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DEVELOPMENT
SERVICES
JUL 18 2016
CITY OF MORGAN HILL

July 8, 2016

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

**RE: Butterfield Seniors Phase 3, Parcel B - Senior Assisted Living & Memory Care --
Statement of Justification – Conditional Use Permit**

To Whom It May Concern,

Please accept this letter as our Statement of Justification pertaining to the requested Conditional Use Permit. Below are the questions that were required to be responded to along with the corresponding responses. We are very pleased to be working with the City of Morgan Hill and to be bringing much needed senior living with daily meal, transportation, laundry, activity and other services that adapts into a State licensed congregate care for Seniors. There is an acute need for this type of bridge project in the community.

1. Is the site suitable and adequate for the proposed use?

The site provides all requirements for the proposed use, including: proximity to shopping and services, good transportation links, population demographics that support the accommodation for Senior congregate care facilities, available utility services, etc. There is sufficient acreage for the development and associated parking, access, storm water management, and recreation/landscaping areas.

2. Would the proposed use and design have a substantial adverse effect on traffic circulation and on the planned capacity of the street system?

The proposed Senior congregate care facility has a low level of traffic generation. The initial study of the environmental impacts prepared for the project at the City's direction

by the City's third party consultant reflects that there would be no significant transportation impacts.

3. Would the proposed use at the location requested:

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

There will be no significant negative impacts from the development that would adversely affect the peace, health, safety, morals, or welfare of persons residing or working in the surrounding area. The projects will have a beneficial impact on the local persons who live and work in the surrounding area through attractive architecture, residents to activate the area as a local community hub, and supportive services including transportation that allow the Seniors to better interact with the local community. The residents are expected to come mainly from the local community and average 85-90 years in age.

Impair the utility or value of property of other persons located in the vicinity of the site?

Property in the vicinity includes existing congregate care, residential, light industrial property and vacant industrial and residential parcels. The use has a minimal impact on traffic and noise levels, