Hill City Council designated the marquee and blade sign previously as significant features.

Granada Theater Corporation, 300 Maranatha Dr, Hollister CA 95023, owns the Granada Theater

Methodology: The process followed the generally accepted methods for research. This included contacting the repositories of the Morgan Hill History Museum, the California Room of the Dr. Martin Luther King, Jr. Main Library in San Jose and UC Berkeley Environmental Design Archives to uncover the history of the building. Site visits were conducted to ascertain the amount of alterations and modifications that have been made to the building. The information gleaned from the research and architectural investigation was compiled and compared to the criteria of the California Register of Historic Resources and the Morgan Hill Historic Landmark Criteria.

SUMMARY OF FINDINGS:

After evaluating the research and physical attributes of the Granada Theater building, it is concluded that the building meets Criterion A of the Morgan Hill Historic Preservation Ordinance.

Criterion A. "That are associated with events that have made a significant contribution to the broad patterns of our national, state and/or local history and cultural heritage".

The Granada Theater has been associated with entertainment, education, and cultural experiences, that contributed to public growth, and social engagement through the motion pictures that were shown, live performances and organization's or religious events held in the theater during the years 1952-1970. The building, including the blade sign and marquee, retains sufficient integrity to be recognized as the Granada Theater and to understand its association with the pattern of entertainment, social and cultural engagement.

The Granada Theater's historic association with the community's, entertainment, education and cultural enhancement have made significant contributions to the broad patterns of local history and cultural heritage. The Granada Theater meets Criteria A of the Morgan Hill Historic Preservation Ordinance, and is eligible for historic landmark designation.

HISTORY AND BACKGROUND:

The Granada Theater was constructed in 1951, opening in January 1952. The developers were Mr. and Mrs. Jack Hillman, who had lived in Morgan Hill for eight years and were the developers of several commercial buildings including the Post Office.¹ The Hillmans owned the old Granada Theater and had purchased the land for the new one in 1944, eight years before the theater was constructed. As conceived, the Granada was quite an undertaking in size and quality, both larger and more luxurious than the old one. In fact, the new theater with 700 seats was very large compared to the population of less than 2,000 in the City of Morgan Hill. The new Granada included state-of-the-art RCA sound and Master screen projection equipment. For comfort, it had "push-back" seats and a section of loge seats that had extra padding, and a

¹ Morgan Hill Times, Opening of Granada Theater Attracts Full House January 23, 1952 page1

modern candy counter. The heating and cooling systems brought state-of-the-art technology to the building with two separate heating systems, one for the auditorium and one for the lobby. The Morgan Hill Times, article of January 20, 1952 described the theater.

"The new theater, with its 700-seating capacity is equipped with the latest facilities throughout, with Kroehler push-back seats and with a stage especially designed and built for home town entertainment events or for any stage show"²

The news articles describing the opening show the community pride in having such a grand theater in Morgan Hill.



Owner Lillian Hillman in the auditorium of the Granada Theater when it opened in 1952.

Source: San Jose Mercury News: July 19, 2010

1952 Advertisement for the Push-Back seats installed in the Granada Theater.



² Morgan Hill Times, New Granada Theater to Open Next Tuesday, January 1952 (MHHM File)



Granada Theater c. 1952. Mr. Jack Hillman is in front of the theater.
source: Morgan Hill Historical Museum Files

In the years just before the Granada was developed the film industry held 70% of the theaters among the 5 major corporations, Paramount Pictures, RKO, MGM, Twentieth Century Fox and Warner Brothers. The creating of films, distribution and ownership constituted a monopoly. In 1949, the Federal government required the studios to divest their theaters. This created chaos in the theater industry as groups were assembled to own and operate the theaters. Theater attendance was dropping and the fear of television pervaded the industry. The financing climate for the Hillmans to develop a new theater in a small city would have been very challenging.³

When the Granada opened on January 20, 1952, the theater was full to capacity and for two nights people had to be turned away.⁴ The first film, *The Well*, was a bold choice for it told the story of racial intolerance overcome by a disaster. The film boldly tackled the issue of racial tensions and collective behavior. The selection was particularly appropriate for Morgan Hill. Remembering WWII, many Californians held racial prejudice surrounding Japan, and many of the farmers around Morgan Hill were first or second generation of Japanese ancestry. The film won Academy Awards nominations.⁵



³ <http://www.referenceforbusiness.com/industries/Service/Motion-Picture-Theaters-Except-Drive.html>

⁴ Morgan Hill Times, Opening of Granada Theater Attracts Full House January 23, 1952 page 1.

⁵ The film was made in 1950, in Yuba City California, and although the child star was Black, it was not intended to be the story of a Southern community but any small town, any racial group. *The Well* can be viewed today through movie services and the internet

The second film selected by the Hillmans was Havana Rose. This was a comical farce about a representative of a small country attempting to get a loan from an international financier. The star was Estrelita Rodriquez, a Cuban starlet. This film may have represented in comedy, the difficulties the Hillmans encountered in financing and developing the Granada.

These were very interesting selections for the opening of a new theater. It shows the Hillmans were experienced in the arts and motion pictures as well as using that medium for social expression. Selecting these films was a statement by the Hillmans that the theater would be a place for all the community and it would be used for entertainment, education, and would present the opportunity for personal growth.

From the beginning, the Granada was a social gathering place where entertainment mixed with information that was designed to be subtle, or not so subtle, education. Films, have always presented a perspective on life and culture that sometimes blurs the line between entertainment, information, and propaganda.^{6 7}

Television was still a luxury when the Granada opened. Most homes did not have a television set, and if they did the programming was very limited. Therefore, going to the movies at the Granada was not only a place for entertainment and social gathering, but it brought news and events of the world to Morgan Hill. A notable aspect of the Theater's importance in the social structure of the City is its association with young people who learned the manners and morays of audience behavior. For many kids, it was the place they spent Saturday afternoon at the matinee with a feature film, cartoons, news-reel and the ever-popular candy counter. The movie theater was often the venue for a "first date" and then social dating at the movies. While youngsters were experiencing social and cultural growth from their entertainment, parents generally felt the "movies" were a safe place for their children. Professor (MIT Sloan) and Social commentator, Vikas Shas stated that theaters where films are shown "have a lasting importance in our communities as place where the films create conversation, educate and contribute to positive mental health."⁸

The Granada Theater was not the first theater in Morgan Hill; it was however, the theater built on the prospect of how the city would grow in importance. Developing the Granada Theater in 1952 was a financial vote of confidence for Morgan Hill. At the time, the Granada Theater was constructed, theater patronage was decreasing nationwide; by the mid-1950s theater patronage had dropped by nearly 50%.⁹ Yet the theater was developed with all the modern, state of the art equipment to serve the 700-seat capacity. Emblazoned with a tall frame sign fitted with neon design and the letters GRANADA, the theater could be identified throughout the commercial district.

The Hillmans retired from the theater selling it to Mr. & Mrs. Enderson c. 1970 (he the projectionist and she the candy counter manager for the Hillmans). The Endersons continued to operate the Granada, but the smaller audiences made financial viability more and more difficult. As the twenty-first century began, they leased the operations, but still had difficulty maintaining the building. In 2002, Peachtree Concessions

⁶ Mind Over Media: Analyzing Contemporary Propaganda <http://www.mindovermedia>.

⁷ Clayton R. Koppes Gregory D. Black, Hollywood Goes to War: How Politics, Profits, and Propaganda Shaped World War II Movies, University of California Press, 1990 page 1

⁸ Vikas Shas@MRVikas, Articles and Interviews, "The Role of Film in Society", June 19, 2011

⁹ Visalia Fox Theater, National Register Nomination

leased the building and enlarged the concessions counter, but even this could not produce the income necessary to operate the theater. After one year, in 2003, the theater closed.

The next owner was the Morgan Hill Redevelopment Agency who purchased the building and tried for several years to find a suitable tenant to operate the theater or return the building to productive use. The theater remained vacant until 2012, when a group of local citizens formed the Granada Preservation Society and took a one-year lease to clean the building preparing it to host the Poppy Jasper International Short Film Festival. In the process of using the building they showed its potential for rehabilitation and continued use, but this organization did not have the resources to continue leasing the building. In 2014, Frank Leal, a man who was experienced in the regional hospitality business and owner of Leal Vineyards in Hollister and Willow Heights Mansion in Morgan Hill took an interest in the Granada. Leal recognized the building's potential, and through the Leal Hospitality Group, purchased the building from the Morgan Hill Redevelopment Successor Agency in 2015. Following the terms of the purchase agreement, rehabilitation changed the use to a dinner theater and performance venue, preserving the exterior vertical blade sign, marquee and recessed entry. Inside, the rehabilitation has preserved the stage and auditorium space, and the unusual laminated ribbed ceiling (roof structure). Divisions in the auditorium approximate where the general seating and the loge seats were located. Over the years, the Granada lost some of its glamor but not its identity.

In the 1960s a car drove into the free-standing ticket booth causing extensive damage. The ticket sales were moved to a window in the main building and the remains of the booth removed. Other alterations have included removing the brick veneer on the front façade and adding pressed metal ceiling to the canopy. Inside the alterations, removed the mural wall paintings, the candy counter and the seats to provide a floor, appropriate for a dinner theater. Additional space to enlarge the lobby came by incorporating the small building adjoining the theater. This addition provides the space to include a lounge/bar and greeting area.

While there have been many changes, due to the preservation of the vertical sign, marquee and recessed entry, everyone who sees the building recognizes it as the Granada, a Mid-century theater. The Granada Theater has been and continues to be an important part of social activity in Morgan Hill. The building is well known to all longtime residents, many of whom have fond memories of going to the movies, meeting friends and sharing the social and entertainment experience. To newer residents and visitors, it is a piece of Morgan Hill's history that continues as a popular venue for social gatherings and entertainment.

REGULATORY FRAMEWORK

The Morgan Hill Historic Preservation Ordinance provides the criteria for nominating and designating historic landmarks in the city.

In 2006, Morgan Hill adopted an Historical Context Statement for the City.¹⁰ The Historical Context Statement is divided into eras and then into themes. The context statement presents a general understanding of the commercial growth in the Morgan Hill area. Commercial development is summarized in the following,

MORGAN HILL HISTORIC CONTEXT 5- COMMERCIAL DEVELOPMENT:

“Historically, the commercial environment in Morgan Hill was rather small and locally

¹⁰ Circa Historic Property Development Company, 2006

owned. Some enterprises were started to serve the community by selling them goods and services. Other were started to exploit the natural advantages of the area such as mineral springs and agricultural products. All provided jobs to the residents and were vital to the local economy. In this way, they added to the unique atmosphere of the area and helped to define Morgan Hill as a community.”¹¹

Urban Programmers found the Context Statement restrained in describing the Mid-century period and the themes of entertainment, education and social experiences in Morgan Hill. Therefore, it was necessary to include information that provides an understanding of development in the Mid-century period and themes that categorize the uses of a theater.

The National Register of Historic Places¹² defines a context as a core premise that resources, properties or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.¹³ Therefore, it is necessary to have a brief summary of the Mid-century period in Morgan Hill.

The Mid-Century period (1950-1970) in Morgan Hill is different from the previous decade by its dramatic growth. Following WWII, the Santa Clara Valley absorbed its largest influx of population. Many were veterans returning to college under the G.I. Bill, others were attracted to the emerging high-tech industries and still others were looking for a new start in a climate that was preferable to their previous homes. All of these had an influence on the growth in Morgan Hill. However, the population of Morgan Hill had grown very little in the decade preceding 1950 when the all-white population was 1,627, but by 1960 it had almost doubled to 3,151 of which 106 were other listed in the census as other than Caucasian. The next ten years saw the population again double by 1970 to 6,485 with 380 Asian and 13 African American.¹⁴ During most of the twenty-year period 1950-1970, Morgan Hill maintained its rural and agricultural economy and a very strong local identification as a separate city with its own culture. It also maintained its presence as the center of a large agricultural area. Changes within the community mirrored that of other communities, residents often added a second car, and by 1960, most homes had television. The growth was experienced primarily in the school population and along Monterey Road where commercial, roadside development, extended toward San Martin and Gilroy. Industrial facilities continued to be based in agriculture. Architecture also heralded a change from the previous decades with the Ranch style, in all its variations, desired for new residential development; commercial buildings were using less ornament and cleaner lines which presented a more Modern style.

The Context is thus expanded to include the growth that occurred in the 20-year period identified as Mid-century, including the changes in population and architecture. This is the context in which to consider the Granada Theater.

Again, referring to the National Register, it identifies five things that must be present to determine the significance of a potential resource within the context.

¹¹ Circa Historic Property Development Company, 2006, page 13

¹² The National Register of Historic Places was the first organization to establish the importance of context and create a set of criteria for historic designations including the seven aspects of integrity. This has served as a model for states and local jurisdictions.

¹³ National Register Bulletin, “How to Apply the National Register Criteria for Evaluation”, U.S. Department of the interior, 1995 page 7- 9

¹⁴ <http://www.bayareacensus.ca.gov/cities/MorganHill70.htm>

- * The facet of pre-history or history of the local area, State or nation that the property represents;
- * Whether the facet of prehistory or history is significant.
- * Whether it is a type of property that has relevance and importance in illustrating the historic context;
- * How the property illustrates that history, and finally
- * Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.¹⁵

It is also necessary to identify a theme that will further place a potential resource within the context. Of the 39 themes identified by the National Register the ones that apply to the Granada Theater are primarily entertainment, social history (engagement), performing arts, and education. Although not specifically stated, the reference to context and to the five attributes that must be present is implied in the Morgan Hill Historic Preservation Ordinance.

MORGAN HILL HISTORIC RESOURCES – HISTORIC LANDMARK CRITERIA.

The City of Morgan Hill Municipal Code (Chapter 18.75 – Historical Resources), cites criteria that is very similar to the criteria of the California Register of Historic Resources. Under definitions, Part A.14, "Historical Significance" in national, state or local history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess age, integrity and association with an important historical context:

- a. That are associated with events that have made a significant contribution to the broad patterns of our national, state and/or local history and cultural heritage; or
- b. That are associated with the lives of persons significant in our national, state and/or local past; or
- c. That embody the distinctive characteristics of a type, period, region, or method of construction, or that represent the work of a master or important creative individual, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. That have yielded, or may be likely to yield, information important in prehistory or history.

EVALUATION OF SIGNIFICANCE:

To evaluate the importance of a potential landmark is it necessary to determine the context, period of significance, theme and the specific criteria, and lastly to consider the integrity of the property.

Considering the four criteria in the Morgan Hill Historic Preservation Ordinance, The Granada Theater is evaluated primarily under Criterion A and was considered under Criterion C.

¹⁵ National Register Bulletin, "How to Apply the National Register Criteria for Evaluation", U.S. Department of the interior, 1995 page 7- 9

Criterion A. Associated with events that have made a significant contribution to the broad patterns of our local history.

The subject parcel, is considered within the historical context of the Mid-Century Development 1950-1970, an important period of growth and development in the history of Morgan Hill. The primary themes for evaluating the Granada Theater are entertainment and social engagement, and to a lesser degree, themes of education and cultural experience. During this period, the Granada Theater opened in 1952 and was the only theater in Morgan Hill where motion pictures and live performances were held until after 1970 when Cinalux opened a multi-screen theater in Morgan Hill. In the period 1952-1970, the motion pictures shown at the Granada brought the residents of the small rural city, entertainment, education, social commentary, futurism, and exposure to other parts of the world. The Saturday matinee was usually the first place of entertainment that children were allowed to go without an adult. This experience included audience behavior, learning from the films and engaging in conversation about the films with their parents and friends. Thus, the theater has a very important association with the socialization and personal growth in the city. The theater often holds the memories of “growing up” and seeing distant places, different life-styles, and adventures portrayed on the silver screen. For children, particularly those from the rural area outside Morgan Hill, scenes from Asia, Africa, the South Pacific, or Europe opened vistas to the world and possibly influenced their future.

When it opened, the Granada made an important statement that the small community of Morgan Hill had a new theater that was one of the finest in the county, far larger than the population would normally justify. The theater evoked great civic pride to have such an elegant venue. From the opening day, it became the heart and soul of the community bringing to Morgan Hill films of timely social importance, historic renditions, news, and views of other places, and movies that gave a glimpse of the future to a still mostly rural agricultural community. Over the years, because there was a full stage, the theater was used for live theater productions, church meetings, and benefits for non-profit and civic organizations, all of which are testimony to the social engagement citizens associate with the building.

The Granada Theater served not only the families living in town, but the rural families who were remote from much of current events, and to the styles, mores and even the economic changes that were occurring in the 1950s-60s, before television was a common household appliance. For these families, going into town was often combined with shopping and other service errands and meeting friends to see the movies at the Granada Theater. Films were/are a powerful vehicle for culture, education, leisure and propaganda. In a 1993 United Nations Educational Scientific and Cultural Organization study it was stated that the influence of films is equal to or greater than newspapers and books combined.¹⁶ On a recent visit to San Jose, Sonia Manzano (Maria on Sesame Street) commented on growing up in the 1950s “movies of the day were my escapism from everyday life.”¹⁷ The same experiences were true for the children in Morgan Hill attending movies at the Granada Theater. The impact on their lives has not been studied.

Theaters have an economic position in a community and the Granada was no exception. In addition to the general revenue from the operations, and the few who had jobs in the theater, the experience was often combined with shopping that occurred when farm families came into town. The Granada was also a catalyst for other economic benefits in the businesses of the downtown, and more than the tangible

¹⁶ Baldoon Dhingra, Cinema and Cluturte, UNESCO study, 1993

¹⁷ Pazarro, Sal, Around the Valley Sonia Manzano, Smash Mouth Big Hits at Gala, Mercury News May 23, 2017 page B2

exchange of money, the presence of the large new building in the 1950s showed the expectation for growth and gave confidence for other development.

The measure of significance in a building associated with social patterns is how people view it during its period of significance and 50 years or later (test of time). The historical significance in the community is the history of the Granada's broad pattern of social engagement while providing entertainment and education. That is reinforced by the more recent actions of Morgan Hill residents to preserve the building by creating the Granada Preservation Society, and spending valuable hours of their lives promoting its preservation. Those actions show a continuing recognition of the significant contribution to the broad patterns of local history represented by the Granada Theater. The Theater contributes to the social history of Morgan Hill, to the economic history and is one of the buildings that identifies the City. The building has stood the test of time and remains an important city (unofficial) landmark.

The Granada was the City's most important building associated with entertainment, social engagement, and cultural education from 1952-1970.

Integrity: The definition of integrity found in the Morgan Hill Municipal Code Chapter 18.75 Section 18.75.030- Definitions.

"Integrity" is the ability of a property to convey its significance and evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its significance. There are seven aspects or qualities that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling and association. To retain historic integrity a property will always possess several, and usually most, of the aspects. Determining which of the seven aspects are most important to a property requires knowing why, where and when the property is significant.

The Granada Theater building has had many alterations over the years, yet it maintains the original architecture of form, scale, mass, structural design, the vertical blade sign, marquee and recessed entrance. These elements are enough to recognize the building as a historic theater. However, the most important identifying features of the building are historic marquee and blade sign. These features have always been the focal point of the building. Therefore, although many of the seven aspects of integrity are diminished, the significant features, aspects, that identify the building remain. People may not know the original surfacing of the front façade, but because the 1950s style GRANADA sign and marquee are still attached to the building in their original, very prominent location, people will always know it was the Granada Theater- a motion picture theater from the 1950s. Therefore, the Granada Theater retains the ability to convey its significance because the historically important features relate to the theater use and convey the building's significance.

Finding: The Granada Theater's historic association with the community's entertainment, social engagement, education and cultural enhancement for the period 1952-1970, meets Criteria A of the Morgan Hill Historic Preservation Ordinance. The building is associated with events that have made a significant contribution to the broad patterns of entertainment, education, performing arts and culture in local history. The Mid-century period was an important era in the City's history as it experienced increasing population and diversity. While the City was expanding and diversifying, entertainment and social engagement were an important facet of the community. During the period of significance (1952-1970), the Granada Theater was the place where the community gathered. Although the façade has been altered, the blade sign and marquee continue to identify the building as the historic 1950s, Granada theater.



Above: Granada Theater, front façade after rehabilitation. Photo Date: May 2017



Left: Granada Theater;
Ceiling of the canopy
with new pressed metal
and small lights. Note
the Granada Clock on
the wall.

Photo Date: May 2017

Morgan Hill Historic Preservation Criterion C. That embody the distinctive characteristics of a type, period, region, or method of construction, or that represent the work of a master or important creative

individual, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

As described above, alterations to the primary (front) facade have removed important elements of the design, including the Mid-century brick veneer and large pane windows. Additions that are out of character with the Mid-century include the pressed metal and lighting of the canopy, and the new windows. Alterations to the interior have also diminished the original design by removing the wall murals, seating pattern, and candy counter. While most of the building's shell and structure remain, the removal of the design elements severely diminishes the architectural integrity of the building. The building relies upon the blade sign "GRANADA" and marquee to identify the exterior as a Mid-century theater. The building does not appear to qualify under Criterion C.

CALIFORNIA REGISTER OF HISTORIC RESOURCES- EVALUATION:

The criteria for listing a resource in the California Register of Historic Resources are consistent with those for listing resources in the National Register of Historic Places, but have been modified slightly for State use in order to include a range of historical resources that better reflect the history of California. An historical resource must retain sufficient integrity to be identified with the reason for its significance and be significant at the local, state or national level under one or more of the following four criteria;

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nation.

The Granada Theater was considered under Criterion 1 for its association with broad patterns of entertainment and social growth in local history. While there is a direct association with entertainment and social growth in Morgan Hill and the surrounding community, the building must also be considered for its integrity. Considering the seven attributes of integrity; location, design, materials, workmanship, setting, feeling and association it is concluded that the remodeling of the front facade removed the original design and materials. To a lesser degree, yet still a significant loss, is the removal of the interior finishes and seating pattern. The front facade, the primary presence of the building on Monterey Road no longer represents a Mid-century theater facade. Although the blade sign and marquee have been retained and identify the historic building, there is a great a loss of the original design and materials. Collectively the changes reflect a loss of integrity. The building is not eligible for listing in the California Register of Historic Resources due to the extensive alterations to the front facade and interior.

SOURCES CONSULTED

Kathy Devine, Museum Director at The Morgan Hill History Museum was very helpful in locating the Granada Theater files in the museum's archives. Many of these are cataloged but not always identified with the full primary source. Beth Wyman was also helpful in locating historic materials.

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URBAN PROGRAMMERS

The report was prepared by Urban Programmers and compiled by Bonnie Bamburg. Ms. Bamburg has over 35 years of experience in preparing historic surveys and evaluation reports for cities, counties, and the federal government. She has prepared numerous National Register Nominations for individual sites and historic districts. Additionally, she has advised owners and architects on compliance with the Secretary of the Interior’s Standards for Rehabilitating Historic Buildings and has prepared Certifications for historic properties in several states. She is a former instructor in Historic Preservation at SJSU, a lecturer in historic preservation, and former San Jose Historical Landmark Commissioner (1974-1980). Ms. Bamburg is an advisor to Preservation Action Council San Jose, and is a former board member of the Western Region of the Association for Preservation Technology, and member of the international Association for Preservation Technology, and History San Jose. She is also a professional affiliate of the Continental Chapter of the AIA.

Other members associated with the firm have specialized backgrounds significant to the project. Linda Larson-Boston, B.A., has 22 years of experience as a researcher and is a published author of local history. Her clients include architects, attorneys, and land owners. She is a former San Jose Historical Landmarks Commissioner, a member of the Institute for Historical Study, and serves on the Board of Directors for Preservation Action Council of San Jose. William Zavlaris, B.A, MUP, received his education in art and architectural history at UCB and received his Master’s Degree in urban planning and city design from SJSU. Mr. Zavlaris has 28 years of experience evaluating architecture for local historical surveys as well as National Register Nominations for private clients and government agencies. Other associates who work with the firm include; Douglas Bright, MS. Historic Preservation from Savannah College of Art and Design, and Marvin Bamburg, AIA, who has over 45 years of experience in historic preservation architecture for residential and commercial properties. The firm meets the Secretary of the Interior’s Standards for Professional disciplines.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 13, 2017

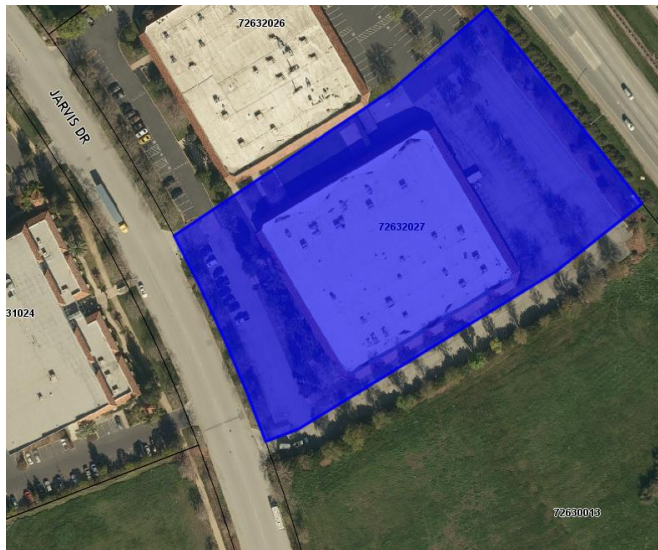
PREPARED BY: Gina Paolini, Interim Principal Planner
 APPROVED BY: Jennifer Carman, Community Development Director

USE PERMIT, UP2017-0002: JARVIS – JUBILEE CHURCH: REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE THE JUBILEE BRIDGE CHURCH WITHIN THE MORGAN HILL RANCH BUSINESS PARK. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-32-027 IS LOCATED ON JARVIS DRIVE, SOUTHWEST OF THE INTERSECTION OF SUTTER BOULEVARD (K AND K COMMERCIAL MANAGEMENT LLC, OWNER). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15301 (EXISTING FACILITIES).

RECOMMENDATION(S)

1. Open/close the public hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit allowing the Jubilee Bridge Church to establish at the requested site.

PROJECT LOCATION:



PROJECT SUMMARY:

1. Location: Located on Jarvis Drive, southwest of the intersection of Sutter Boulevard (APN 726-32-027)

2. Site Area: 3.69 acres
3. General Plan: Industrial
4. Zoning: Morgan Hill Ranch Business Park PUD
5. Request: Request for a Conditional Use Permit to operate the Jubilee Bridge Church within the Morgan Hill Ranch Business Park.

BACKGROUND:

Jubilee Bridge Church proposes to operate a church facility in a tenant space formally occupied by Gold's Gym and Xtreme Fitness. This use was authorized by a Conditional Use Permit for a health club in 1987 (Res. No. 87-06). Xtreme Fitness vacated the property in 2014. The 52,225-square foot building was purchased in December 2016 by K and K Commercial Management LLC, the owners of NPI Solutions. NPI Solutions occupies 31,059 square feet of the building. K and K Commercial Management LLC has leased 19,908 square feet of the building area to the church, pending approval of a Conditional Use Permit.

The applicant is requesting a Conditional Use Permit to establish the Jubilee Bridge Church at the project site.

PROJECT DESCRIPTION:

The church will have regularly scheduled services and classes throughout the week. Services will be held on Sunday, 8:00 AM to 1:00 PM, Wednesday, 6:30 PM to 10:00 PM and Thursday, 6:30 PM to 10:30 PM. Adult education classes will be held on Tuesday evenings from 6:30 PM to 11:00 PM. Church offices will operate daily from 8:00 AM to 5:00 PM, with six employees. The statement of operations (Attachment 2) and project site plan (Attachment 3) have been provided.

ANALYSIS:

The proposed amendment to the Conditional Use Permit was analyzed with respect to the 1) General Plan; 2) Zoning Ordinance and the Morgan Hill Ranch Business Park PUD; and 3) Conditional Use Permit:

1. General Plan

The site has an Industrial General Plan designation in the Morgan Hill General Plan. Additionally, the site is located within one of the City's Core Employment Areas, as identified in the Morgan Hill 2035 General Plan. As a Core Employment Area, it is considered to be one the strongest locations for future employment growth with an emphasis on Research and Development, light manufacturing, office, and supporting uses. Because of this, policies were adopted within the General Plan discouraging the conversion of industrial land to non-industrial uses:

Policy CNF-17.1 Industrial Land Conversion. Discourage the conversion of property designated for industrial to non-industrial uses.

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

Policy CNF-17.3 Buffer between Industrial and Incompatible Uses. Ensure that all industrial uses are well sited and buffered from incompatible uses; buffers may include offices adjacent to sensitive uses, landscaping, berms, etc.

The church is a non-industrial use and could be considered incompatible with surrounding industrial users; however, the tenant space has been continuously occupied by non-industrial users since 1987, with a Conditional Use Permit. The site is also surrounded by both industrial and non-industrial uses. The project site is located across from the “Titans Sports Academy”, “The Music in Motion Performing Arts Studio” and “Dub Sports”, all non-industrial uses, which were established in the former Champions Academy tenant space. The former Silicon Valley Flex Academy site, also located near the site, is under review for an amendment to an existing Conditional Use Permit to allow for continued use of the site for non-industrial purposes. There are various industrial uses that occupy buildings within the business park. Based on the location of the church and permitted non-industrial and industrial uses that surround the property, it would not be a conflict to locate the church in the proposed location. Church activities will occur during weekday evenings and weekends, which are non-business hours for most industrial uses.

2. Zoning Ordinance and the Morgan Hill Ranch Business Park PUD

The project site is located within the Morgan Hill Ranch Business Park PUD and has been designated within an area that allows for all uses permitted in the Light Industrial (ML) zoning district. Pursuant to Section 18.36.030.P of the Morgan Hill Municipal Code, religious institutions would be allowed within the ML zone district subject to the issuance of a Conditional Use Permit.

The church does not propose exterior changes to the building. All improvements would occur within the interior of the building.

Parking Requirements

The project designer has identified 178 standard parking spaces and six accessible spaces on the project site. When analyzing parking, all uses at the site have been reviewed and hours of operation to determine adequacy of onsite parking. NPI Solutions has approximately 120 employees and operates Monday through Friday from 6:00 AM to 5:00 PM, with 70 percent of the staff leaving the office at 2:30 PM. Overtime occasionally occurs on Saturdays from 6:00 AM to 2:30 PM, with 50 to 60 percent staff participation. A detailed letter from NPI Solutions has been attached (Attachment 4).

The Church will have six full-time employees and maintain an office at the site Monday through Friday from 8:00 AM to 5:00 PM. These standard church business operations

would not conflict with NPI Solutions onsite parking during standard business hours.

Church services will be held on Sunday from 8:00 AM to 1:00 PM, Wednesday from 6:30 PM to 10:00 PM and Thursday, 6:30 PM to 10:30 PM. Adult education classes will be held on Tuesday evenings from 6:30 PM to 11:00 PM. None of the proposed church service or classes would conflict with NPI Solutions parking needs.

All onsite parking would be available to the church during their proposed activities. Two scenarios have been used to calculate onsite parking requirements, using the City's assembly area parking requirement and the fixed seating parking requirement (Attachment 5). The following table demonstrates the required parking for each scenario:

Parking Requirement Scenario No. 1: Assembly Area				
Proposed Use	Square Footage/Seating	Code Requirement	Required Parking	Total Parking Required
Assembly Area	4,145	1 space for each 35 square feet of floor area in the assembly room	118	181 spaces
Other Areas	15,763	1 space for each 250 square feet of other space	63	
Parking Requirement Scenario No. 2: Fixed Seats				
Assembly Area w/ fixed seats	282 seats	1 space for each 5 fixed seats	56	119 spaces
Other Area	15,763	1 space for each 250 square feet of other space	63	

As previously stated, 184 parking spaces have been identified onsite (includes accessible parking spaces). These spaces have been difficult to identify due to faded striping at the site; however, based on the project plans and a site visit, it does appear the stated parking can be accommodated with restriping. The project has been conditioned to require restriping of the parking lot. It has been demonstrated that using either required parking scenario, sufficient parking will be available for the use, with restriping of the parking lot to accommodate a minimum of 181 parking spaces.

3. **Conditional Use Permit**

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

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

The intended use of the site is for a church. There are no exterior changes proposed to the site. There will be sufficient parking onsite to accommodate the use. The use will operate primarily during non-traditional business hours and would not adversely impact adjoining industrial businesses.

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

According to the City's Guidelines for the Preparation of Transportation Impact Reports, a traffic impact analysis (TIA) would need to be conducted if a project generates 100 or more net peak hour trips. Net new peak hour trips are defined as the number of trips generated by the proposed development minus trips generated by existing development on the project site. During the weekdays, the church's proposed activities are limited to the evening periods. On weekends, Sundays, would likely be the most active day and have the highest attendance by church members. Most of the businesses within the business park would not be in operation on the weekend and would not generate traffic. Therefore, the proposed activity would not have an impact on circulation or the planned capacity of the street system.

3. **The proposed use at the location requested will not:**

- a. **Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area, or**

The proposed church will not adversely affect the surrounding uses. All parking will be contained onsite, therefore, parking and circulation will not adversely affect those working in the surrounding area.

- b. **Impair the utility or value of property of other persons located in the vicinity of the site, or**

The project site is developed with a light industrial building and parking improvements, and is surrounded by both light industrial and non-industrial uses. The proposed church is not anticipated to create any adverse impacts on neighboring uses or on person residing in the community.

- c. **Be detrimental to public health, safety or general welfare;**

The proposed church would be occupied primarily on weekends and weekday evenings, which are non-business hours for a majority of the surrounding businesses. As conditioned, the operation of a church at the site would not adversely affect peace, health, safety, morals or welfare of persons surrounding the area.

4. **The design of the project is compatible with existing and proposed development within the district and its surroundings.**

There are no exterior improvements proposed with the project. The existing development is consistent with the Morgan Hill Ranch Business Park.

California Environmental Quality Act (CEQA):

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301(Existing Facilities) of the CEQA Guidelines. There would be no expansion of the existing building, all improvements would be contained within the building to accommodate the assembly area for the church; therefore, no further environmental review is warranted.

LINKS/ATTACHMENTS:

1. Resolution and Exhibit A
2. Statement of Operations
3. Resubmittal Plans1
4. NPI Solutions Parking Letter
5. Required Parking -685 Jarvis Drive Project

RESOLUTION NO.**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A CONDITIONAL USE PERMIT TO ALLOW JUBILEE BRIDGE CHURCH TO OPERATE A RELIGIOUS INSTITUTION/CHURCH AT A SITE LOCATED WITHIN THE MORGAN HILL RANCH BUSINESS PARK AT A SITE LOCATED ON JARVIS DRIVE, SOUTHWEST OF SUTTER BOULEVARD (APN 726-32-027)**

WHEREAS, such request was considered by the Planning Commission at their regular meeting of June 13, 2017, at which time the Planning Commission approved application UP2017-0002: Jarvis-Jubilee Church; and

WHEREAS, the Planning Commission has made the findings required for approval of a Conditional Use Permit as described in Section 18.54.050 of the Morgan Hill Municipal Code; and

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

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

SECTION 1. The approved use is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The project is categorically exempt from CEQA under Section 15301, Existing Facility.

SECTION 3. The Conditional Use Permit has been found to be consistent with the criteria for use permit approval as specified in Section 18.54.050 of the Morgan Hill Municipal Code. The basis and the findings are set forth in the staff report of the Planning Commission Meeting of June 13, 2017, which findings were duly considered by the Planning Commission and are hereby adopted.

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

SECTION 5. The approved project shall be conducted in a manner consistent with the proposed operations explained within the staff report of the Planning Commission Meeting of June 13, 2017, and by this reference incorporated herein.

SECTION 6. Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of your use for the purpose of defraying all or a portion of the cost of public facilities related to your development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, or fees collected under development agreements, or as

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

PASSED AND ADOPTED THIS 13th DAY OF JUNE 2017, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

JENNA LUNA, Deputy City Clerk

WAYNE TANDA, Chair

A F F I D A V I T

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

Applicant

Date: _____

EXHIBIT “A”**CONDITIONS OF APPROVAL**

Project/Application: Conditional Use Permit UP2017-0002: Jarvis-Jubilee Church

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

PLANNING DIVISION**I. TIME LIMITS**

- A. COMMENCEMENT OF USE: The Conditional Use Permit approval granted under this Resolution shall remain in effect for 12 months to June 13, 2018. Failure to commence the use within this term shall result in termination of approval unless an extension of time is granted prior to the expiration date. **(MHMC 18.54.070 A)**
- B. ANNUAL REVIEW: In accordance with Section 18.54.090 of the Municipal Code, the Community Development Department shall conduct an annual review of the approved use for compliance with specified conditions. The Department may initiate corrective action as specified in the aforementioned Code Section if necessary to ensure compliance with said conditions. **(MHMC 18.54.090)**

II. SITE DEVELOPMENT

- A. FINAL SITE DEVELOPMENT PLANS: Building permits for tenant improvements can be issued by the City; however, final site development plans shall be reviewed and approved by the Community Development Department prior to issuance of an occupancy permit, if required.
- B. EXTERIOR IMPROVEMENTS: No building permit shall be issued for any exterior changes to the project unless a Design Review permit or similar permit is issued by the City. This includes fenestration changes and façade changes.

III. OTHER CONDITIONS

- A. DEFENSE AND INDEMNITY: Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and

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

- B. EXECUTED APPROVAL CERTIFICATE: Applicant shall submit two (2) signed copies of Resolution No. 17-____ to the Community Development Department prior to issuance of building/occupancy permits.
- C. USE LIMITATIONS: The use is limited to those operations as described in the Statement of Proposed Operations on file with the Community Development Department.
- D. STATEMENT OF OPERATIONS: The Conditional Use Permit is approved for the operation of a religious institution/church as described in the applicants Statement of Proposed Operations and parking evaluation on file with the Community Development Department. Any expansion, intensification, or changes to the uses approved under this Conditional Use Permit shall be permitted only upon modification of this Conditional Use Permit or approval of a separate Conditional Use Permit application.
- E. PARKING LOT STRIPING: The applicant shall restripe the entire parking lot in accordance with Chapter 18.50 (Off-Street Parking and Paving Standards) Exhibit A and provide disabled persons parking spaces as required by Section 18.50.110 of the Morgan Hill Municipal Code to accommodate a minimum of 181 parking spaces prior to occupancy.

FIRE DEPARTMENT

- A. FLOOR PLAN: The applicant shall provide updated plan layout for new occupancy.
- B. EGRESS PLAN: The applicant shall provide a plan showing egress plan for new occupancy.
- C. FIRE ALARM: The applicant shall demonstrate that the building is equipped with a Fire Alarm.

- D. FIRE SPRINKLER SYSTEM REQUIRED: Buildings requiring automatic sprinkler system shall be equipped throughout with an approved automatic fire sprinkler system. The sprinkler system shall be hydraulically designed pursuant to National Fire Protection Association (NFPA) Standard No. 13 (**CFC Chapter 9 as amended by MHMC 15.44.170**).

BUILDING DEPARTMENT

- A. BUILDING PERMIT REQUIREMENTS: Detailed construction drawings from a Professional Licensed Designer and permit shall be required for building or site modifications.

PUBLIC WORKS

- A. IMPACT FEES: Public Works Impact Fees may be required to be paid for this project prior to building permit issuance and certificate of occupancy. Applicant should obtain a fee estimate for Public Works Impact Fees.
- B. OCCUPANCY: The applicant shall provide Public Works with the maximum number of people each day that will attend the church for meetings, classes and services.
- C. WATER SERVICE: Separate water service shall be required to serve the Church suite; therefore, the following shall be required:
- a. A new 1 inch water lateral shall be tapped from the existing water main in the street.
 - b. The new 1 inch lateral shall be metered.
 - c. The new service shall have the required backflow device as required pursuant to City Standards.
 - d. Obtain an encroachment permit from the Public Works Department prior to commencement of any work in the City's right-of-way or in connection with the City's utility system.

POLICE DEPARTMENT

- A. CIRCULATION: Prior to issuance of a Building Permit, the applicant shall provide the Police Department with detailed information regarding the anticipated number of vehicles that will travel to and from the site on days of service, meetings and classes, as well as on non-service days.

DEVELOPMENT
SERVICES

JAN 10 2017

CITY OF MORGAN HILL

685 Jarvis Dr. Morgan Hill Ca. 95037

Statement of Proposed Operation**Hours:**

8 am - 5 pm office hours M-F

8 am - 11:30 pm M- Sunday meetings, classes, services,

A number of employees:

6 employees

A number of average daily trips generated:

Does not apply

Type of Equipment or processes used:

Does not apply

Use of Hazardous materials:

None

Other information, which effectively describes the proposed use:

Church religious use

3. Active that will occur

All these will stay within the occupancy that is determined by the architect and the city.

No Daycare

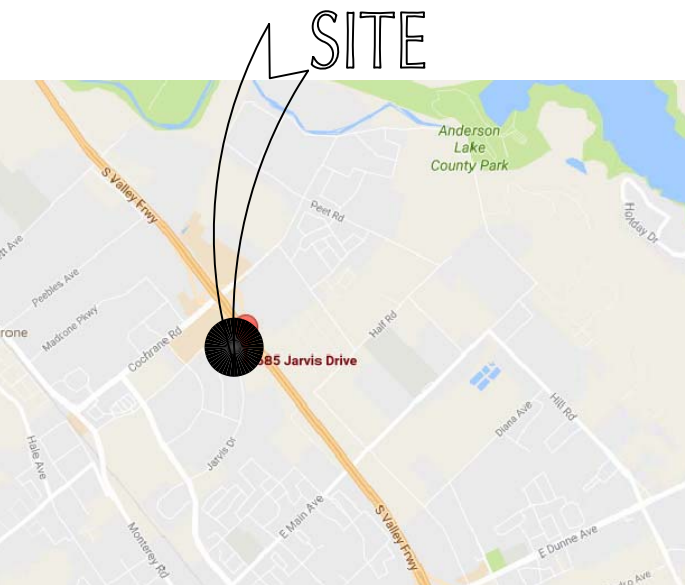
Classroom 0-3 years old Sunday 8am-1pm & Wednesday
6:30pm-10pmClassroom 4 year olds Sunday 8am-1pm & Wednesday
6:30pm-10pmClassroom 5- 11 years old Sunday 8am-1pm & Wednesday
6:30pm-10pmClassroom 12-18 years old Sunday 8am-1pm & Wednesday
6:30pm-10pmSanctuary all ages Sunday 8am-1pm & Wednesday
6:30pm-10pm

Sanctuary Thursday 6:30pm - 10:30 pm

MPR Classroom- for Bible study classes adult's only Tuesday
6:30 pm-11pm

MPR - no allocation for this room just MPR

These will all be Concurrent.

code summary & project data ADDRESS: 685 JARVIS DRIVE, MORGAN HILL, CA CODES : CBC 2016 CPC 2016 CMC 2016 CEC 2016 2016 TITLE 24 CALIFORNIA ENERGY CODE CONSTRUCTION TYPE: V-B ZONING: PUD APN: 726-32-027 OCCUPANCY: FULLY SPRINKLERED JURISDICTION: PLANNING and BUILDING: CITY OF MORGAN HILL RELIGIOUS WORSHIP , SINGLE STORY SIZE OF LOT: 160871 S.F. EXISTING BUILDING AREA: 52,228 S.F. AREA OF WORK: THE PLATFORM AND DEMO OF A LOW WALL.	sheet index <u>ARCHITECTURAL</u> A0.0 PROJECT DATA A0.1 GENERAL NOTES A0.2 SITE PLAN A0.3 SITE DETAILS A1.1 CALGREEN CHECK LIST A1.2 TITLE 24 A2.0 EXISTING PLAN A2.1 DEMOLITION FLOOR PLAN A2.2 PROPOSED FLOOR PLAN A2.3 EXISTING REFLECTED CEILING PLAN A2.4 RESTROOM DETAILS (FOR REFERENCE ONLY) <u>STRUCTURAL</u> S0.1 GENERAL NOTES S1 FOUNDATION PLAN/DETAILS
vicinity map 	project team <u>OWNER</u> Client: JUBILEE BRIDGE CHURCH 685 JARVIS DRIVE MORGAN HILL, CA TEL <u>DESIGNER</u> SU-LING SLATON 2401 FARROL AVE UNION CITY, CA 94587 TEL : (510)377.8802 <u>ENERGY CONSULTANTS</u> M+R ENGINEERING CONSULTANTS, INC. 39210 STATE STREET SUITE 205 FREMONT CA 94538 P/F (510) 509-2362 WWW.MRENGCON.COM

Annotations									
A.B.	ANCHOR BOLD	DET.	DETAIL	GA.	GAUGE	MAT.			
A.C.	ASPHALT CONCRETE	D.F.	DOUGLAS FIR	GALV.	GALVANIZED(D)	MAX.			
A/C	AIR CONDITIONING	D.F.	DRINKING FOUNTAIN	G.I.	GALVANIZED IRON	M.B.			
A.F.F.	ABOVE FINISH FLOOR	D/A. or Ⓢ	DIAMETER	GL.	GLASS	MECH.			
A.T.	ACOUSTIC TILE	DIM.	DIMENSION	GRD.	GROUND or GRADE	MEMB.			
ADJ.	ADJUSTABLE	DN.	DOWN	G.S.F.	GROSS SQUARE FEET	MFR.			
A.F.S.	AUTOMATIC FIRE SPRINKLER	DR.	DOOR	G.V.	GATE VALVE	M.H.			
ALUM.	ALUMINUM	D.S.	DOWNSPOUT	G.V.C.B.	GATE VALVE IN CONCRETE BOX	MIN.			
∠	ANGLE	DWGS.	DRAWINGS	GYP.	GYP-SUM	MISC.			
ANOD.	ANODIZED					M.O.			
APPROX.	APPROXIMATELY					M.S.			
ARCH.	ARCHITECTURAL			HDR.	HEADER	MTD.			
ASPH.	ASPHALT			HDWR.	HARDWOOD	MTL.			
@	AT	EA.	EACH	HDWR.	HARDWARE	MUL.			
		E.J.	EXPANSION JOINT	H.M.	HOLLOW METAL				
BD.	BOARD	ELECT.	ELECTRICAL	HORIZ.	HORIZONTAL				
BLDG.	BUILDING	ELEV.	ELEVATION	H.P.	HIGH POINT	N.I.C.			
BLKG.	BLOCKING	ENAM.	ENAMEL	HR.	HOUR	NO.			
BM.	BEAM	ENCL.	ENCLOSURE	H.R.C.	HOSE REEL CABINET	N.S.F.			
B.O.J.	BOTTOM OF JOISTS	E.F.B.	ELECTRIC PANEL BOARD	H.S.B.	HIGH STRENGTH BOLT	N.T.S.			
BOT.	BOTTOM	EQ.	EQUAL	HT.	HEIGHT				
B.U.	BUILT-UP	EQUIP.	EQUIPMENT	H.T.D.	HANDICAP TOWEL DISPENSER	O.C.			
		E.W.C.	ELECTRIC WATER COOLER	HTG.	HEATING	O.D.			
CAB.	CABINET	E.W.H.	ELECTRIC WATER HEATER	H.W.D.	HOT WATER	O.D.			
CAD. PL.	CADMIUM PLATED	EXH.	EXHAUST		HOT WATER DISPENSER	OFF.			
C.B.	CATCH BASIN (SITE)	EXIST. or (E)	EXISTING			O.H.			
C.B.	CHALKBOARD	EXT.	EXTERIOR			OFF.			
C.D.	CUP DISPENSER			I.D.	INSIDE DIAMETER	OPNG.			
CEM.	CEMENT			INV.	INVERT	OFF.			
CER.	CERAMIC			INSUL.	INSULATION				
C.G.	CORNER GUARD	F.A.	FIRE ALARM	INT.	INTERIOR				
└	CHANNEL	F.B.	FLAT BAR			P.B.			
C.I.	CAST IRON	FBRGL.	FIBERGLASS	JAN.	JANITOR	P.D.F.			
C.J.	CONSTRUCTION JOINT	F.D.	FLOOR DRAIN	J.B.	JUNCTION BOX	P.H.			
C or C.L.	CENTER LINE	FDN.	FOUNDATION	JT.	JOINT	g or PL.			
CLR.	CLEAR	F.E.	FIRE EXTINGUISHER			PL			
CLG.	CEILING	F.E.G.	FIRE EXTINGUISHER CABINET			PLAS.			
C.M.U.	CONCRETE MASONRY UNIT	F.H.	FIRE HYDRANT OR FLAT HEAD			P.LAM PLASTIC			
C.O.	CLEANOUT	F.H.C.	FIRE HOSE CABINET	KIT.	KITCHEN	PLYWD.			
COL.	COLUMN	FIN.	FINISH	K.O.	KNOCK-OUT	PNL.			
COMP.	COMPOSITION	FLR.	FLOOR	K.P.	KICK PLATE	POL.			
CONC. CONCRETE		F.O.	FINISHED OPENING or FACE OF			PORC.			
CONN.	CONNECTION	F.O.C.	FACE OF CONCRETE	LAM.	LAMINATE	POL.			
CONT.	CONTINUOUS	F.O.F.	FACE OF FINISH	LAV.	LAVATORY	PK.			
CONTR.	CONTRACTOR	F.O.M.	FACE OF MASONRY	LKR.	LOCKER	P.S.D.			
C.O.T.G.	CLEAN OUT TO GRADE	F.O.S.	FACE OF STUD	L.P.	LOW POINT	PT.			
CTSK.	COUNTERSUNK	F.S.	FLOOR SINK	L.P.K.	LOW POINT	P.T.D.			
C.W.	COLD WATER	FTG.	FOOTING	L.S.D.	LIQUID SOAP DISPENSER	PTN.			
		F.R.P.	FIBERGLASS REINFORCED PLASTIC	LT.	LIGHT	P.V.C.			

685 Jarvis Dr. Morgan Hill, CA

A wide-angle photograph of a large, single-story building with a red-tiled roof and arched windows, surrounded by lush greenery and palm trees. A paved road curves in the foreground, and a parking lot with several cars is visible. The sky is blue with scattered clouds.

☐ planning	☒ building	☐ bidding
QT. QUARRY TILE R. RISERS R.A. RETURN AIR RAD. RADIUS R.C.P. REINFORCED CONCRETE PIPE RD. ROUND R.D. ROOF DRAIN REC. RECESSED REF. REFERENCE REINF. REINFORCED REQ. REQUIRED RESIL. RESILIENT R.H. ROUND HEAD or ROBE HOOK RM. ROOM RO. ROUGH R.O. ROUGH OPENING RW. RIGHT OF WAY RWD. REDWOOD R.W.L. RAIN WATER LEADER S.C. SOLID CORE S.C.D. SEAT COVER DISPENSER or SEE CIVIL DRAWINGS S.D. STORM DRAIN or SOAP DISPENSER SEC. SECTION S.E.D. SEE ELECTRICAL DRAWINGS S.F. SQUARE FOOT/FEET SQ.FT. SQUARE FOOT/FEET SHT. SHEET SHTG. SHEATHING SHLV. SHELF/SHELVES SIM. SIMILAR SK. SINK or SKETCH S.M. SHEET METAL S.M.D. SEE MECHANICAL DRAWINGS S.M.S. SHEET METAL SCREW S.N.D. SANITARY NAPIKIN DISPOSAL S.N.V. SANITARY NAPIKIN VENDOR S.O.V. SHUT OFF VALVE S.P.D. SEE PLUMBING DRAWINGS SPEC.S. SPECIFICATIONS SQ. SQUARE S.S. SERVICE SINK or STAINLESS STEEL S.S.D. SEE STRUCTURAL DRAWINGS S.ST. STAINLESS STEEL STD. STANDARD STL. STEEL STN. STAIN STOR. STORAGE STRUCT. STRUCTURAL SUSP. SUSPENDED T # B TOP AND BOTTOM T.B. TOWEL BAR TEL. TELEPHONE T # G TONGUE AND GROOVE T.O. TOP OF T.O.S. TOP OF SLAB T.O.W. TOP OF WALL T.P.D. TOILET PAPER DISPENSER TRD. TREAD TYP. TYPICAL U.L. UNDERWRITERS LABORATORY UNF. UNFINISHED U.O.N. UNLESS OTHERWISE NOTED UR. URINAL V.C.P. VITREOUS CLAY PIPE V.C.T. VINYL COMPOSITION TILE VERT. VERTICAL VEST. VESTIBULE V.G.D.F. VERTICAL GRAIN DOUGLAS FIR V.W.C. VINYL WALL COVERING W. WITH W.C. WATER CLOSET WD. WOOD W.H. WATER HEATER WNSCT. WAINSCOT W.P. WATERPROOF or WORK POINT W.R. WASTE RECEPTACLE or WATER RESISTANT W.S. WEATHER STRIPPING W.W.F. WELDED WIRE FABRIC W.W.M. WOVEN WIRE MESH	unreasonable hardship	

general notes

1. THESE GENERAL NOTES SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS, OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.

2. BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT THE PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS, AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM FOR LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED HIMSELF. APPOINTMENTS SHALL BE ARRANGED THROUGH THE OWNER'S REPRESENTATIVE.

3. BIDDERS SHALL MAKE KNOWN TO THE ARCHITECT ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING BIDDING PHASE OF THE PROJECT. UNLESS SPECIFICALLY NOTED THEY WILL BE PRESUMED TO BE INCLUDED IN THE BID. NO SUBSEQUENT EXTRAS OF ADDITIONS WILL BE ALLOWED FOR LIMITATION, EXCLUSIONS OR MODIFICATIONS NOT NOTED BY BIDDER.

4. THE GENERAL CONTRACTOR SHALL PAY ALL FEES AND SECURE ALL REQUIRED PERMITS FOR THE WORK INDICATED ON THE DRAWINGS.

5. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE PREMISES ON WHICH THE WORK IS PERFORMED, AS WELL AS FOR SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF HIS/HER CONTRACT. THESE REQUIREMENTS SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY ALL HOURS OF THE DAY (24 HOURS) AND ALL CALENDAR DAYS OF THE WEEK (7 DAYS).

6. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT AND OWNER SHALL DETERMINE THE EQUALITY BASED UPON THE INFORMATION SUBMITTED BY THE CONTRACTOR. INFORMATION MUST BE PROVIDED FROM A MANUFACTURER AND MUST INCLUDE A SIDE-BY-SIDE COMPARISON OF EACH PRODUCT IDENTIFYING THE CRITICAL COMPONENTS FOR COMPARISON (STRUCTURAL, SYSTEM COMPONENTS AND DETAILS, FIRE/LIFE/SAFETY, COLOR OPTIONS, MATERIALS, LEED, WARRANTY, ETC.).

7. THE GENERAL CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS, AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF THE WORK. HE/SHE SHALL EXAMINE ALL ADJOINING WORK AND/OR AREAS UPON WHICH THE PERFORMANCE OF THEIR WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED WITH ALL DUE EXPEDIENCY TO THE ARCHITECT AND OWNER PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT, THE AWARDED GENERAL CONTRACTOR WILL RECEIVE ONE COMPLETE SET OF DOCUMENTS AS "ISSUED FOR CONSTRUCTION".

9. ANY INFORMATION REQUIRED BY THE CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM THE ARCHITECT PRIOR TO BID OR PRIOR TO COMMENCEMENT OF WORK.

10. NO PORTION OF WORK REQUIRING A SHOP DRAWING OR SAMPLE REVIEW SHALL COMMENCE PRIOR TO SUBMITTAL BY CONTRACTOR AND REVIEW AND APPROVAL BY OWNER AND ARCHITECT.

11. SHOULD THE GENERAL CONTRACTOR BY THEIR OWN FAULT FAIL TO ADHERE TO THE CONSTRUCTION SCHEDULE, HE/SHE SHALL (AT THE DISCRETION OF THE OWNER) PERFORM WORK ON PREMIUM TIME TO CONFORM WITH THE SCHEDULE. ANY EXPENSES ATTRIBUTED TO SUCH WORK SHALL BE BORNE BY THE GENERAL CONTRACTOR. IN ADDITION, AT THE TIME OF FAILURE TO CONFORM TO THE CONSTRUCTION SCHEDULE, THE GENERAL CONTRACTOR SHALL SUBMIT A RECOVERY SCHEDULE FOR REVIEW AND APPROVAL BY THE OWNER, INDICATING MILESTONES AND COMPLETION DATES.

12. THE GENERAL CONTRACTOR SHALL SUPPLY A LIST OF ALL SUBCONTRACTORS TO THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF WORK. INFORMATION SHALL INCLUDE THE NAME OF THE PRINCIPLE CONTACT, THE COMPLETE ADDRESS (PHYSICAL BUSINESS AND MAILING), THE TELEPHONE NUMBER, AND THE EMAIL ADDRESS FOR EACH SUBCONTRACTOR RESPONSIBLE FOR ANY PORTION OF THE WORK.

13. THE GENERAL CONTRACTOR SHALL, COMPLY WITH THE RULES AND REGULATIONS OF THE CITY, INCLUDING THE HOURS OF AVAILABILITY, MANNER OF HANDLING MATERIALS, DELIVERIES, EQUIPMENT, AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL OPERATIONS.

14. ALL DIMENSIONS SHOWN ARE TAKEN TO FACE OF FINISH U.O.N.

15. A WEEKLY REPORT FORM, SIGNED BY THE GENERAL CONTRACTOR OR SUPERINTENDENT SHALL BE COMPLETED AND DELIVERED TO THE ARCHITECT AND OWNER. THIS REPORT SHALL INDICATED WORK IN PROGRESS AND ITEMS TO BE RESOLVED, AS WELL AS CRITICAL MILESTONES.

16. THE GENERAL CONTRACTOR SHALL BE ANSWERABLE TO THE OWNER'S REPRESENTATIVE FOR HIS/HER WORK AND SHALL NOT ACCEPT INSTRUCTION FROM OTHER PERSONNEL WITHOUT VERIFICATION FROM THE OWNER. CONTRACTOR SHALL BE LIABLE FOR ANY EXPENSE CAUSED BY EXECUTION OF WORK WITHOUT SUCH VERIFICATION AND FOR THE EXPENSE CAUSED BY REMOVAL AND CORRECTION OF SUCH WORK.

17. A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE ARCHITECT SHALL BE AVAILABLE AT ALL TIMES WHILE THE WORK IS IN PROGRESS.

18. GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK AND THE CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGE DUE TO WORK OR ACCIDENTS, SHALL BE REPAIRED, REPLACED, OR PATCHED AT THE DISCRETION OF THE OWNER. THE CONTRACTOR SHALL BEAR ALL FINANCIAL RESPONSIBILITY FOR DAMAGE AND SUBSEQUENT REPAIRS DUE TO FAILURE OF PROTECTING EXISTING AREAS AND NEW WORK AND/OR ACCIDENTS.

19. THE CONTRACTOR SHALL PROTECT ALL MATERIALS THAT EXIST ON THE JOB SITE FROM DAMAGE AND SHALL MAINTAIN PROTECTION DURING THE EXECUTION OF THE WORK. THIS PROTECTION EXTENDS OUTSIDE OF THE BUILDING TO ALL LOCATIONS ON THE SITE INCLUDING ANY AREAS USED FOR ROUTING MATERIALS TO AREAS OF WORK. THE CONTRACTOR IS RESPONSIBLE TO RECTIFY ANY DAMAGE ATTRIBUTABLE TO HIS/HER OPERATIONS FOR THE DURATION OF WORK AND CONTRACT TIME.

20. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL WOODWORK, DOORS & FRAMES, WINDOWS, AND ALL WORK AS MAY BE SPECIFICALLY REQUESTED IN THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS, INCLUDING VERIFICATIONS FROM IN-FIELD AS NECESSARY. WHEN THE ARCHITECT REQUIRES A REVISION AND RESUBMITTAL OF THE SHOP DRAWINGS, SUCH RESUBMITTALS SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT AND SHALL NOT BE SUBJECT TO ADDITIONAL COST TO THE OWNER.

21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND COORDINATE WITH THE OWNER AND ARCHITECT THE INTERFACING OF ANY OWNER WORK WITH THAT INDICATED IN THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO EXECUTE ALL WORK AS SHOWN/INDICATED IN DRAWINGS, SPECIFICATIONS, AND DOCUMENTS, WITH THE EXCEPTION OF THOSE ITEMS AS NOTED AS "N.I.C." OR AS NOTED TO BE SEPARATE CONTRACTS. HE/SHE SHALL BE RESPONSIBLE FOR COORDINATING THE WORK WITH THAT OF ALL OTHER TRADES, INCLUDING COORDINATION WITH THOSE TRADES OPERATING UNDER SEPARATE CONTRACTS WITH THE OWNER.

22. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN ACCORDANCE WITH THE HIGHEST STANDARD OF QUALITY AND BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS/CODES, AND/OR GOVERNMENTAL LAWS, STATUES OF ORDINANCES CONCERNING THE USE OF LABOR, AND CONDUCTED IN THE MANNER OF INDUSTRY STANDARD PRACTICE.

23. ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.

24. ALL WORK SHALL BE INSTALLED AND ERECTED PLUMB, LEVEL, SQUARE AND TRUE, IN PROPER ALIGNMENT.

25. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.

26. WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM WITH ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO THE OWNER AND ARCHITECT.

27. TIME IS OF THE ESSENCE AND THE GENERAL CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO PERFORM THE WORK PER THE SCHEDULE AND IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICES, AND IN THE BEST INTERESTS OF THE OWNER.

28. IT IS EXPECTED THAT SUFFICIENT LABOR WILL BE PROVIDED SO THAT ACTIVITY FOR ANY GIVEN TRADE WILL NOT BE LIMITED TO ONLY ONE PART OF THE TOTAL WORK AREA.

29. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADE FOLLOWING THEM.

30. ALL WORK SHALL BE COMPLETED FOR THE AGREED CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS, AND CODES ABOUT WHICH THE CONTRACTOR COULD HAVE REASONABLY BEEN EXPECTED TO HAVE ANY FOREWARNING AND TO HAVE MADE APPROPRIATE CONTINGENCY PLANS PRIOR TO THE EXECUTION OF THE CONTRACT.

31. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION AND WORK WILL BE CONSIDERED NON-CONFORMING.

32. DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

33. CUTTING, CHASING, DRILLING OR DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF JACK HAMMERS OR OTHER HEAVY HAND OR POWER TOOLS SHALL BE PERFORMED PER CITY REQUIREMENTS. THIS PROVISION EXTENDS TO ALL EQUIPMENT USED IN THE WORK.

34. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND BE FREE OF VIBRATIONS TO THE EXTENT POSSIBLE.

35. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP, AND MATERIALS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

36. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR OPERATIONS OR OPERATIONS OF SEPARATE CONTRACTORS. CONTRACTOR SHALL CONFINE THEIR OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE TO THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER AND THE DISPOSITION TO ALL SALVAGED MATERIALS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. PREMISES TO BE SWEEP CLEAN OF RELATED CONSTRUCTION DEBRIS DAILY.

37. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. THE ARCHITECT SHALL REVIEW THE WORK AND COMPILE A "PUNCH LIST" OF NEEDED CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT ON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE CONTRACT.

38. THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON WALLS AND CEILINGS MUST COMPLY WITH 2013 CBC CHAPTER 8, AS WELL AS ALL CODE REQUIREMENT FOR FIRE RATING.

39. DRAWINGS IN THIS SET AND THE DESIGNS THEREON ARE THE PROPERTY OF STUDIO:G ARCHITECTS, INC. AND SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM STUDIO:G ARCHITECTS, INC.

40. IT IS INTENDED THAT THE GENERAL CONTRACTOR WILL PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF THE WORK SHALL NOT BE CONSTRUED AS RELIEVING THE GENERAL CONTRACTOR OF SUCH RESPONSIBILITIES AS ARE IMPLIED BY THE SCOPE OF WORK, EXCEPT ITEMS SPECIFICALLY NOTED.

41. ELECTRICAL CONTRACTORS SHALL FURNISH AND INSTALL ALL FIXTURES, LAMPS AND ACCESSORIES AS INDICATED ON THE DRAWINGS. DESIGN INTENT IS THAT ALL FIXTURES ARE TO BE COMPLETE WITH LAMPS AND ACCESSORIES FOR FULLY FUNCTIONAL ELECTRICAL SYSTEMS. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

42. HEATING, VENTILATING, AND AIR CONDITIONING: ALL WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE OPERABLE FORCED AIR HEATING, VENTILATING AND AIR CONDITIONING SYSTEM, IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, REQUIREMENTS OF THE SERVICING UTILITY AND FUNCTIONS SHOWN ON THE DRAWINGS.

43. ELECTRICAL: ALL WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE WIRING SYSTEM INCLUDING, BUT NOT LIMITED TO, OUTLETS, WALL SWITCHES, AND INSTALLATION OF LIGHTING FIXTURES, LAMPS, APPLIANCES, AND LIKE ACCESSORIES AS INDICATED ON THE DRAWINGS OR AS REQUIRED FOR THE COMPLETION OF THE WORK.

44. PLUMBING: ALL WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE SYSTEM INCLUDING, BUT NOT LIMITED TO, DRAIN-WASTE AND VENT LINES, HOT AND COLD WATER LINES, AND GAS LINES AS INDICATED ON THE DRAWINGS. ALL EXCAVATION, SAW CUTTING, AND BACKFILL IS REQUIRED AND CONSIDERED PART OF THE CONTRACTOR, AS IS THE INSTALLATION OF ALL FIXTURES AND APPLIANCES. THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE STATE BOARD OF HEALTH AND ALL LOCAL CODES AND REGULATIONS.

45. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION (LOCAL BUILDING CODES) AND SHALL SUBMIT THOSE SIGNS (LOCATE SIGNS ON PLAN AND PROVIDE CUT SHEETS FOR STYLES) TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.

46. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE, AS APPROPRIATE. THE GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREAS WITH THE OWNER/TENANT AND ARCHITECT TO CONFIRM THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS TO OBTAIN OWNER/TENANT APPROVAL PRIOR TO EXECUTION OF FRAMING ANY NEW WALLS. IF THE OWNER/TENANT REQUESTS ANY CHANGE, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH ANY CHANGE.

47. FINISHES SHOWN IN ELEVATION SHALL BE ASSUMED TO WRAP ON ADJACENT SURFACE (WHICH MAY NOT NECESSARILY BE SHOWN IN ELEVATION). GENERAL CONTRACTOR SHALL WALK PROJECT WITH THE OWNER/TENANT AND ARCHITECT TO CONFIRM ALL START AND STOP POINTS OF FINISHES.

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general notes

1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's stamp and signature appear on drawings and status box indicates drawings have been released for construction.
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Jubilee Bridge Church
Tenant Improvement

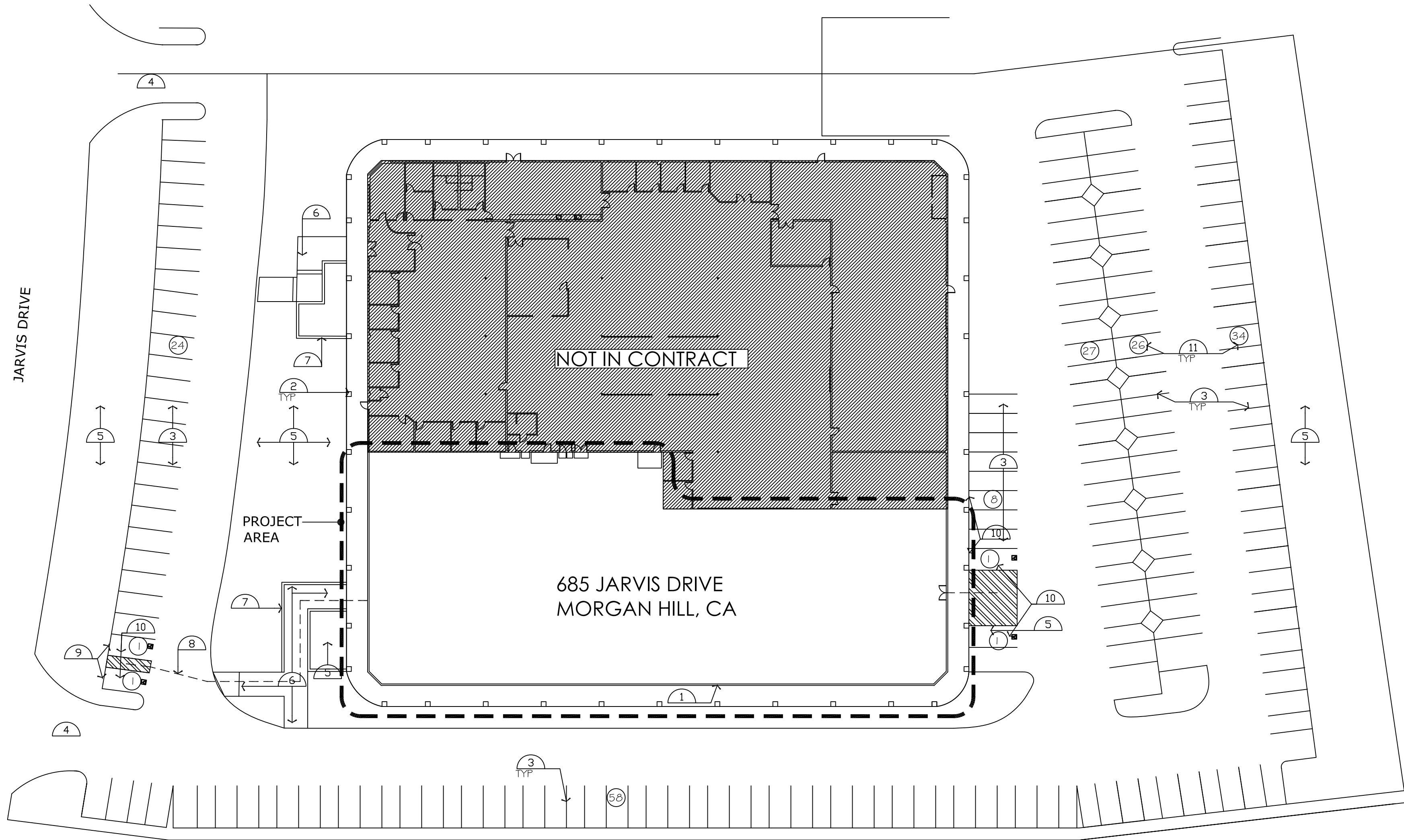
685 Jarvis Dr.
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#	description	date
history		
revision		
status		
release		
client review		
plan check		
bidding		
construction		
date	4.10.2017	
proj num		
proj name		
proj info		
scale	AS NOTED	

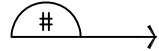
General
Notes
A0.1

existing - site plan (for reference only)

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



keynotes

INDICATES BY 

1. EXISTING BUILDING FOOTPRINT.
2. EXISTING COLUMN/PILASTER TO REMAIN.
3. EXISTING PARKING STALL TO REMAIN.
4. EXISTING DRIVEWAY TO REMAIN.
5. EXISTING LANDSCAPE TO REMAIN.
6. EXISTING ACCESSIBLE RAMP 1:120 SLOPE TO REMAIN.
7. EXISTING CONCRETE CURB TO REMAIN.
8. DASHED INDICATES PATH OF TRAVEL.
9. EXISTING ACCESSIBILITY PARKING SIGNAGE TO REMAIN.
10. EXISTING ACCESSIBLE PARKING TO RECEIVE NEW PAINT AND STRIPPING WITH NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY.
11. INDICATES PARKING COUNT.

parking count

CHURCH

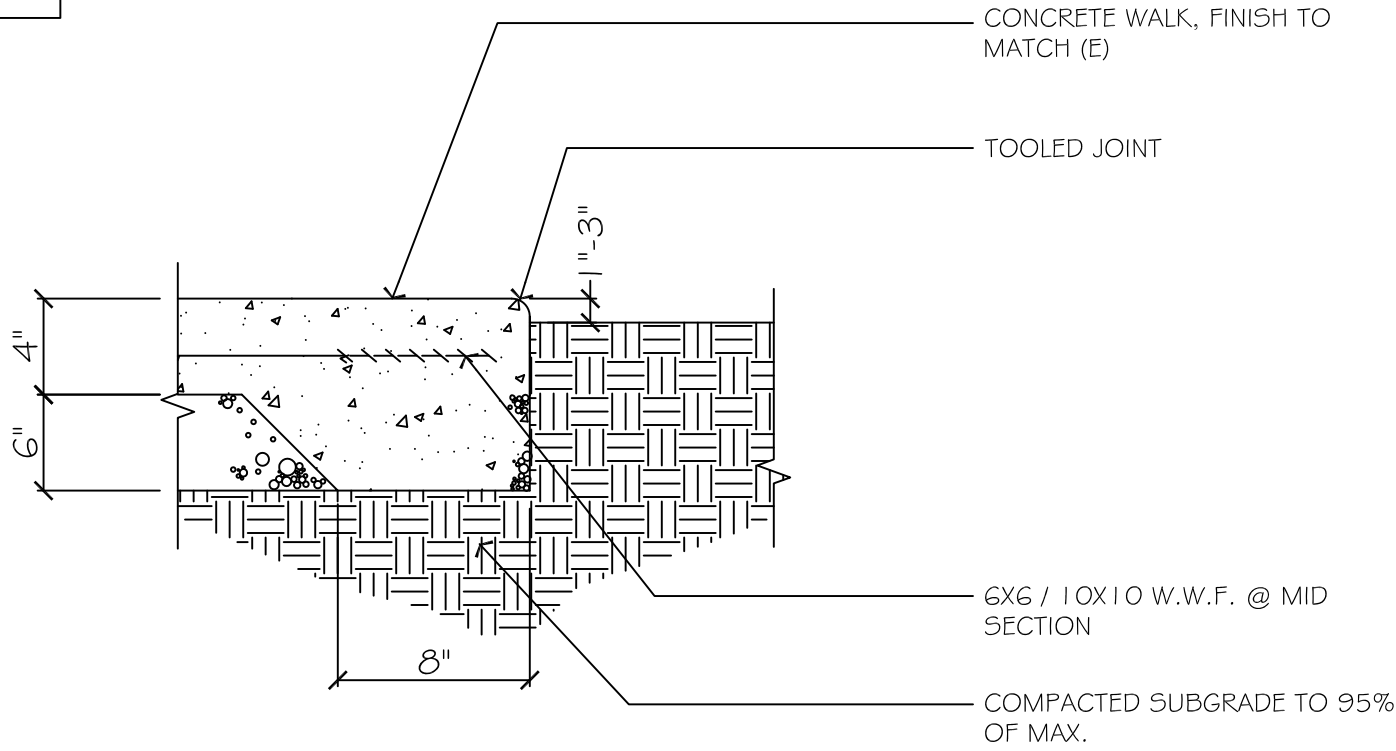
TOTAL EXISTING PARKING:
178 STANDARD STALLS
3 STANDARD ACCESSIBLE
1 VAN ACCESSIBLE

PARKING REQUIRED:
ASSEMBLY AREA : 1 SPACE PER 40 S.F. = 4145 S.F./40 = 104 STALLS
OTHER AREAS : 1 SPACE PER 250 S.F. = (19,1908 - 4145)/250 = 63
TOTAL REQUIRED = 104+63 = 167 STALLS
6 ACCESSIBLE STALLS

NOTE: DUE TO SHORTAGE OF PARKING STALLS, THIS SITE WILL BE UTILIZING ADJACENT TENANT/BUILDING PARKING SPACES TO ACCOMMODATE TO USE FOR SUNDAY ONLY SERVICE ONLY.

site details (for reference only)

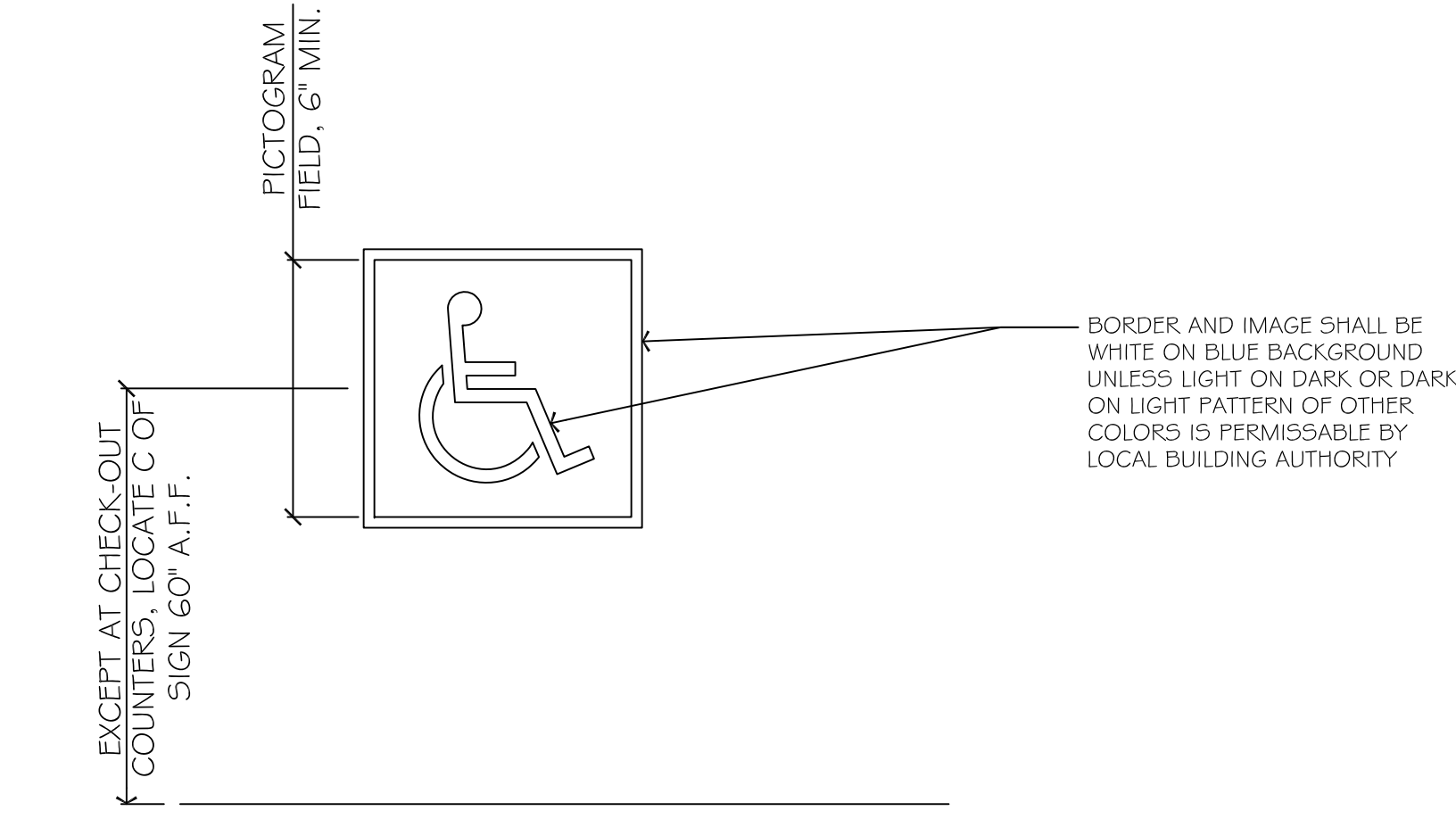
FOR ADDITIONAL INFORMATION, SEE STRUCTURAL DWGS.



TYPICAL PEDESTRIAN WALK

SCALE: 1-1/2" = 1'-0"

INTERNATIONAL SYMBOL OF ACCESSIBILITY
SURFACE MOUNTED



INSTALL INTERNATIONAL ACCESSIBILITY SYMBOL IN LOCATIONS AS REQUIRED BY CODE.

SIGNS SHALL BE MOUNTED ON THE APPROACH SIDE OF THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

SCALE: 3" = 1'-0"

685 Jarvis Dr.
Morgan Hill, CA

#	description	date
1	history	
2	revision	
3	status	
4	release	
5	status	
6	client review	date
7	plan check	
8	bidding	
9	construction	
10	date	4.10.2017
11	pro	num
12	pro	num
13	pro	num
14	pro	num
15	pro	num
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18	pro	num
19	pro	num
20	pro	num

Existing
Site plan

A0.2

sheet
number

slcdesign

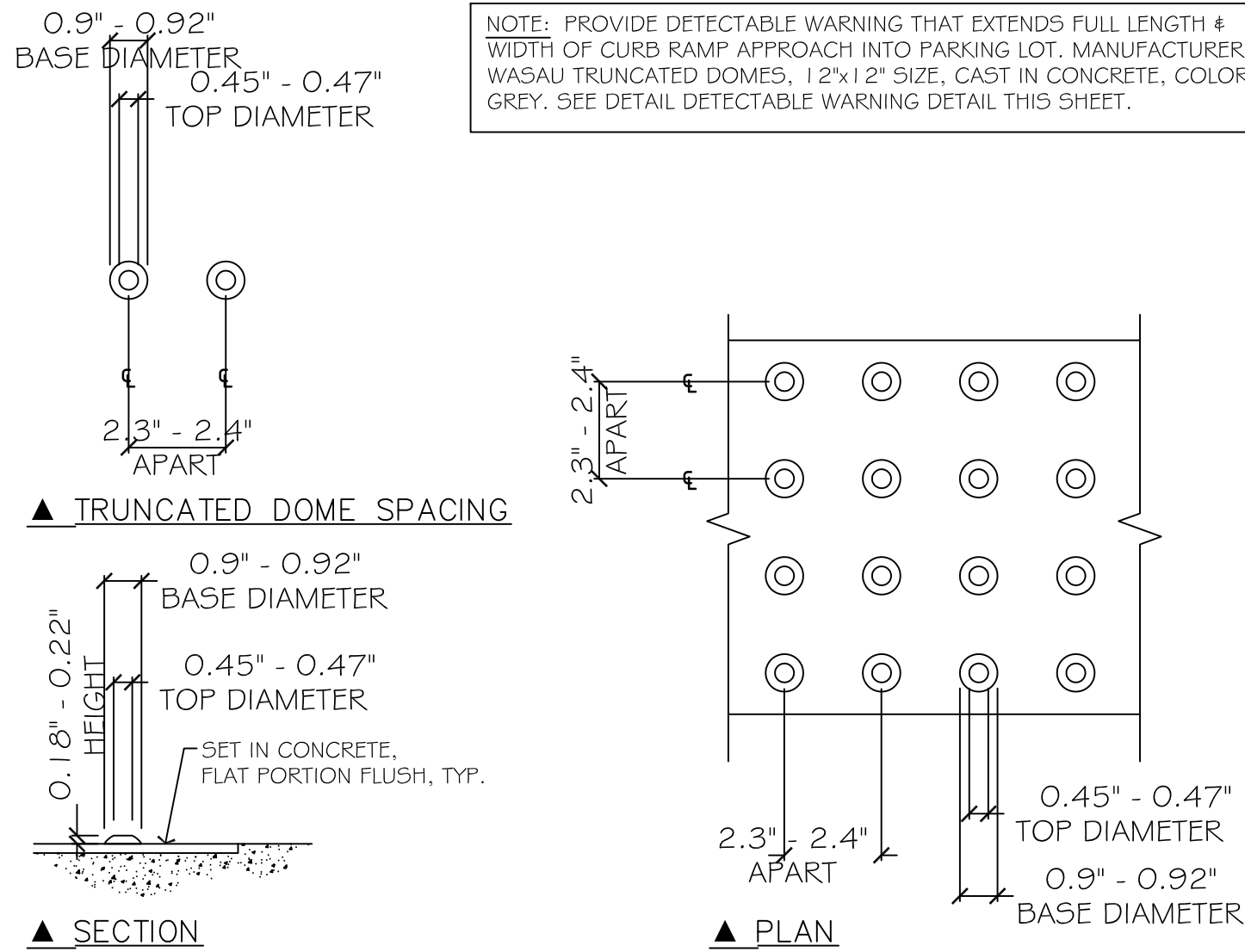
consultant



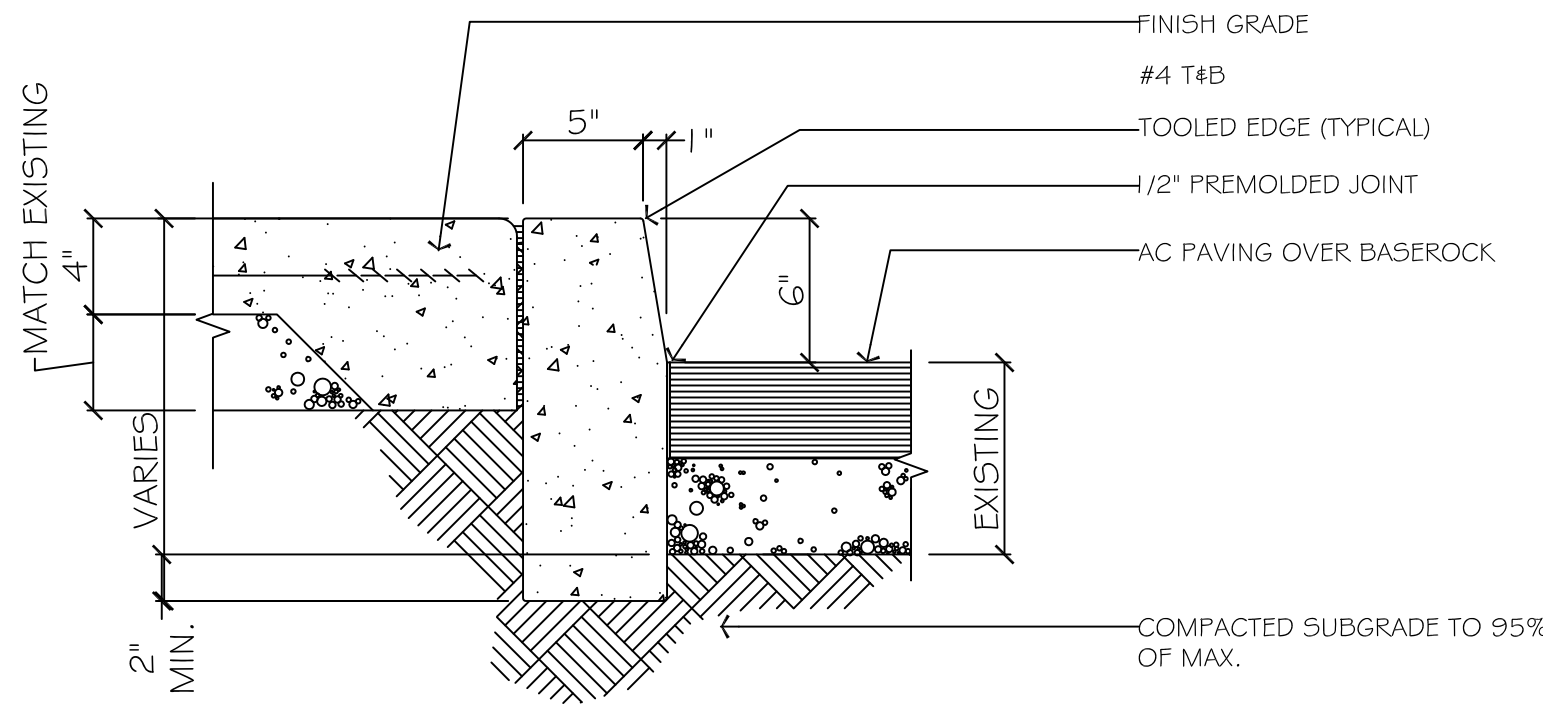
consultant

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Tenant Improvement

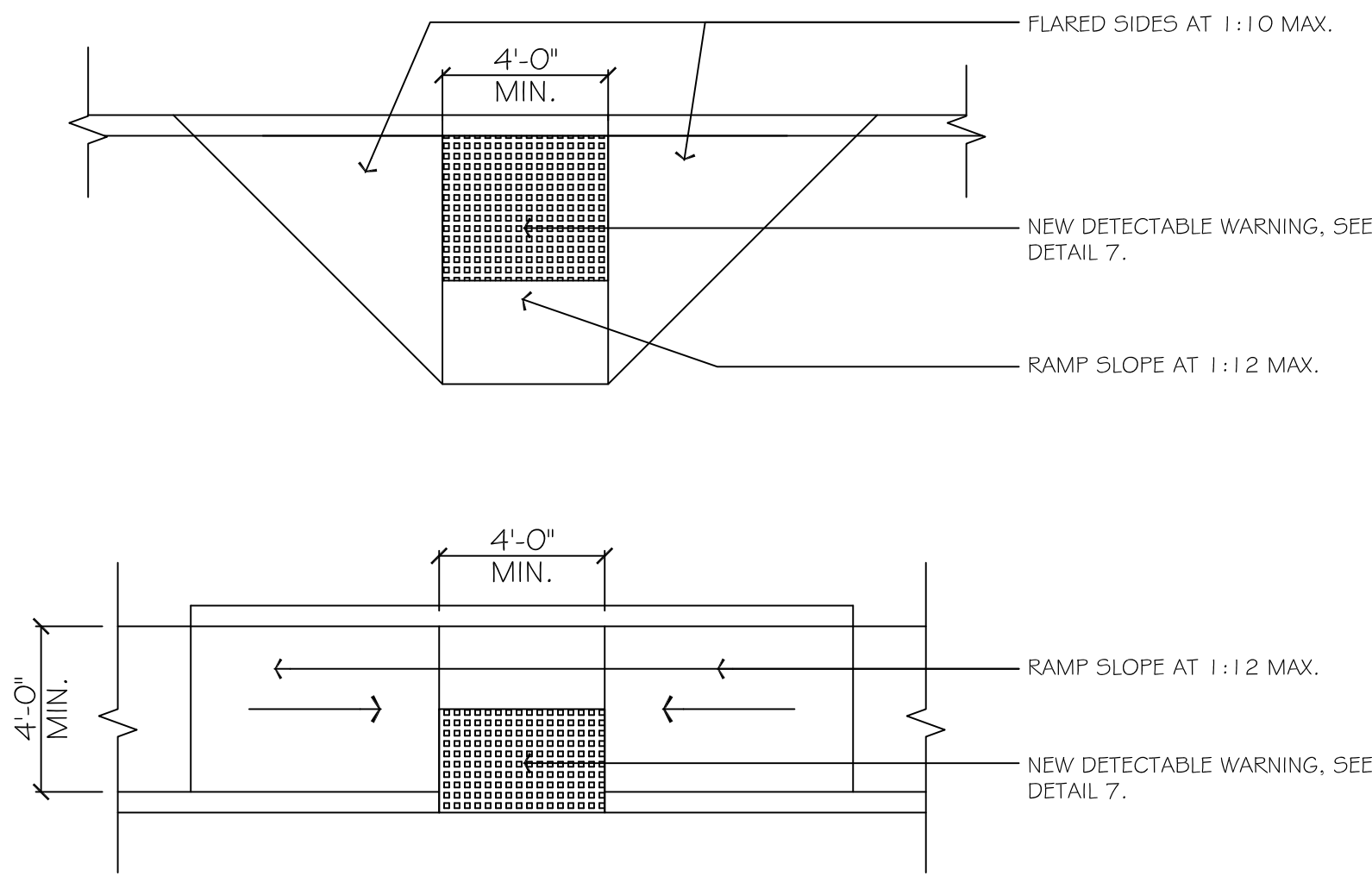


TYPICAL ADA DETECTABLE WARNINGS
SCALE: N.T.S.

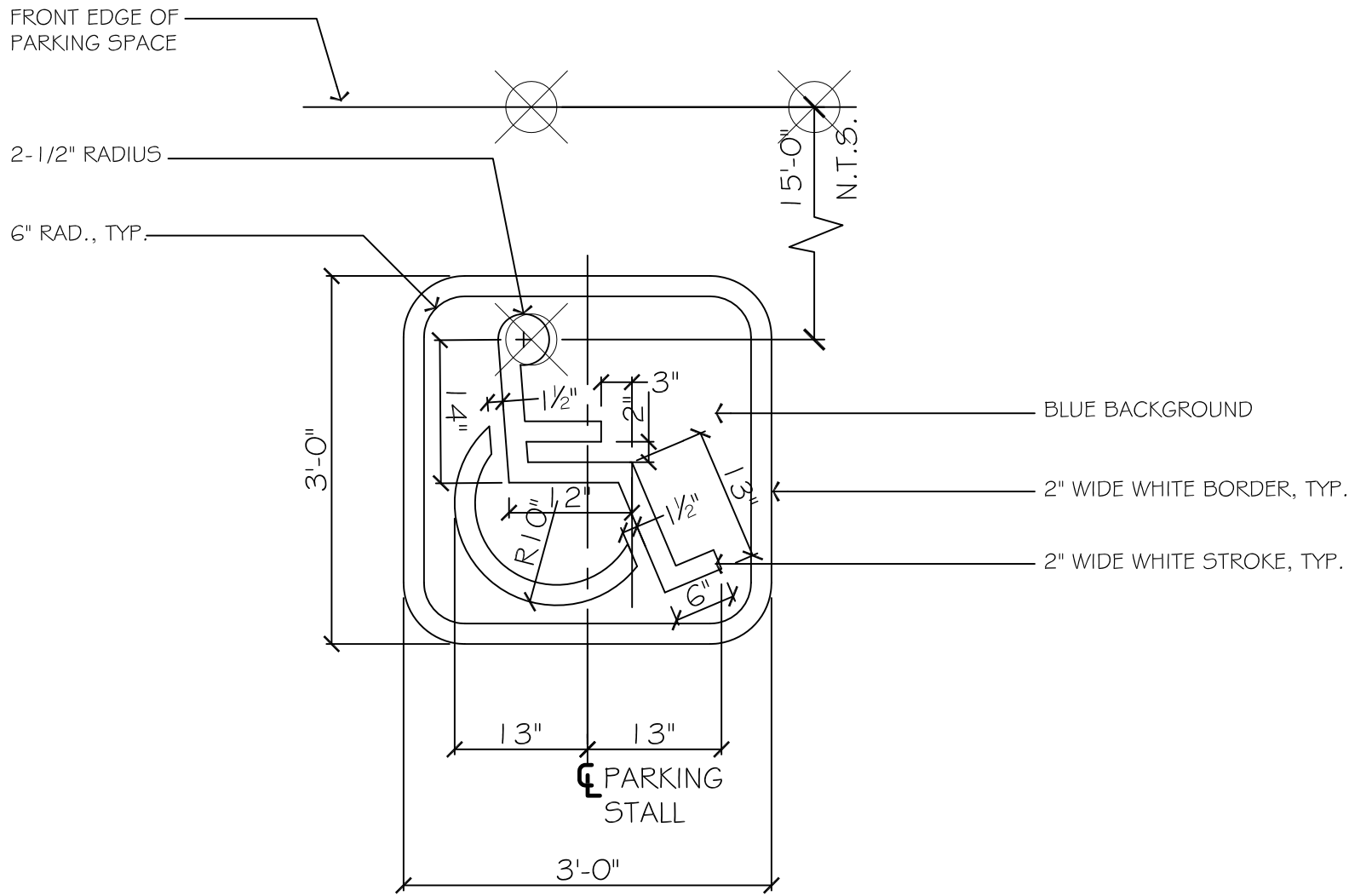


NOTE: BOTTOM OF NEW CURB EXTENDS 2" BEYOND BOTTOM OF EXISTING BASE ROCK

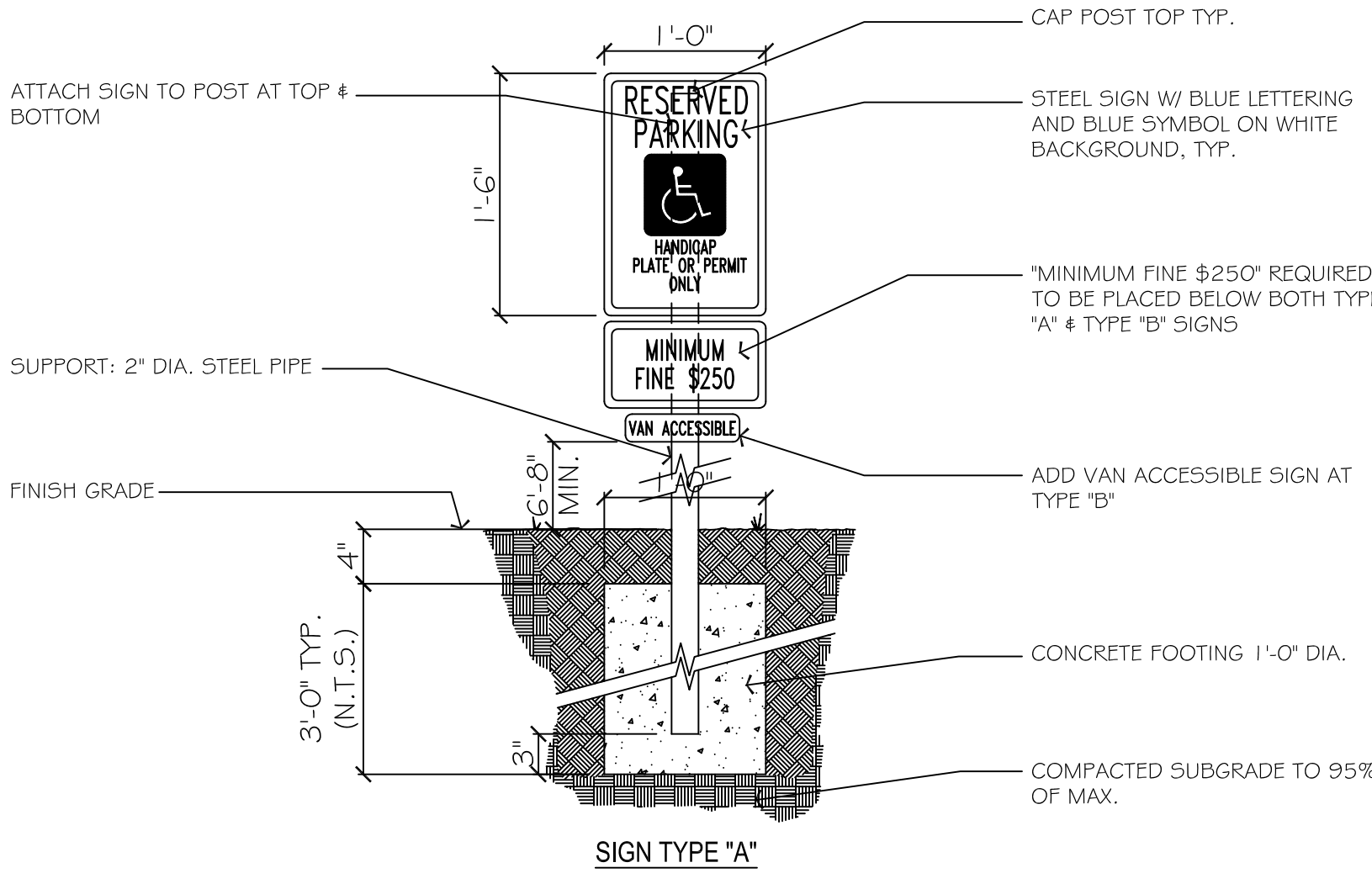
EXISTING CONCRETE CURB WITH SIDEWALK
SCALE: 1-1/2" = 1'-0"



CURB RAMPS
W/ DETECTABLE WARNINGS
SCALE: 1/4" = 1'-0"

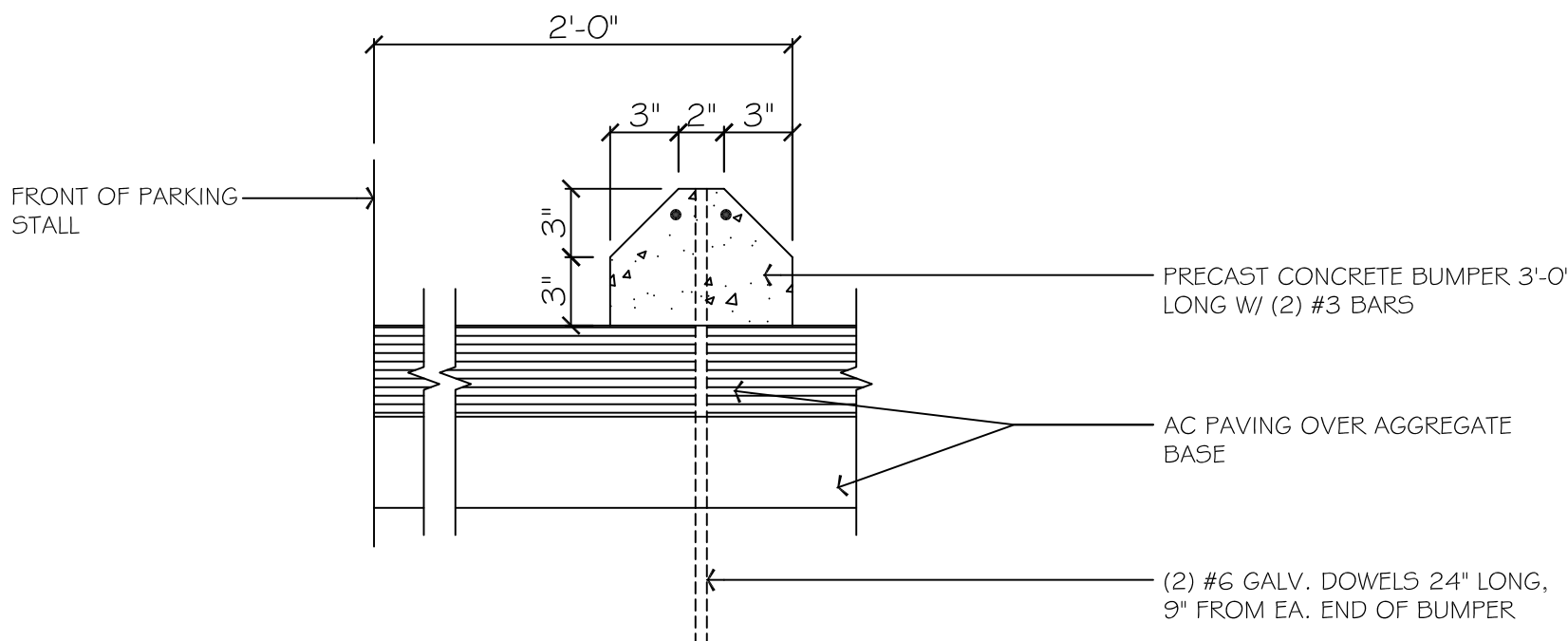


TYPICAL INTERNATIONAL SYMBOL OF ACCESSIBILITY
SCALE: 3/4" = 1'-0"

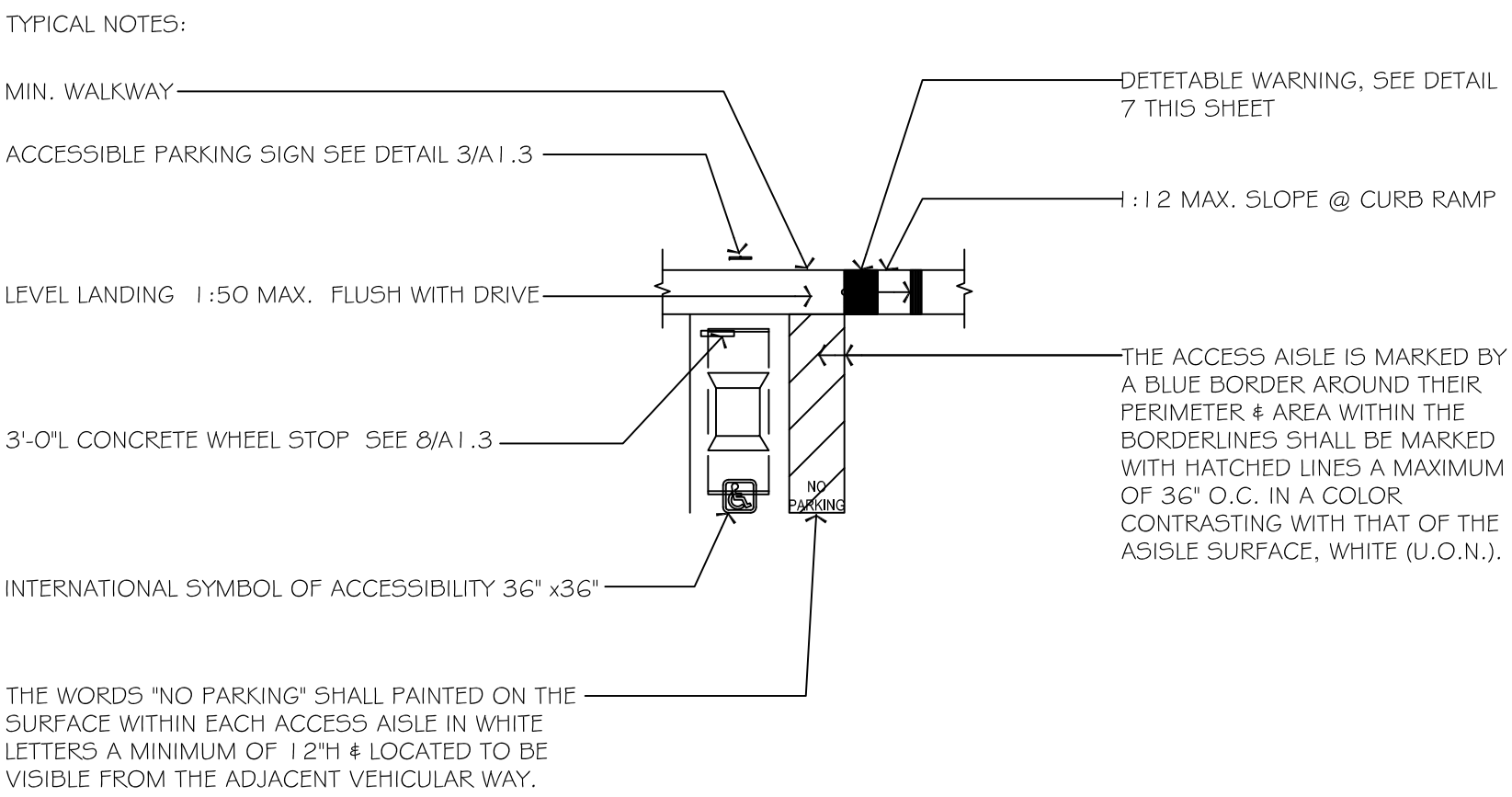


SIGN TYPE A- AS SHOWN, SIGN TYPE B- INCLUDES VAN ACCESSIBLE SIGN

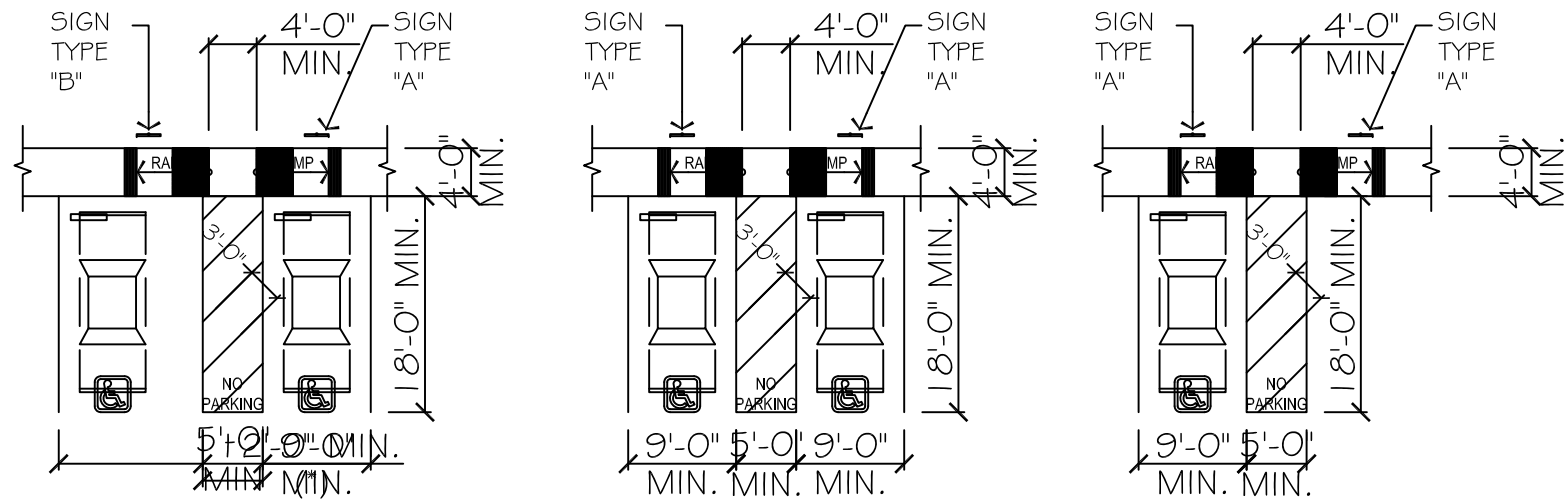
TYPICAL ADA RESERVED PARKING SIGN
SCALE: 1" = 1'-0"



WHEEL STOP
SCALE: 1-1/2" = 1'-0"

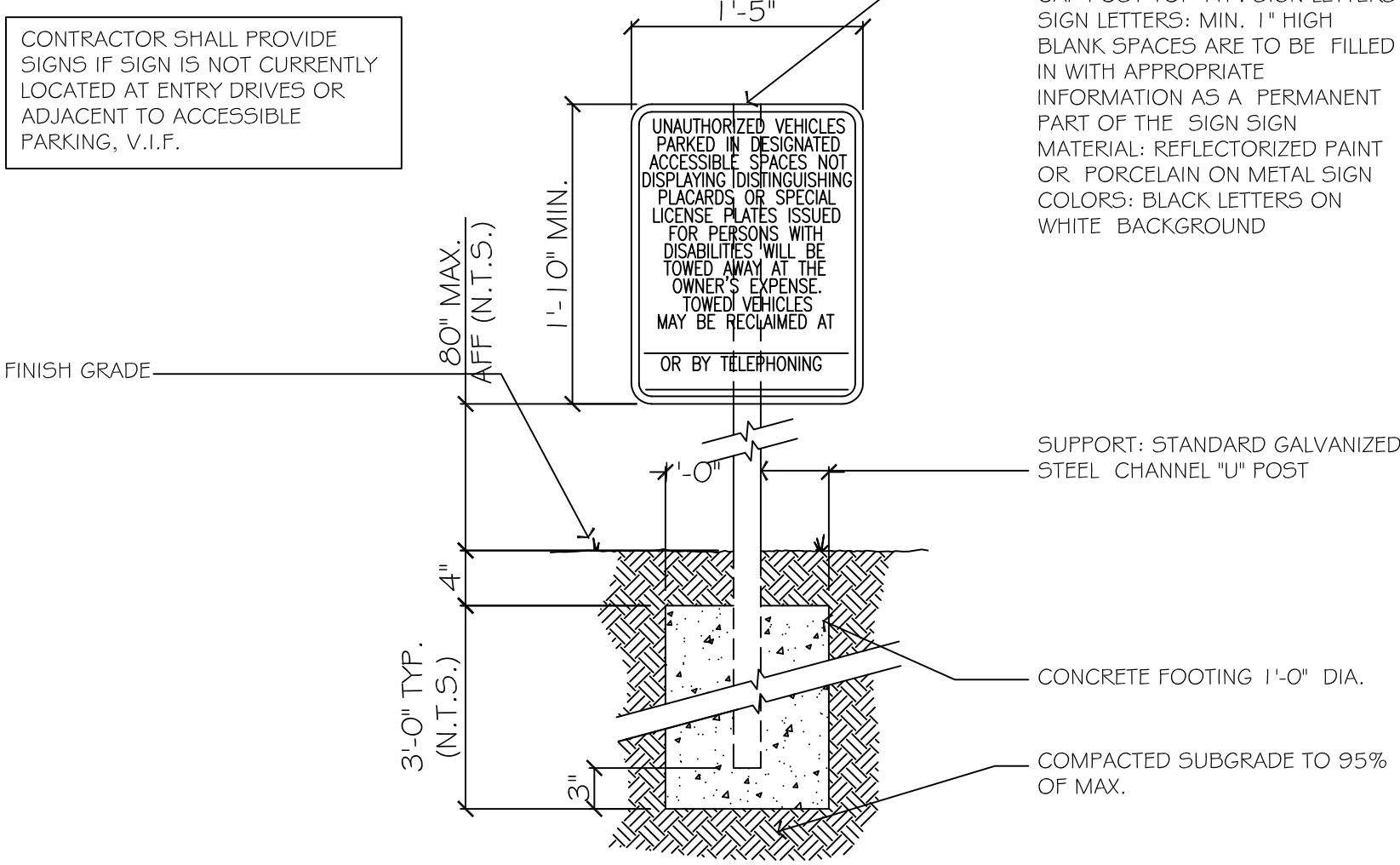


- TYPICAL NOTES:
1. ACCESSIBLE SPACE MUST PERMIT USE OF EITHER CAR DOOR.
 2. WHEEL STOP REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
 3. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
 4. MAX. CROSS SLOPE OF 1:50, ALL WALKS.
 5. 12" MIN. BORDER GROOVES TOP OF CURB RAMPS TYP 1/4" X 1/4" @ 3/4" O.C. SEE DETAIL 6/A 1.3.
 6. PROVIDE DETECTABLE WARNING THAT EXTENDS FULL LENGTH & WIDTH OF CURB RAMP APPROACH INTO PARKING LOT. MANUFACTURER: WASAU TRUNCATED DOMES, 12"x12" SIZE, CAST IN CONCRETE, COLOR: GREY. SEE "DETECTABLE WARNING" DETAIL THIS SHEET
 8. SURFACE OF THE ACCESSIBLE PARKING SPACES AND ACCESSIBLE AISLES DOES NOT EXCEED 2% GRADIENT IN ANY DIRECTION.



(*) EXCEPTION: 12'-0" WIDTH CAN BE REDUCED TO 9'-0" MIN. WIDTH FOR VAN ACCESSIBLE STALL IF ACCESSIBLE AISLE IS 8'-0" WIDE MIN.

TYPICAL ADA PARKING SPACE DESIGN
SCALE: N.T.S.



VERIFY VEHICLE RECLAIM SERVICE AND PHONE NUMBER WITH BUILDING OWNER.

TYPICAL ADA TOW AWAY SIGN
SCALE: 1" = 1'-0"

slcdesign

REGISTERED PROFESSIONAL ENGINEER
OLIVER F. NEW
No. 81216
CIVIL
STATE OF CALIFORNIA

consultant

REGISTERED PROFESSIONAL ENGINEER
OLIVER F. NEW
No. 81216
CIVIL
STATE OF CALIFORNIA

consultant

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Morgan Hill, CA

#	description	date
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5	client review	
6	plan check	
7	bidding	
8	construction	
9	date	4.10.2017
10	proj num	
11	proj name	
12	proj number	
13	scale	AS NOTED

Site details
for reference only

A0.3



- A. REFER TO SHEET AO.1 FOR GENERAL NOTES AND ABBREVIATIONS.
- B. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT RESPECTIVELY WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.
- C. REMOVE EXISTING FIRE ALARM, SECURITY ALARM, AND ENERGY MANAGEMENT SYSTEMS AND ASSOCIATED WIRING.
- D. UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS.
- E. CONTRACTOR TO PROVIDE PROPER SHORING AND BRACING OF BUILDING STRUCTURE DURING DEMOLITION PHASE WHERE REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR SHORING REQUIREMENTS AND DESIGN BEFORE PROCEEDING WITH ANY DEMOLITION WORK.
- F. SHOULD ANY CONSTRUCTION OR DEMOLITION BEGIN PRIOR TO OBTAINING A BUILDING PERMIT, THE GENERAL CONTRACTOR ACKNOWLEDGES THAT THE CONSTRUCTION IS AT RISK AND THE GENERAL CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE POSSIBILITY OF REDESIGN AND MODIFICATION TO THE IN-PLACE CONSTRUCTION. STUDIO G ARCHITECTS, INC. ACCEPTS NO RESPONSIBILITY FOR DEMOLITION OR CONSTRUCTION STARTED PRIOR TO OBTAINING A BUILDING PERMIT AND / OR RECEIVING PLANNING DEPARTMENT DESIGN APPROVAL FROM THE CITY.

INDICATES BY

1. EXISTING WALL TO REMAIN.
2. EXISTING COLUMN TO REMAIN.
3. EXISTING INTERIOR DOOR TO REMAIN.
4. EXISTING WINDOW TO REMAIN.
5. EXISTING ELECTRICAL PANEL AND UTILITY TO REMAIN.
6. EXISTING EXTERIOR COLUMN TO REMAIN.
7. EXISTING EXTERIOR DOOR TO REMAIN.
8. EXISTING FLOOR TO REMAIN. PATCH AND REPAIR AS REQUIRED WHERE CONSTRUCTION DEMOLITION OCCURS.
9. REMOVE EXISTING LOW PARTITION WALL. PATCH AND REPAIR ADJACENT WALL AND FLOOR AS REQUIRED.
10. REMOVE EXISTING PLATFORM AND PREP. FOR NEW. PATCH & REPAIR AS REQUIRED.
11. EXISTING UNISEX TOILET TO REMAIN.
12. EXISTING ROOM TO REMAIN.
13. REMOVE ALL MISC. UNUSED CONDUITS, WIRE, FENCES, ETC.



===== (E) INTERIOR GYP., BD., WALL TO REMAIN.

===== (E) INTERIOR WALL IN ITS ENTIRETY, INCLUDING ITS WALL FINISH, WALL BASE, ELECT. & DATA OUTLETS, & FIRE EXTINGUISHER TO BE REMOVED.

===== (E) DOOR & FRAME TO BE REMAIN.

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Demolition
Floor plan

sheet
number

A2.1

- suiling station • 2401 farrol ave, union city, ca 94587
- phone #: 510-377-8802

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general notes

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Tenant Improvement

Attachment: Resubmittal Plans1 (1271 : Conditional Use Permit- Jubilee Church)



1. EXISTING WALL TO REMAIN.
2. EXISTING COLUMN TO REMAIN.
3. EXISTING INTERIOR DOOR TO REMAIN.
4. EXISTING WINDOW TO REMAIN.
5. EXISTING ELECTRICAL PANEL AND UTILITY TO REMAIN.
6. EXISTING EXTERIOR COLUMN TO REMAIN.
7. EXISTING EXTERIOR DOOR TO REMAIN.
8. EXISTING FLOOR TO REMAIN. PATCH AND REPAIR AS REQUIRED WHERE CONSTRUCTION DEMOLITION OCCURS.
9. NEW ACCESSIBLE WALK AT 1:20 SLOPE. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
10. NEW 6" HIGH PLATFORM. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. EXISTING UNISEX TOILET TO REMAIN.
12. EXISTING ROOM TO REMAIN.

general notes



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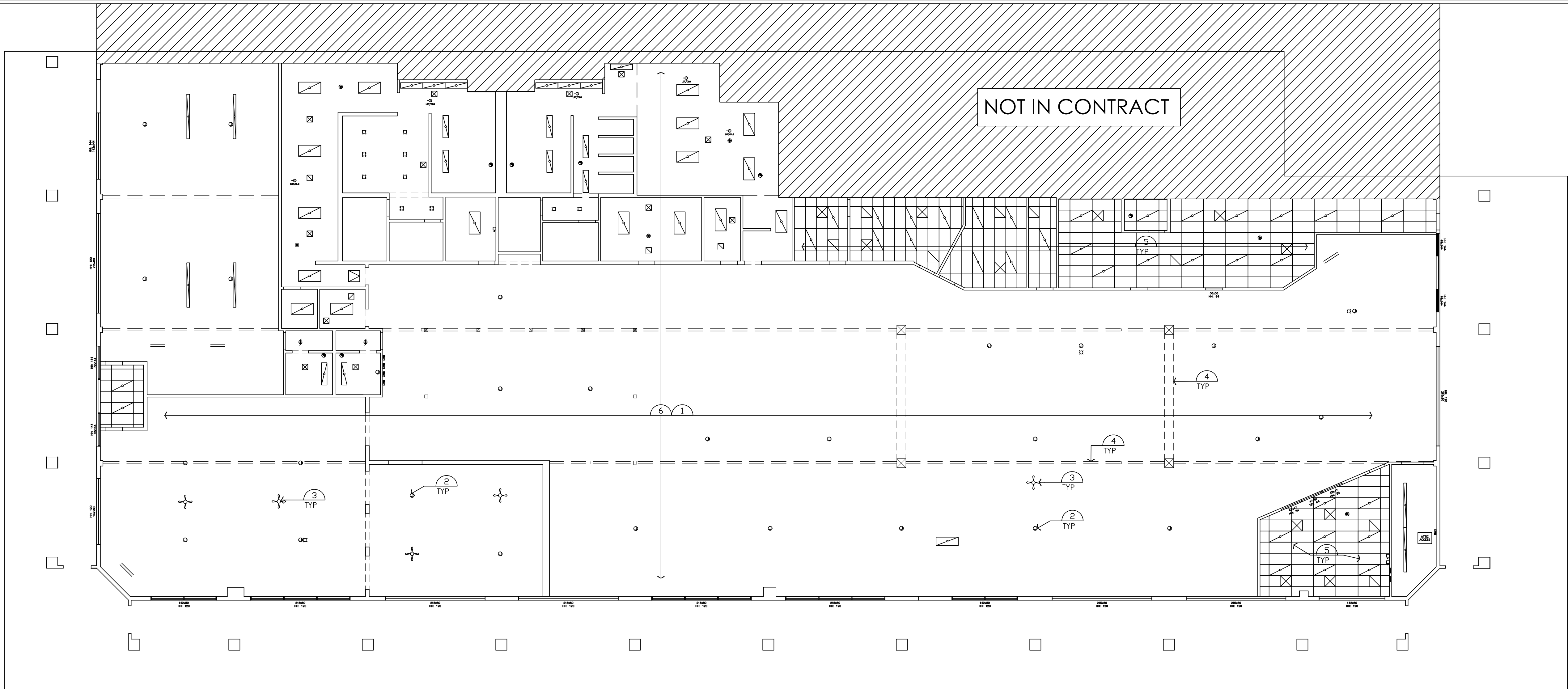
Tenant Improvement

685 Jarvis Dr.
Morgan Hill, CA

[illegible]

Floor plan

A2.2



overall reflected ceiling plan

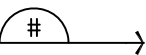
SCALE: 3/32" = 1'-0"

2

general notes

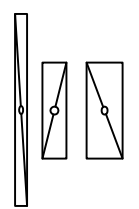
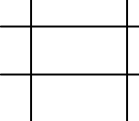
- A. REFER TO SHEET AO.1 FOR GENERAL NOTES & ABBREVIATIONS.
- B. ALL LIGHT FIXTURES AND HVAC REGISTERS SHALL BE LOCATED ON CEILING GRID U.O.N. ALL RECESSED DOWNLIGHTS/WALL WASHERS SHALL BE CENTERED IN THE VISUAL TILE PATTERN, U.O.N.
- C. NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT APPROVAL. NOTE: SUSPENDED T-BAR CEILING TO BE LOCATED AS HIGH AS POSSIBLE.
- D. EMERGENCY LIGHTING SHALL BE PROVIDED BY SPECIFIED FIXTURES WITH INTEGRAL 'BODINE' TYPE BALLASTS PER 2013 CBC SEC. 1006. NO SURFACE MOUNTED EMERGENCY LIGHTING FIXTURES WILL BE ACCEPTED. PROVIDE LOW-LEVEL EXIT SIGNS AND PATHWAY MARKING, WHERE REQUIRED BY 2013 C.B.C. SEC. 1011.7 FOR 'A' OCCUPANCIES.
- E. ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BUILDING DEPARTMENT.
- F. ALL SWITCHES, THERMOSTATS, AND OTHER WALL-MOUNTED CONTROL DEVICES SHALL BE MOUNTED PER DETAIL 1/A9.3.
- G. SUBMITTALS AND SHOP DRAWINGS FOR ALL LIGHT FIXTURES ARE REQUIRED FOR APPROVAL PRIOR TO PURCHASE OF MATERIALS/FIXTURES.
- H. THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS. SEE ELECTRICAL NOTES.
- I. HORNS AND STROBES SHALL BE PROVIDED THROUGHOUT AREA OF WORK AS REQUIRED TO MEET TITLE 24 REQUIREMENTS. LAYOUT MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- J. SEE MECHANICAL DRAWINGS FOR HVAC DUCTING.
- K. LIGHT FIXTURES AND SWITCHING SHALL CONFORM TO TITLE 24 REQUIREMENTS. DOUBLE SWITCH EACH FIXTURE SEPARATELY. ADDITIONALLY, LIGHT FIXTURES IN AREA OF WORK WITHIN 15'-0" OF EXTERIOR GLASS SHALL BE DOUBLE SWITCHED SEPARATELY PER CODE REQUIREMENTS. PROVIDE A CONSISTENT LAMP COLOR TEMPERATURE THROUGHOUT THE SPACE. MATCH EXISTING BUILDING STANDARD LAMP U.O.N.
- L. REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQUIRED PER NEW PLAN. FIRE SPRINKLERS SHALL BE UNDER SEPARATE SUBMITTAL BY OTHER.
- M. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.
- N. SEE DEMOLITION SHEETS FOR ADDITIONAL EXISTING INFO.
- O. WHERE NEW CEILING TILES REQUIRE TRIMMING OR CUTTING FOR INSTALLATION THE EXPOSED EDGES OF THE CUT TILE SHALL BE PAINTED, PER THE CEILING TILE MANUFACTURER'S PRINTED DIRECTIONS, TO MATCH THE FACE OF THE CEILING TILE, TYPICAL.
- P. (N) SEISMIC RESTRAINT BRACING: IN ALL ROOMS LARGER THAN 144 SF., INSTALL A 12'-0" x 12'-0" BRACING GRID, BEGINNING AT THE PERIMETER GRID MEMBERS, CONSISTING OF (4) NO. 12 GA WIRES SECURED TO THE MAIN RUNNER WITHIN 2'-0" OF THE CROSS RUNNER INTERSECTION AND SPAYED 90 DEGREES FROM EA. OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE CEILING PLANE. INSTALL COMPRESSION BRACE AT EA. GRID POINT TO COMPLY W/ ASTM C635 / ASTM C636. SEE DETAIL 3/A9.2. CONTRACTOR TO FIELD VERIFY.

keynotes

INDICATES BY 

1. EXISTING FIRE SPRINKLER LINE, SPRINKLER HEAD TO REMAIN THROUGHOUT.
2. EXISTING JUNCTION BOX FOR HIGH BAY LIGHT FIXTURE TO REMAIN.
3. EXISTING CEILING FAN TO REMAIN.
4. EXISTING HEADER TO REMAIN.
5. EXISTING CEILING GRID, TILE, LIGHTS, & DIFFUSERS TO REMAIN THROUGHOUT.
6. EXISTING CEILING & LIGHTS TO REMAIN THROUGHOUT.

lighting schedule

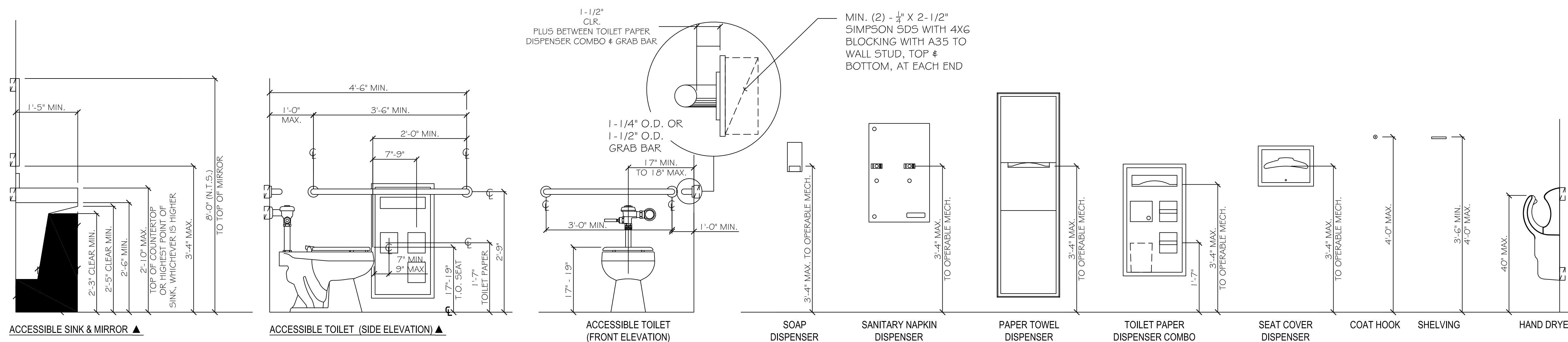
-  EXISTING HIGH BAY JUNCTION BOX TO REMAIN
-  EXISTING CEILING FAN TO REMAIN
-  EXISTING SURFACE MOUNTED/LAY IN LIGHTING FIXTURE TO REMAIN
-  EXISTING RECESSED LIGHTING FIXTURE TO REMAIN
-  EXISTING CEILING GRID & TILE TO REMAIN

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Morgan Hill, CA

#	description	date
history		
revision		
status		
client review		
plan check		
bidding		
construction		
date	4.10.2017	
pro num		
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scale	AS NOTED	

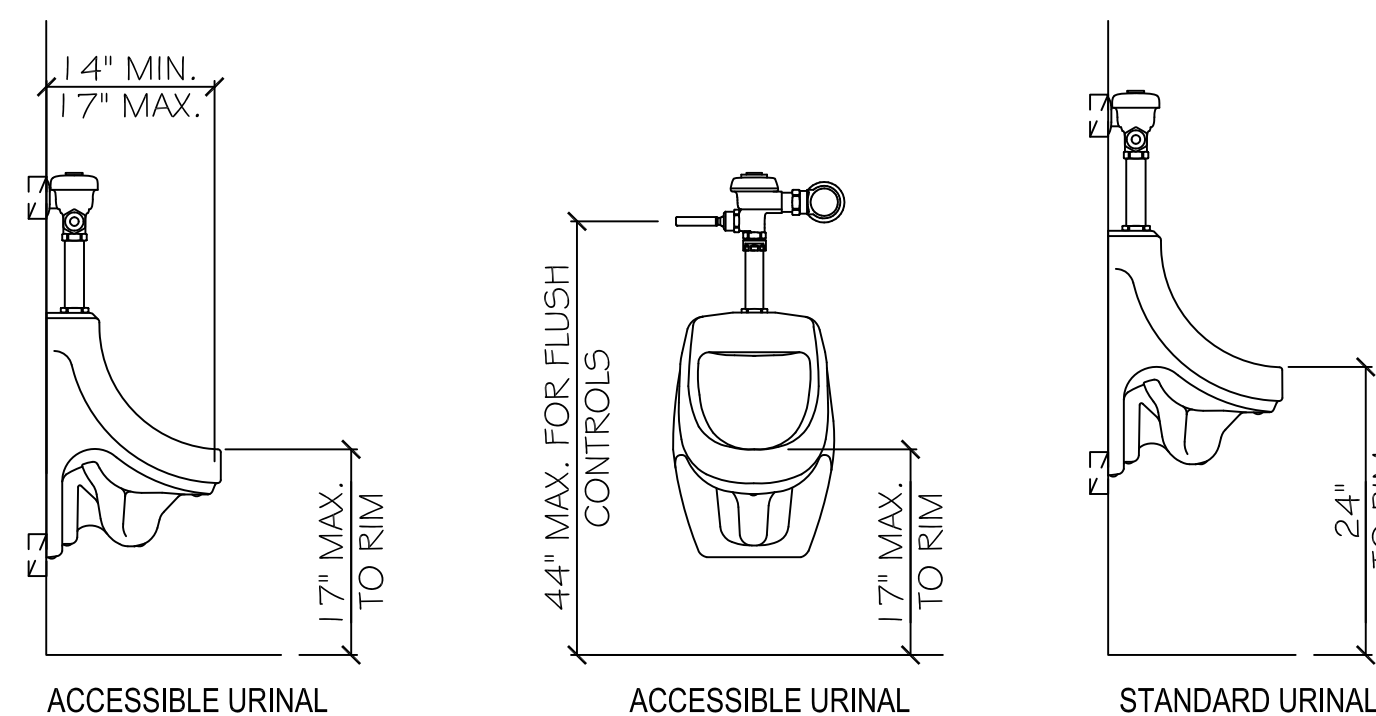
RCP

A2.3



ACCESSIBLE TOILET ROOM FIXTURES & ACCESSORIES MOUNTING REQUIREMENTS

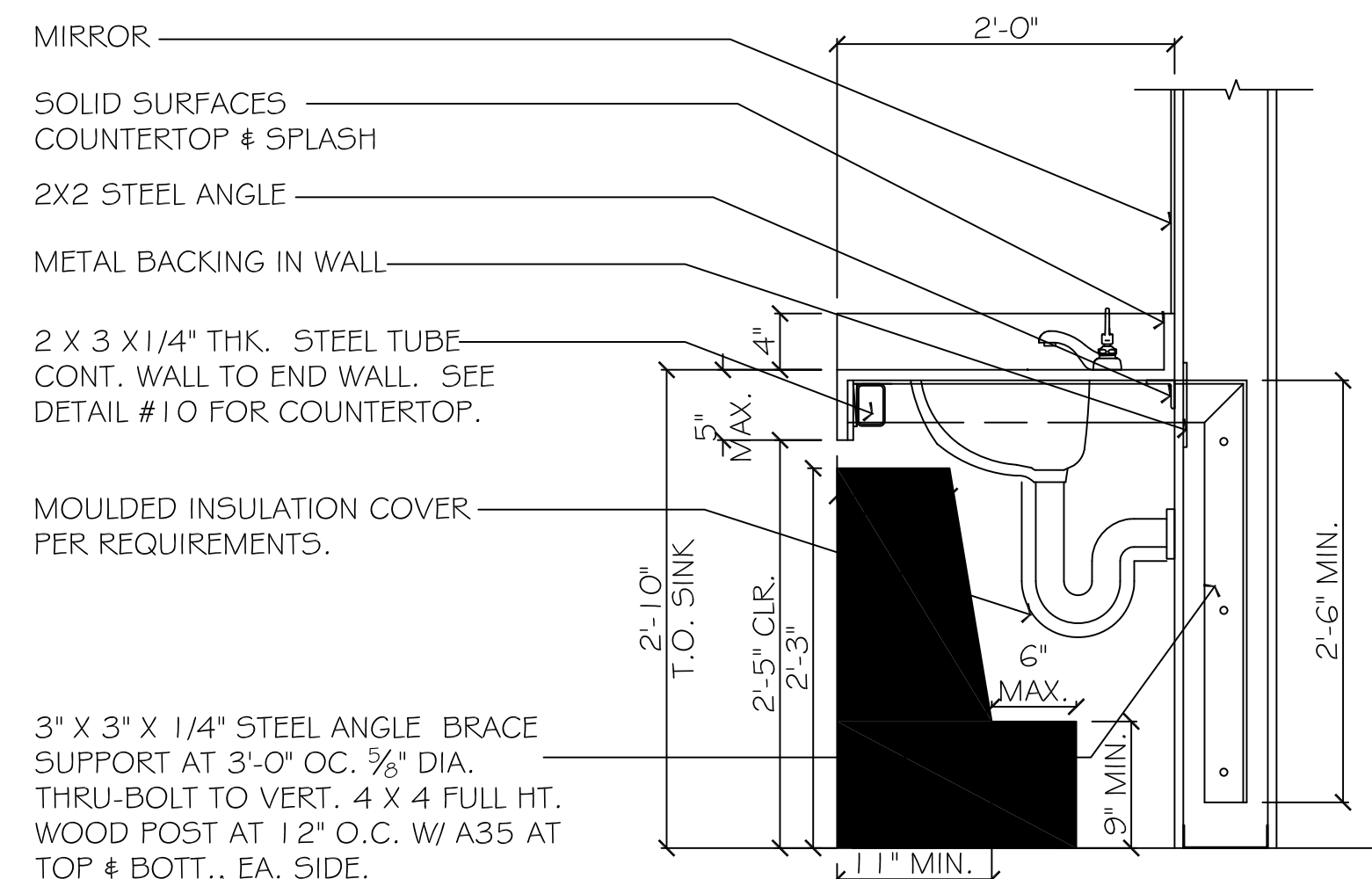
SCALE: 3/4" = 1'-0"



ACCESSIBLE URINAL MOUNTING REQUIREMENTS

8

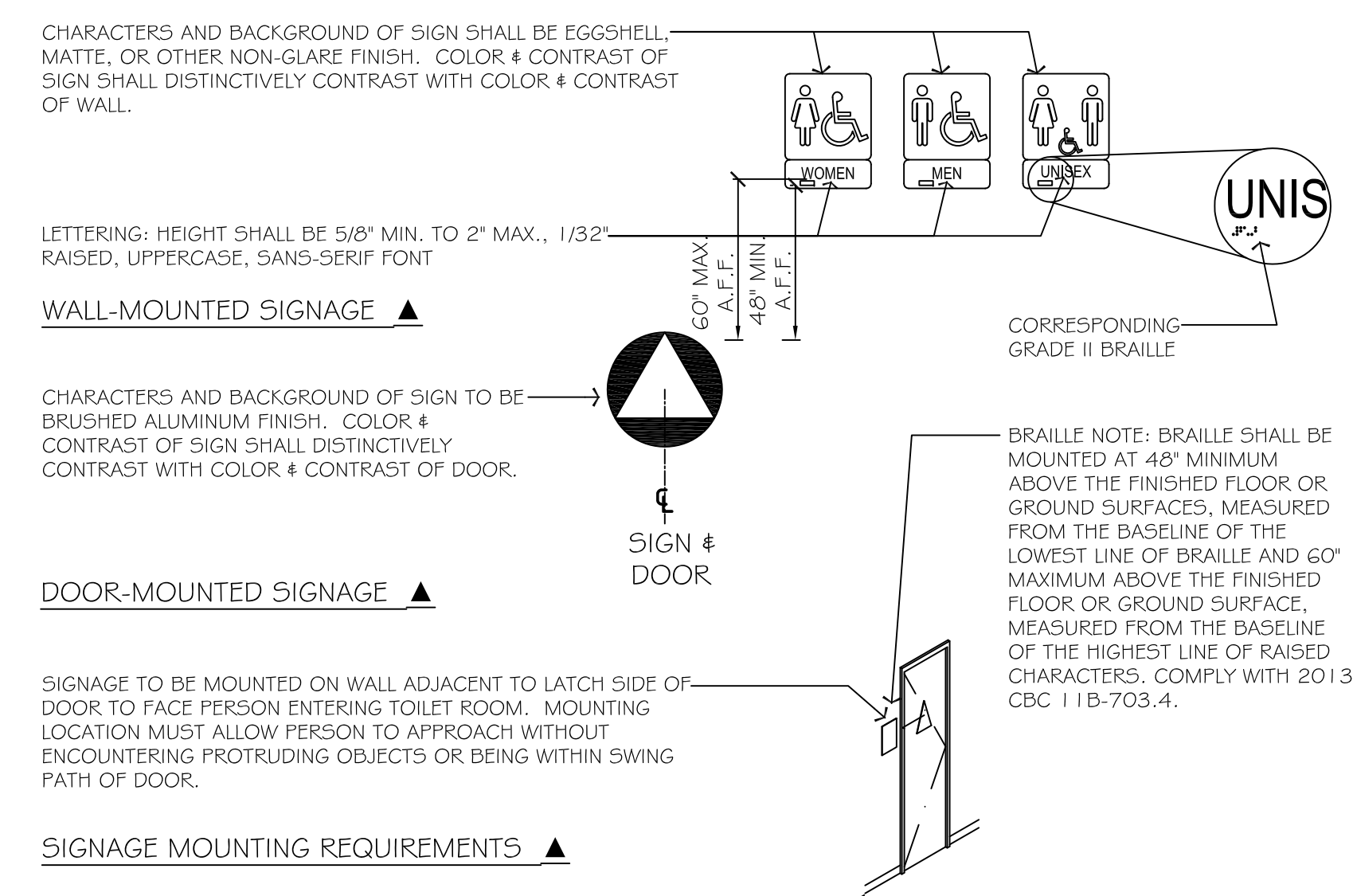
SCALE: 3/4" = 1'-0"



ACCESSIBLE SINK

5

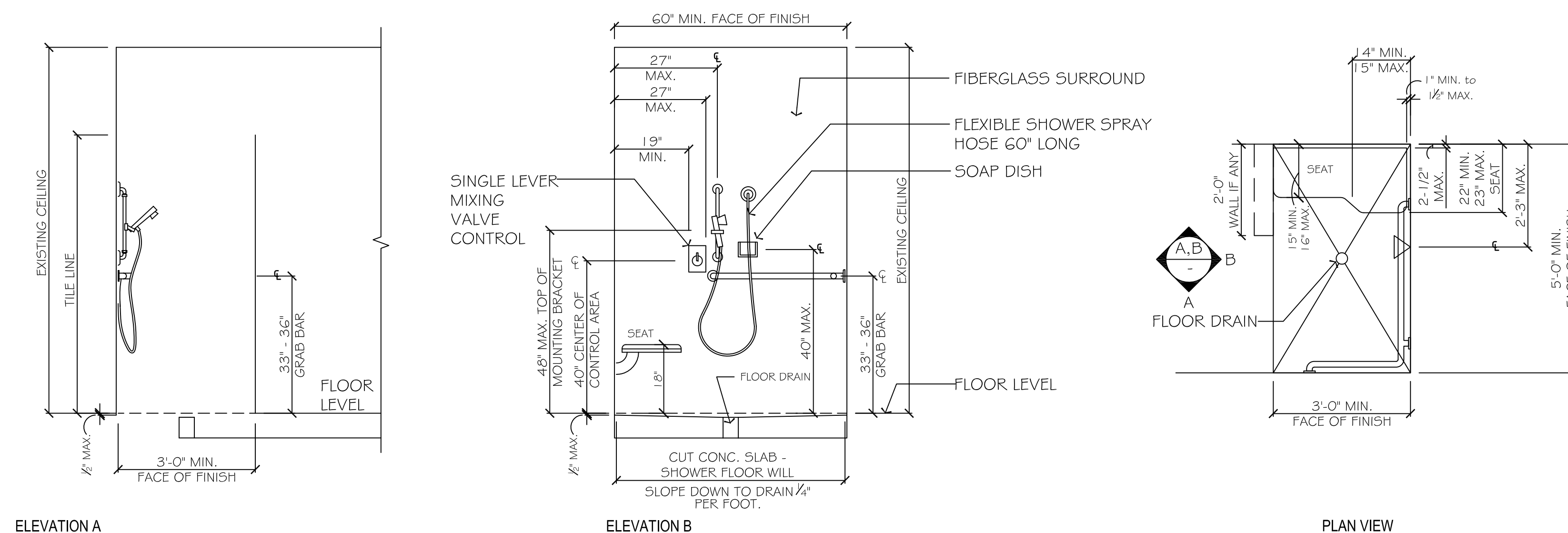
SCALE: 1"=1'-0"



REQUIRED ACCESSIBLE TOILET ROOM SIGNAGE

2

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



ACCESSIBLE SHOWER DETAILS

6

SCALE: 1/2" = 1'-0"



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Tenant Improvement

Tenant Improvement

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#	description	date
☐	client review	date
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☐	plan check	
☐	bidding	
☐	construction	
date	4.10.2017	
proj. no.		
arch. no.		
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scale		
	AS NOTED	

Restroom details
for reference only

A2.4

GENERAL:

1. DESIGN CRITERIA: 2016 CALIFORNIA BUILDING CODE (2016 CBC). ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.

2. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS: AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.

4. THESE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

6. DO NOT SCALE THE DRAWINGS.

7. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

8. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

9. REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF FLOOR, ROOF AND WALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS. COORDINATE THE SIZE AND LOCATION OF OPENINGS ASSOCIATED WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES. SUBMIT FINAL SIZING AND LOCATION REQUIREMENTS OF OPENINGS TO THE OWNER'S REPRESENTATIVE FOR REVIEW.

10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND MEETING THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH THIS WORK.

11.UNLESS NOTED OTHERWISE, REFER TO DRAWINGS OTHER THAN STRUCTURAL FOR FINISHES, SLOPES, DEPRESSIONS, OPENINGS, CURBS, STAIRS, RAMPS, TRENCHES, EQUIPMENT AND LOCATIONS AND EXTENT OF SUCH CONDITIONS.

12.CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

13.DETAILS OR CONDITIONS NOT FULLY DEVELOPED ON STRUCTURAL DOCUMENTS ARE SIMILAR TO DEVELOPED DETAILS.

14.SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR WATERPROOFING, DAMP-PROOFING, AND DRAINAGE REQUIREMENTS.

15.REFER TO GEOTECHNICAL REPORT FOR SITE CONDITIONS, EXCAVATION, SHORING REQUIREMENTS, UNDERPINNING, BACKFILL BEHIND WALLS AND SUBDRAINAGE PREPARATIONS.

16. ALL BUILDING FOUNDATION PLANS, FLOOR PLANS AND ROOF PLANS TO BE COORDINATED WITH GENERAL NOTES AND TYPICAL DETAILS AS APPLICABLE.

17. DRAINAGE SYSTEMS AND WATERPROOFING ARE NOT A PART OF THE STRUCTURAL PLANS AND SHALL BE DESIGNED BY OTHER AS REQUIRED.

FOUNDATION

THE ENGINEER IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE FOUNDING SOILS. THE FOUNDATION DESIGN ASSUMES AVERAGE SOIL CONDITIONS WITH CLASS 5 MATERIAL PER CBC TABLE 1804.2. ALL LOOSE SOILS SHALL BE REMOVED FROM TRENCHES PRIOR TO PLACEMENT OF ANY CONCRETE. IN THE EVENT THAT A FOUNDATION INVESTIGATION IS NOT PROVIDED THE FOUNDATION DESIGN SHALL BE BASED UPON THE FOLLOWING ASSUMPTIONS:

- THERE ARE NO EXPANSIVE SOILS PRESENT WITHIN OR NEAR THE BUILDING FOOTPRINT.

- THERE IS NO POTENTIAL FOR LIQUEFACTION PRESENT WITHIN OR NEAR THE BUILDING FOOTPRINT.

- THE FOUNDATION SHALL CONFORM TO THE SECTION 1806.2 OF THE CURRENT CBC.

- PROPERTIES OF CLASS V SOIL PER TABLE 1806.2, CURRENT CBC WILL BE USED.

THE ENGINEER OF RECORD MAKES NO WARRANTY, EXPRESSED OR IMPLIED, THAT DIFFERENTIAL SETTLEMENT WILL NOT OCCUR.

SPECIAL INSPECTION / STRUCTURAL OBSERVATIONS		
1. SPECIAL INSPECTION AND STRUCTURAL OBSERVATIONS IN ACCORDANCE WITH 2016 CALIFORNIA BUILDING CODE CHAPTER 17 IS REQUIRED ON THE FOLLOWING PORTIONS OF THE WORK:		
CONCRETE REINFORCING	N/A	
SHEAR WALL NAILING AND HARDWARE	N/A	
GRADING AND COMPACTION	N/A	
FOOTING EXCAVATION	N/A	
DRILLED PIER EXCAVATION	N/A	
MANSORY CONSTRUCTION	N/A	
WELDING	N/A	
EPOXY ANCHOR HOLDOWN PULL TEST	N/A	
CONCRETE STRENGTH	N/A	

DESIGN BASIS

FLOOR: DL = 10 PSF , LL = 100 PSF

WOOD:

1-GRADE; ALL LUMBER SHALL BE STAMPED DOUGLAS FIR LARCH (DF-L) WITH A MAXIMUM MOISTURE CONTENT OF 19% AND GRADED BY AN ACCREDITED BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT.

A) BEAMS & STRINGERS: DF-L #1 U.N.O. PER WCLIB GRADING AGENCY

B) POSTS & TIMBERS: DF-L #1 U.N.O. PER WCLIB GRADING AGENCY

C) JOISTS & RAFTERS: DF-L #2 U.N.O. PER WCLIB OR WMPA GRADING AGENCIES.

D) STUDS: DF-L CONSTRUCTION GRADE U.N.O. PER WCLIB OR WMPA GRADING AGENCIES.

E) PLYWOOD SHEATHING: TO CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS1 OR PS2. DOUGLAS FIR-LARCH CDX OR STRUCTURAL I WITH PLY/OOD INDEX 32/1.5 FOR FLOORS AND 24/0 (OR 40/20 WHERE NOTED ON PLANS) FOR ROOFS. PROVIDE ADHESIVE AT ALL FLOOR JOISTS, BLOCKING, PANEL EDGES, ETC. WHERE FLOOR SHEATHING IS PROVIDED.

F) ADHESIVE: SHOULD CONFORM TO NIA PERFORMANCE SPECIFICATION AFG-01.

G) MANUFACTURED JOISTS (TJI, TJI ETC.): iLEVEL BY WEYERHAUSER. NO SUBSTITUTION

H) PARALLAM & MICROLAM: iLEVEL BY WEYERHAUSER. NO SUBSTITUTION

I) GLULAM: DF/DF GRADE 24F-V4 FOR SIMPLE SPAN AND 24F-VB FOR CANTILEVER CONDITIONS. MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A190.1 AND ASD 3737.

J) PRESERVATIVE TREATED WOOD: SHALL BE BORATE TREATED WITH DISODIUM OCTABORATE TETRAHYDRATE ("DOT"), SODIUM OCTA-BORATE ("SBX"), OR FOUNDATION GRADE REDWOOD.

2- NAILS: ALL NAILS TO BE COMMON WIRE PER TABLE 2304.9.1 OF THE CURRENT CBC. NAILS IN CONTACT WITH PRESSURE TREATED LUMBER TO BE HOT DIPPED ZINC COATED GALVANIZED

3- MULTIPLE JOISTS SHALL BE LAMINATED TOGETHER WITH (2)-16D NAILS INSTALLED AT 16" oc. THE NAILS SHALL BE STAGGERED AS REQUIRED TO PREVENT SPLITTING OF THE WOOD. (SEE SPECIAL REQUIREMENTS FOR LVL)

4- PROVIDE SIMPSON BEARING PLATES AT ALL ANCHOR BOLTS.

5- BOLTS: INSTALL BOLTS NOT LESS THAN 7 BOLT DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER. HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES. BOLTS SHALL NOT BE FORCIBLY DRIVEN. ALL NUTS SHALL BE TIGHTENED WHEN INSTALLED AND RE-TIGHTENED AT THE COMPLETION OF WORK. THREAD PROJECTION SHALL BE 1/8 INCH MINIMUM BEYOND THE NUT. BOLTS IN SPECIFIED SLOTTED HOLES SHALL BE CENTERED IN THE SLOT UNO. A METAL PLATE, METAL STRAP, OR WASHER NOT LESS THAN A STANDARD CUT WASHER SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.

6- LAG SCREW CLEARANCE & LEAD HOLES SHALL BE BORED AS FOLLOWS: LEAD HOLES FOR LAG SCREWS LOADED Laterally AND IN WITHDRAWAL SHALL BE BORED AS FOLLOWS TO AVOID SPLITTING OF THE WOOD MEMBER DURING CONNECTION FABRICATION: (A) THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK (B) THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 40% TO 70% OF THE SHANK DIAMETER IN WOOD AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. LEAD HOLES OR CLEARANCE HOLES SHALL NOT BE REQUIRED FOR 3/8" AND SMALLER DIAMETER LAG SCREWS LOADED PRIMARILY IN WITHDRAWAL PROVIDED THAT EDGE DISTANCES, END DISTANCES AND SPACING ARE SUFFICIENT TO PREVENT UNUSUAL SPLITTING. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER. NO REDUCTION TO DESIGN VALUES IS ANTICIPATED IF SOAP OR OTHER LUBRICANT IS USED ON THE LAG SCREW OR IN THE LEAD HOLES TO FACILITATE INSERTION AND TO PREVENT DAMAGE TO THE LAG SCREW.

7- FRAMING CONNECTORS: ALL FRAMING HARDWARE TO BE BY SIMPSON COMPANY. OTHER HARDWARE MAY BE USED UPON WRITTEN APPROVAL BY THE ENGINEER OF RECORD.

8- NAILED/SCREWED HOLD DOWN ANCHORS INSTALL PER MANUFACTURER'S APPROVED ICC -ES PRODUCT EVALUATION REPORT. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD DOWN ANCHORS.

9- BOLTED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICC -ES PRODUCT EVALUATION REPORT . TIGHTEN HOLD DOWN ANCHOR BEFORE TIGHTENING POST BOLTS. USE EXTRA CARE IN BORING THE POST BOLT HOLES 1/16" LARGER THAN THE BOLT DIAMETER. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING. THE POST BOLTS SHALL NOT BE COUNTERSUNK INTO THE HOLD DOWN POST. PROVIDE 2x TRIMMER AS REQUIRED. DO NOT BEND HOLDDOWN ANCHORS. HOLDOWN CONNECTORS TO BE RE-TIGHTENED JUST PRIOR TO COVERING.

10 - BEARING PARTITIONS: BEARING PARTITIONS PARALLEL TO JOISTS SHALL BE SUPPORTED ON BEAMS, GIRDERS, DOUBLED JOIST, WALLS OR OTHER BEARING PARTITIONS. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NO BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.

11 - LATERAL SUPPORT (SOLID BLOCKING): FLOOR, ATTIC AND ROOF FRAMING WITH A NOMINAL DEPTH TO THICKNESS RATIO GREATER THAN OR EQUAL TO 5:1 SHALL HAVE ONE EDGE HELD IN LINE FOR THE ENTIRE SPAN. WHERE THE NOMINAL DEPTH TO THICKNESS RATIO OF THE FRAMING MEMBER EXCEEDS 6:1, THERE SHALL BE ONE LINE OF BRIDGING FOR EACH 8 FEET OF SPAN, UNLESS BOTH EDGES OF THE MEMBER ARE HELD IN LINE. THE BRIDGING SHALL CONSIST OF NOT LESS THAN 1 INCH BY 3 INCH LUMBER, DOUBLE NAILED AT EACH END, OF EQUIVALENT METAL BRACING OF EQUAL RIGIDITY, FULL DEPTH SOLID BLOCKING OR OTHER APPROVED MEANS. A LINE OF BRIDGING SHALL ALSO BE REQUIRED AT SUPPORTS WHERE EQUIVALENT LATERAL SUPPORT IS NOT OTHERWISE PROVIDED.

12. SLEEPERS, SILL PLATES, FRAMING MEMBERS BELOW GRADE: WOOD EXPOSED TO ANY MASONRY AND ANY CONCRETE OR WOOD FRAMING MEMBERS AND FURRING STRIPS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS BELOW GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR.

13. ALL BEAMS SHALL BE SUPPORTED AT THE ENDS TO PREVENT ROTATION OF BEAM WITH EITHER STEEL HARDWARE, BLOCKS, STRAPS OR BOLTS AS DETAILED ON PLANS AND SPECIFIED IN NOTES AND SCHEDULES.

14. STRUCTURAL MEMBERS SHALL NOT BE RIPPED UNLESS SPECIFICALLY SHOWN ON THESE DRAWINGS AND FIRST APPROVED BY THE ENGINEER.

15. EXISTING WALL FRAMING MAY REMAIN PROVIDED THAT THE FOLLOWING CONDITIONS ARE MET; WOOD MUST BE IN GOOD CONDITION FREE OF ANY VISUAL SIGNS OF DECAY, PESTS OR DAMAGE, THE SIZES AND SPACING MEET THE MINIMUM REQUIRED, THE COMPLETED WALL SHALL HAVE ALL BLOCKS, CLIPS AND NAILING AS SHOWN ON DETAILS, PLANS AND NOTED HEREON.

16. AT AREAS OF NEW CONSTRUCTION, ALL EXTERIOR WALLS NOT DESIGNATED ON THE PLANS AS SHEAR WALLS SHALL BE SHEATHED WITH 15/32" CDX STRUCTURAL I APA RATED PLYWOOD AND NAILED WITH A MINIMUM OF 10D NAILS @ 6" OC ALONG EDGES, AND 12" OC FIELD NAILING.

17. ALL WOOD FRAMING SHALL BE BUILT ACCORDING TO CBC SECTION 2308 "CONVENTIONAL LIGHT FRAME CONSTRUCTION," UNO.

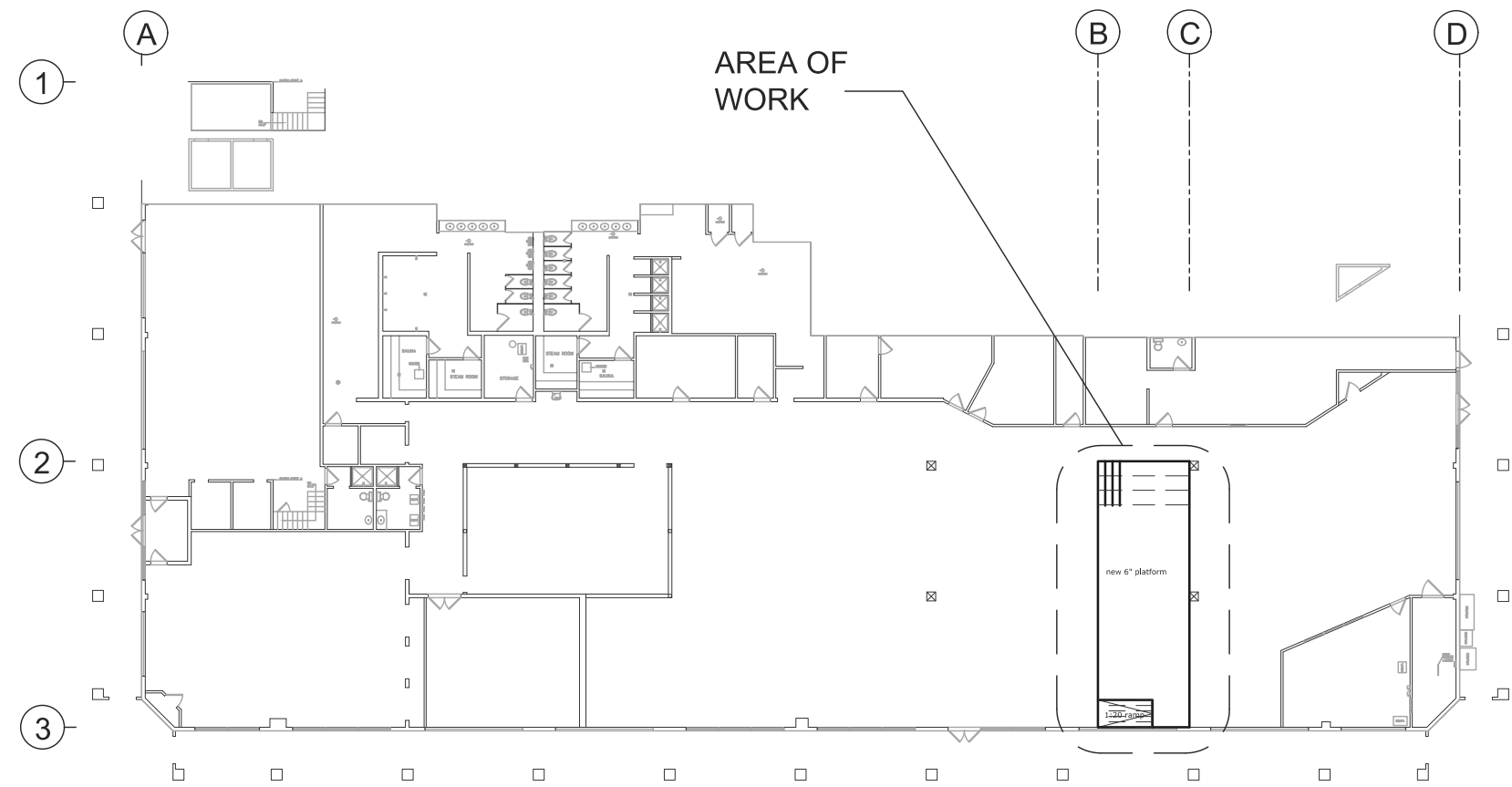
CONNECTION	FASTENING	LOCATION
1. Joist to sill or girder	3 - 8d common (2 ¹ / ₂ " x 0.131") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	toenail
2. Bridging to joist	2 - 8d common (2 ¹ / ₂ " x 0.131") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples	toenail each end
3. 1" x 6" subfloor or less to each joist	2 - 8d common (2 ¹ / ₂ " x 0.131")	face nail
4. Wider than 1" x 6" subfloor to each joist	3 - 8d common (2 ¹ / ₂ " x 0.131")	face nail
5. 2" subfloor to joist or girder	2 - 16d common (3 ¹ / ₂ " x 0.162")	blind and face nail
6. Sole plate to joist or blocking at braced wall panel	16d (3 ¹ / ₂ " x 0.135") at 16" o.c. 3" x 0.131" nails at 8" o.c. 3" 14 gage staples at 12" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3- 16d (3 ¹ / ₂ " x 0.135") at 16" o.c. 4 - 3" x 0.131" nails at 16" o.c. 4 - 3" 14 gage staples at 16" o.c.	braced wall panels
7. Top plate to stud	2 - 16d common (3 ¹ / ₂ " x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	end nail
8. Stud to sole plate	4 - 8d common (2 ¹ / ₂ " x 0.131") 4 - 3" x 0.131" nails 2 - 3" 14 gage staples	toenail
	2 - 16d common (3 ¹ / ₂ " x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	end nail
9. Double studs	16d (3 ¹ / ₂ " x 0.135") at 24" o.c. 3" x 0.131" nail at 8" o.c. 3" 14 gage staple at 8" o.c.	face nail
10. Double top plates	16d (3 ¹ / ₂ " x 0.135") at 16" o.c. 3" x 0.131" nail at 12" o.c. 3" 14 gage staple at 12" o.c.	typical face nail
Double top plates	8 - 16d common (3 ¹ / ₂ " x 0.162") 12 - 3" x 0.131" nails 12 - 3" 14 gage staples	lap splice

11. Blocking between joists or rafters to top plate	3 - 8d common (2 ¹ / ₂ " x 0.131") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	toenail
12. Rim joist to top plate	8d (2 ¹ / ₂ " x 0.131") at 6" o.c. 3" x 0.131" nail at 6" o.c. 3" 14 gage staple at 6" o.c.	toenail
13. Top plates, laps and intersections	2 - 16d common (3 ¹ / ₂ " x 0.162") 2 - 3" x 0.131" nails 3 - 3" 14 gage staples	face nail
14. Continuous header, two pieces	16d common (3 ¹ / ₂ " x 0.162")	16" o.c. along edge
15. Ceiling joists to plate	3 - 8d common (2 ¹ / ₂ " x 0.131") 5 - 3" x 0.131" nails 5 - 3" 14 gage staples	toenail
16. Continuous header to stud	4 - 8d common (2 ¹ / ₂ " x 0.131")	toenail
17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common (3 ¹ / ₂ " x 0.162") minimum, Table 2308.10.4.1 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common (3 ¹ / ₂ " x 0.162") minimum, Table 2308.10.4.1 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
19. Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	3 - 8d common (2 ¹ / ₂ " x 0.131") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	toenail
20. 1" diagonal brace to each stud and plate	2 - 8d common (2 ¹ / ₂ " x 0.131") 2 - 3" x 0.131" nails 3 - 3" 14 gage staples	face nail
21. 1" x 8" sheathing to each bearing	3 - 8d common (2 ¹ / ₂ " x 0.131")	face nail
22. Wider than 1" x 8" sheathing to each bearing	3 - 8d common (2 ¹ / ₂ " x 0.131")	face nail
23. Built-up corner studs	16d common (3 ¹ / ₂ " x 0.162") 3" x 0.131" nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
24. Built-up girder and beams	20d common (4" x 0.192") 32" o.c. 3" x 0.131" nail at 24" o.c. 3" 14 gage staple at 24" o.c. 2 - 20d common (4" x 0.192") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	face nail at top and bottom staggered on opposite sides face nail at ends and at each splice
25. 2" planks	16d common (3 ¹ / ₂ " x 0.162")	at each bearing
26. Collar tie to rafter	3 - 10d common (3" x 0.148") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail

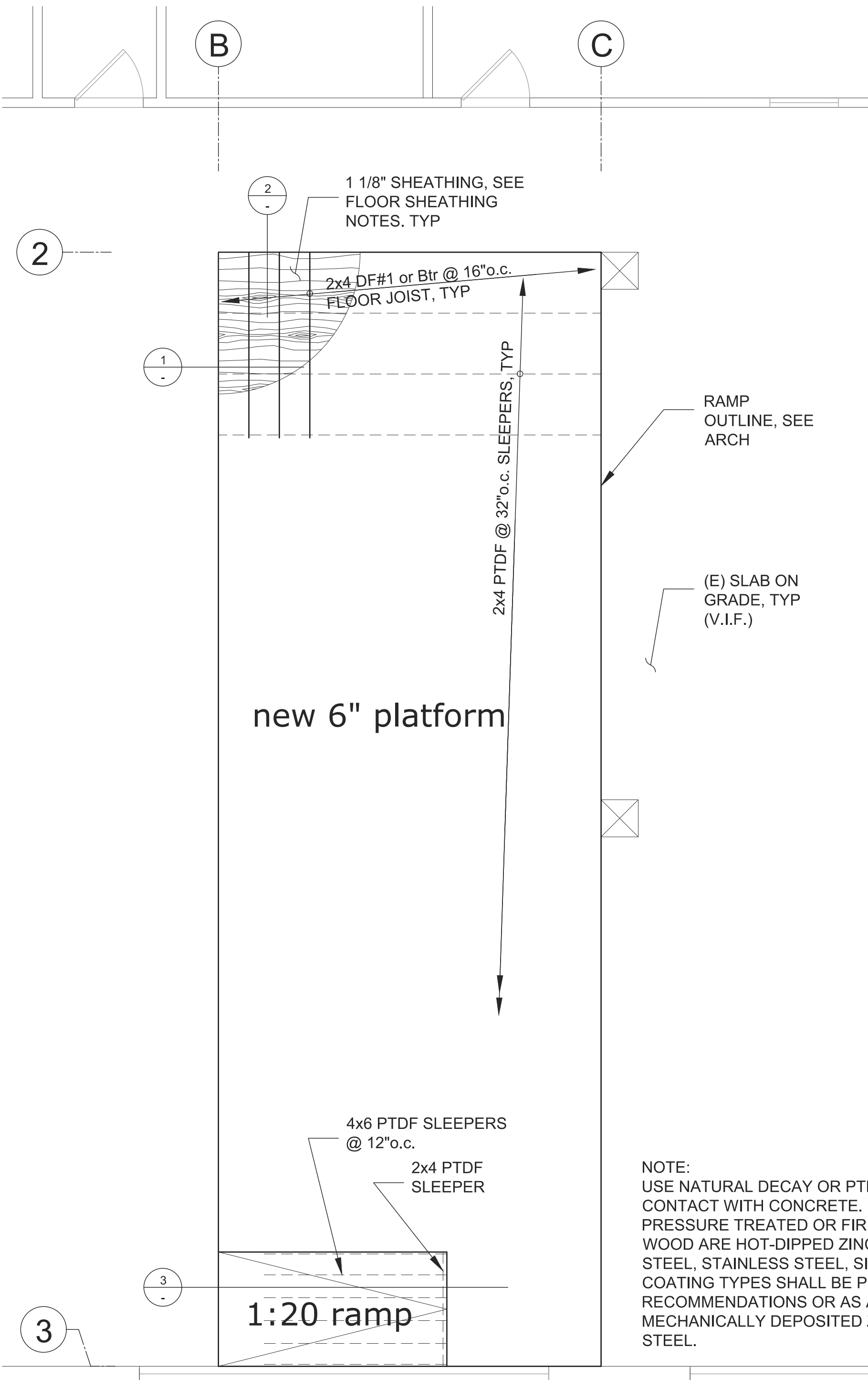
27. Jack rafter to hip	3 - 10d common (3" x 0.148") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	toenail
	2 - 16d common (3 ¹ / ₂ " x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	face nail
28. Roof rafter to 2-by ridge beam	2 - 16d common (3 ¹ / ₂ " x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	toenail
	2 - 16d common (3 ¹ / ₂ " x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	face nail
29. Joist to band joist	3 - 16d common (3 ¹ / ₂ " x 0.162") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
30. Ledger strip	3 - 16d common (3 ¹ / ₂ " x 0.162") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail at each joist
31. Wood structural panels and particleboard ^a Subfloor, roof and wall sheathing (to framing)	2 ¹ / ₂ " x 8' - 6d ^f 2 ¹ / ₂ " x 8' - 0.113" nail ^g 1" x 16 gage ^h 19/32" to 3/4" 8d ^f or 6d ^f 2 ¹ / ₂ " x 8' - 0.113" nail ^g 2" x 16 gage ^f 8d ^f 7/8" to 1" 11/8" to 1 1/4"	
Single floor (combination subfloor-and-decklayment to framing)	3/4" and less 6d ^f 7/8" to 1" 8d ^f 1 1/8" to 1 1/4" 10d ^f or 8d ^f	
32. Panel siding (to framing)	1/2" or less 6d ^f 5/8" 8d ^f	
33. Fiberboard sheathing ^g	1/2" No. 11 gage roofing nail ^h 6d common nail (2" x 0.113") 25/32" No. 16 gage staple ^h No. 11 gage roofing nail ^h 8d common nail (2 ¹ / ₂ " x 0.131") No. 16 gage staple ^h	
34. Interior paneling	1/4" 4d ^f 3/8" 6d ^f	

for si: 1 inch = 25.4 mm.

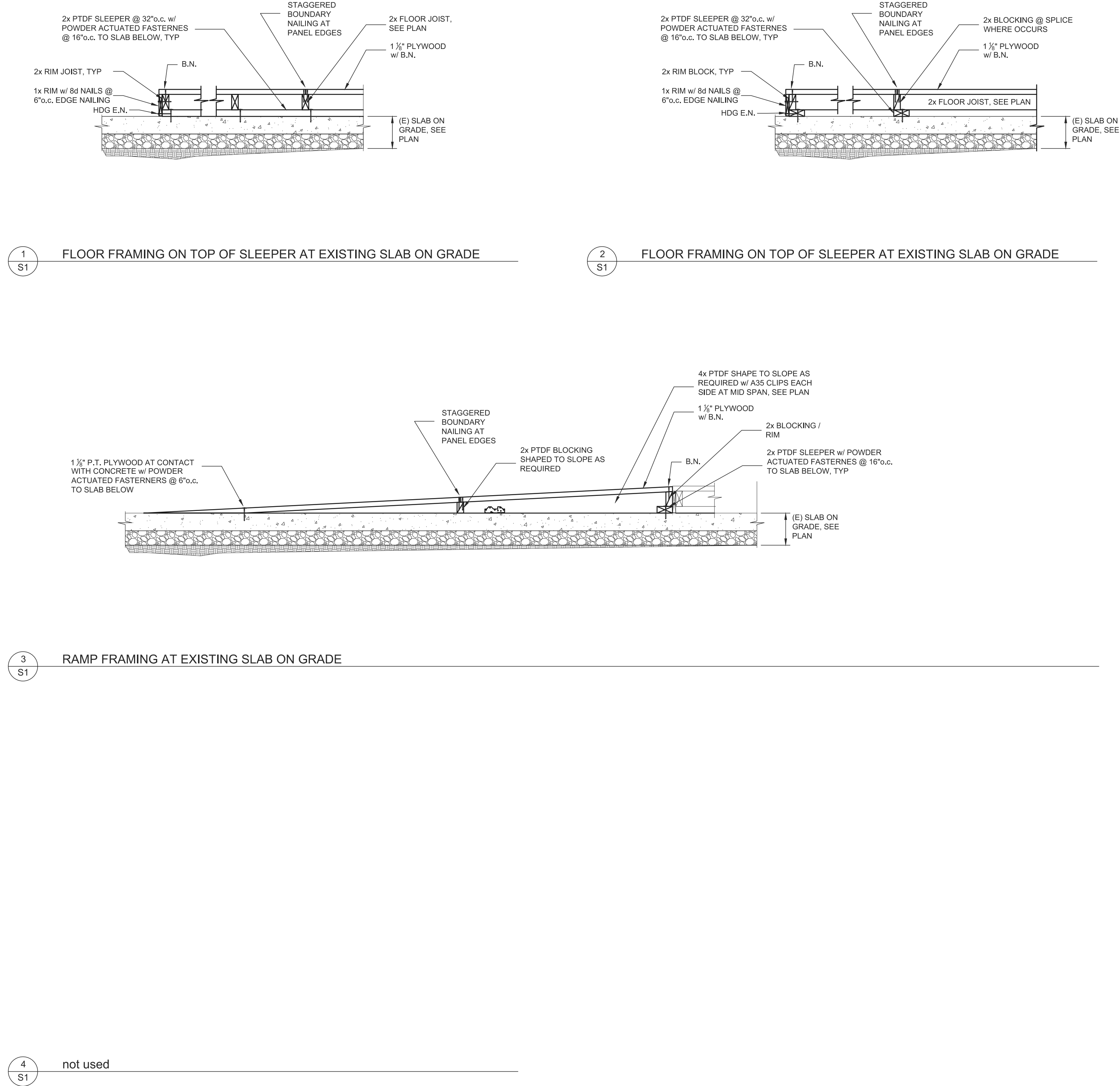
- a. common or box nails are permitted to be used except where otherwise stated.
- b. nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more, for nailing of wood structural panel and particle board diaphragms and shear walls, refer to section 2305. nails for wall sheathing are permitted to be common, box or casing.
- c. common or deformed shank (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148")
- d. common (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148")
- e. deformed shank (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148")
- f. corrosion-resistant siding (6d - 1.78" x 0.106"; 8d - 2.3/8" x 0.128") or casing (6d - 2" x 0.099"; 8d - 2 1/2" x 0.113") nail
- g. fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing, spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
- h. corrosion-resistant roofing nails with 7/16" diameter head and 1 1/2" length for 1/2" sheathing and 1 1/2" length for 25/32" sheathing
- i. corrosion-resistant staples with nominal 7/16" crown or 1" crown and 1 1/2" length for 1/2" sheathing and 1 1/2" length for 25/32" sheathing, panel supports at 16 inches 20 inches if strength axis in the long direction of the panel, unless otherwise marked.)
- j. casing (1 1/2" x 0.080") or finish (1 1/2" x 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
- k. panel supports at 24 inches, casing or finish nails at 6 inches on panel edges, 12 inches at intermediate supports.
- l. for roof sheathing applications, 8d (2 1/2" x 0.113") are the minimum required for wood structural panels.
- m. staples shall have a minimum crown width of 7/16 inch
- n. for roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
- o. fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
- p. fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.



FOUNDATION PLAN
1/32" = 1'-0"
DO NOT SCALE DRAWINGS



PARTIAL FOUNDATION PLAN
1/32" = 1'-0"
DO NOT SCALE DRAWINGS



FOUNDATION NOTES:

SEE SHEETS S0.1 FOR GENERAL NOTES.

VERIFY ALL DIMENSIONS, OPENINGS, ELEVATIONS WITH ARCHITECTURAL DRAWINGS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER, ARCHITECT, AND ENGINEER OF RECORD PRIOR TO PROCEEDING WITH WORK.

CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.

DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY

LEGEND

WALLS AT THIS LEVEL

FLOOR SHEATHING

1 1/8" T&G PLYWOOD w/ EXT. GLUE APA PANEL SPAN RATING 48/24 , EXP. I NAIL ALL PLYWOOD w/ 10d SCREW SHANK NAILS AND SUBFLOOR ADHESIVE

- CONT. SUPPORTING PANEL EDGES AND BOUNDARIES: @ 6" o.c.

- FIELD NAILING: @ 12" o.c

PROJECT: JUBILEE CHRISTIAN CENTER
ADDRESS: 685 JARVIS DRIVE, MORGAN HILL, CA

DRAWN BY: ON
JOB: 17123
SCALE: AS NOTED

DATE: 4-6-17
REVISION:

SHEET:
FOUNDATION PLAN /
DETAILS

K & K Commercial Management LLC.
359 Mustang st.
San Jose, CA 95123

5/11/17

To Gina / whomever it may concern,

As you have requested, below outlines the General Property details for 685 Jarvis Dr., This document also outlines the proposed hours of Operation for both entities (NPI SOLUTIONS and JUBILEE CHRISTIAN CENTER) occupying the space, as well as the parking expectations for both companies.

GENERAL PROPERTY DETAILS

- The sole owners of NPI Solutions Inc. also solely own the property known as 685 Jarvis ave. There are no outside parties other than Kevin Andersen and Keith Andersen that would have any voting rights over any decisions regarding 685 Jarvis.
- 685 Jarvis has 182 available parking spaces, which provides more than enough for both companies proposed operations and allows room for both companies to grow without exceeding the parking limits of the property.
- 685 Jarvis is an independent property and shares no parking or ingress/egress easements with any adjacent property's that would affect the overall parking ratios.
- The closest adjacent lot is 675 Jarvis. There is a Fence that divides the two property's which will prevent any overflow onto the nearest Adjacent lot.
- There is ample parking space at 685 Jarvis which will also prevent any overflow onto the available StreetSide parking.
- The owners of NPI Solutions Inc who will share parking space and occupancy with Jubilee Christian Center do not have any issues or concerns with Jubilee's proposed operations.

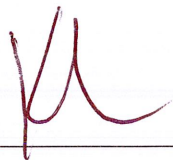
NPI SOLUTIONS INC.

- NPI solutions maintains about 120 employees, of those 120 employees about 25-30% commute or share vehicles.
 - The standard hours for 70% of our staff is Monday-Friday from 6am to 2:30pm.
 - The standard hours for the remaining 30% of our staff is Monday-Friday from 8am to 5pm.
 - The total number of cars expected between 6am-8am Monday through Friday is estimated to be 70 cars total.
 - The total number of cars between 8am-2:30pm Monday through Friday is estimated to be 100 cars total.
 - The total number of cars between 2:30pm-5:00pm Monday through Friday is estimated to be 30 cars total.
 - In seldom cases when overtime is required NPI may run 50%-60% of Its staff on Saturdays from 6am to 2:30pm.
 - NPI Solutions does not operate Sundays.

JUBILEE CHRISTIAN CENTER

- Jubilee's Assemblies take place Wednesday nights after 5:00pm and Sundays all day which will be completely opposite and non-overlapping to NPI's standard operating hours.
- We don't expect overlapping timeframes between NPI's operations and Jubilee's operations that would overload the available parking spaces on our Lot.
- Jubilee will have access to 100% of the available parking spaces during their assemblies.
- Jubilee estimates that they would need approximately 143 spots during their heaviest operating hours which is well under the available parking spaces for the lot.

[Signature Page to follow]



Date: 5-11-2017

Kevin Andersen (685 Jarvis Owner)



Date: 5/11/17

Keith Andersen (685 Jarvis Owner)

slcdesign

consultant

• Sun-Ing Station • 2401 10th ave, Union city, CO 94587
Phone #: 510-371-8802

consultant

1. This sheet is part of a set and is not to be used alone.

2. This sheet is not to be used for construction unless the drawings and notes have been reviewed and approved for release for construction.

3. These plans and specifications are instruments of service and are not to be used for construction or for any other purpose without the written consent of the designer is forbidden.

4. Copyright Sun-Ing Station, 2017
- General Notes

Jubilee Bridge Church

Tenant Improvement



FLOOR PLAN - DIAGRAM

2

AREA TABULATION
TOTAL AREA = 19,908 SF
ASSEMBLY AREA = 4,145 SF
OTHER AREAS = 15,763 SF
PARKING TABULATION
ASSEMBLY AREA - FIXED SEATING = 282 SEATS PER CODE 1 SPACE IS REQUIRED PER 5 SEATS
282/5= 56 STALLS
OTHER AREAS 15,763 SF PER CODE 1 SPACE IS REQUIRED PER 250 SF
15,763/ 250= 63 STALLS
TOTAL =119 STALLS, 5 ADA STALLS (1 VAN + 4 STANDARDS)
EXISTING PARKING PROVIDED
178 STALLS, 6 ADA STALLS (5 STANDARDS +1 VAN)

685 Jarvis Dr.
Morgan Hill, CA

#	description	date
1		
2		
3		
4		
5		

- ☐ client review

☐ design review

☐ plan check

☐ bidding

☐ construction
- date
- 4.10.2017

Project Information

scale

AS NOTED

FLOOR PLAN -
DIAGRAM

A2.0 B

Sheet
number



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 13, 2017

PREPARED BY: John Baty, Principal Planner/Development Services

APPROVED BY: Jennifer Carman, Community Development Director

RECOMMENDATION OF SET ASIDE ALLOTMENT CATEGORIES FOR THE 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION

RECOMMENDATION(S)

Recommend City Council adopt Competition Categories for the 2017 Residential Development Control System (RDCS) Competition

BACKGROUND:

A comprehensive update of the City of Morgan Hill's Residential Development Control System (RDCS) was approved by voters on November 8, 2016 and became effective on March 1, 2017. The RDCS Ordinance is codified in Chapter 18.78 of Title 18 (Zoning) of the Morgan Hill Municipal Code (see weblink).

Section 18.78.090 of the RDCS Ordinance provides the following guidance regarding Competition Categories:

- A. **General.** Each year the City Council may establish competition categories for certain types of projects. Projects within a competition category will compete for allotments only with other projects in the same competition category. For each competition category, the City Council shall identify the number of allotments available for projects competing within the competition category.
- B. **Example Competition Categories.** Example of competition categories may include, but are not limited to, projects within the Monterey Road corridor, small projects (less than 15 units), senior housing, vertical mixed use, and multi-family rental.
- C. **Affordable Housing.** When establishing competition categories, the City Council shall ensure that an adequate number of allotments are available for affordable housing projects consistent with the City's Regional Housing Needs Allocation (RHNA) and adopted Housing Element.

On April 19, 2017 the City Council, pursuant to Section 18.78.110 of the RDCS, set the total number of available Fiscal Year 2019/20 allotments for the 2017 RDCS Competition at 195.

On May 24, 2017 the City Council supported Planning Commission's April 25, 2017 recommendation to set-aside 59 allotments for On-going projects distributed among three Measure C transitional projects: Laurel-TRI Pointe, San Pedro-Presidio

Evergreen, and Toll Brothers (formerly Borello).

With 20-percent of total allotments set-aside for affordable housing projects (39 allotments), 97 allotments are available for other types of projects. If no affordable project applications are filed or the number of affordable units is less than the number of available affordable allotments, any unused allotments have historically been added to the Open/Market competition category.

2017 Competition for Fiscal Year 2019/20

<u>Competition Category</u>	<u>Number of Allotments</u>
Affordable Housing	39
<i>Other</i>	97
On-going Projects	59
Total	195

ANALYSIS:

The 97 remaining Fiscal Year 2019/20 allotments may be assigned to one or more competition categories. Attached is an excerpt from Section IV – Implementation Policies of the RDCS Competition Manual that includes descriptions of several Competition Categories that have been used in previous RDCS competitions.

Under the previous RDCS (Measure C), the Planning Commission would base its recommendation on competition categories and the distribution of available allotments by considering anticipated RDCS applications and the competition category that those applications would likely qualify under.

Staff sent an email on May 10, 2017 with a follow-up email on June 2, 2017 to the City's RDCS Stakeholders, which include developers, real estate professionals, and consultants, asking if anyone might be submitting an application for the 2017 RDCS competition and for what type of residential (e.g., single-family, multi-family, affordable, senior) and for how many units.

Based on the responses staff received, we may see applications for a multi-family rental project, a small (15 or fewer units) project, and three open/market projects. Staff had previously heard at Planning Commission workshops that one developer was intending to submit a custom lot project.

Given the likelihood that the City will receive a small number of RDCS applications for the first Measure S competition, staff proposes to use only the Affordable and On-going Set Asides and keep the remainder of the allotments in the Open/Market category:

2017 Competition for Fiscal Year 2019/20

<u>Competition Category</u>	<u>Number of Allotments</u>
Affordable Housing	39
Open/Market	97

On-going Projects	59
Total	195

This will allow the most flexibility in awarding allotments to those projects that receive a minimum score of at least 80 percent. Unlike the previous RDCS, the Planning Commission may award a high scoring project fewer than the total number of allotments requested by the applicant. In such a case, the Planning Commission may award the surplus allotments to the next highest scoring projects if doing so would help create a more balanced and equitable distribution of allotments and help to achieve the goals of the General Plan.

As was the practice under the previous RDCS, the Planning Commission may adjust the competition categories and distribution of allotments as deemed necessary to respond to changes in the housing market such as changes in the build-out rate for existing projects, lack of applications in competition categories, and increased demand for particular housing types.

CEQA (California Environmental Quality Act):

An Environmental Impact Report (EIR) for the Morgan Hill 2035 Project, which included the Residential Development Control System (RDCS) Update, was prepared in accordance with the California Environmental Quality Act (CEQA) and certified by the Morgan Hill City Council on July 27, 2016. (SCH #2015022074) requirements.

LINKS/ATTACHMENTS:

1. RDCS Ordinance Chapter 18.78
2. RDCS Policy E. Competition Categories
3. DRAFT City Council Resolution

RDCS COMPETITION MANUAL – SECTION IV IMPLEMENTATION POLICIES

E. Competition Categories and Ongoing Projects

Each year the City Council may establish competition categories for certain types of projects. Projects within a competition category will compete for allotments only with other projects in the same competition category. For each competition category, the City Council shall identify the number of allotments available for projects competing within the competition category. Examples of competition categories may include, but are not limited to, projects within the Monterey Road Corridor, small projects (less than 15 units), senior housing, vertical mixed use, custom lots, and multi-family rental.

2017 Competition for Fiscal Year 2019/20

<u>Competition Category</u>	<u>Number of Allotments</u>
Affordable Housing	39 (20% of total allotments)
Micro Projects	XX
Small Projects	XX
Multi-family Rental	XX
Open/Market	XX
Senior Housing	XX
Monterey Corridor	XX
Custom Lots	XX
On-going Projects	59
Prior Multi-year Commitment	0
Total	195

Affordable Housing: The City Council shall ensure that an adequate number of allotments are available for affordable housing projects consistent with the City's Regional Housing Needs Allocation (RHNA) and adopted Housing Element.

Micro Projects: A Micro Project consists of a maximum of six (6) dwelling units on a site with an ultimate development potential of no more than six (6) units.

Small Projects: A Small Project consists of between seven (7) and 15 dwelling units on a site with an ultimate development potential of no more than 15 units.

Multi-family Rental: A Multi-family Rental project is a development of any size providing market rate rental housing.

Open/Market: The Open/Market category applies to housing of any type typically consisting of more than 15 units at build-out.

RDSCS COMPETITION MANUAL – SECTION IV IMPLEMENTATION POLICIES

Senior Housing: Senior Housing projects are any market-rate housing type for persons 55 and older. For RDSCS purposes Senior Housing must meet the following minimum requirements: 1) Must be 25 units or more; 2) Lot sizes shall not exceed an average 9,000 square feet (unless a single lot multi-family development); 3) Must have an HOA to maintain all common amenities and front yard landscaping; 4) Seventy-five percent or more of the units must be single story in projects proposed in single-family zoning districts (or single level flats in multi-family zoning districts) with the exception of R-1 4,500 Zoning District where fifty percent or more shall be single story; 5) All 2-story units shall be designed and prewired for elevators or stair lifts; 6) All units within the project must meet visitability and adaptability standards. The Planning Commission has the discretion to waive or allow variation from the above definition for multifamily senior projects that are found to be in substantial conformance with the above definition.

Custom Lot: A Custom Lot is defined as a project which includes the opportunity for individuals to purchase lots. Custom lots shall be defined as follows: 1) Minimum lot size shall be based on the underlying zoning (no RE or large lot minimums); 2) The original developer can retain ownership of up to 50% of the lots with the balance made available for purchase by individual builders who wish to construct homes; 3) Of the "for sale lots", no more than 2 lots may be purchased by any one person; 4) Exterior elevations should vary throughout the project and floor plans may not be repeated, but can be reversed if elevation is varied.

On-going Projects: In addition to the competition categories, allotments may also be given to on-going projects. These are projects that were awarded building allotments in previous competitions, but were not fully allocated. Each on-going project can receive allotments without submitting a new application. See Section N below for additional details.

Prior Multi-Year Commitment: The number of allotments in a given competition year that were previously awarded to multi-year/phased projects.

RESOLUTION NO. 17-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING COMPETITION CATEGORIES FOR THE 2017 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDSCS) COMPETITION

WHEREAS, on April 19, 2017, per Section 18.78.110 of the RDSCS Ordinance, the City Council approved 195 Fiscal Year 2019/20 residential allotments for the 2017 RDSCS Competition; and

WHEREAS, Section 18.78.090 of the RDSCS Ordinance provides guidance regarding the establishment of RDSCS Competition Categories and identification of the number of available allotments within each Category, including ensuring that an adequate number of allotments are available for affordable housing projects; and

WHEREAS, on May 24, 2017, the City Council supported Planning Commission's April 25, 2017 recommendation to set-aside 59 allotments for On-going Measure C transitional projects and supported a 20-percent set-aside (39 allotments) for affordable housing projects; and

WHEREAS, 97 allotments remain available for other types of residential projects; and

WHEREAS, the City Council has reviewed recommendations contained in the June 13, 2017 Staff Report and the recommendations of the Planning Commission, all as submitted to the City Council for consideration in connection with the adoption of this Resolution, together with any and all testimony and other evidence submitted to the City Council through the public hearing conducted by the Council on June 21, 2017 for this item, and has determined that the recommended distribution of building allotments contained herein is consistent with the General Plan and the City's Municipal Code requirements under Chapter 18.78 of the Morgan Hill Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN HILL THAT:

SECTION 1: Pursuant to Section 18.78.090 of the Municipal Code, the City Council hereby approves:

A. A portion of the residential allotments shall be reserved for affordable, open/market, and on-going competition categories as outlined in Exhibit "A" attached hereto and incorporated herein by this reference.

B. The competition categories and distribution of allotments as set forth in Exhibit "A" may be adjusted by the Planning Commission as deemed necessary to respond to changes in the housing market such as changes in the build-out rate for existing projects, lack of applications in competition categories, and increased demand for particular housing types, etc.

PASSED AND ADOPTED by the City Council of Morgan Hill at a Regular Meeting held on the 21st day of June, 2017 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

STEVE TATE, Mayor **DATE:** _____

ATTEST:

IRMA TORREZ, City Clerk **DATE:** _____

∞ CERTIFICATION ∞

I, Irma Torrez, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No.17-XXX, adopted by the City Council at the meeting held on June 21, 2017.

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

DATE: _____
IRMA TORREZ, City Clerk

EXHIBIT A
Fiscal Year 2019/20

<u>Competition Category</u>	<u>Allotments</u>
Affordable Housing	39
Open/Market	97
On-going Projects	59
Total	195



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 13, 2017

PREPARED BY: Gina Paolini, Interim Principal Planner
APPROVED BY: Jennifer Carman, Community Development Director

HOLIDAY SCHEDULE

RECOMMENDATION(S)

Determine whether to cancel one or two regular Planning Commission Meetings during the months of July or August 2017.

PROJECT SUMMARY:

Prior to the beginning of the summer months, the Planning Commission reviews their upcoming work program and considers the cancellation of a meeting or two during the summer. This past year, the Residential Development Control System (RDCS) work program has kept the Planning Commission very busy. In reviewing the upcoming schedule and items remaining in the future work program (Zoning Code Update) it is recommended that the Planning Commission take a summer break in July or August.

The Planning Commission may choose one or two meetings to be cancelled from the following regular Planning Commission meeting dates:

July 11, 2017
July 25, 2017
August 8, 2017
August 22, 2017

Please note that there may be workshops or meetings for different work efforts such as the Zoning Code update. If a regular meeting is cancelled, the Planning team will work with the Commission to hold a special meeting.

LINKS/ATTACHMENTS: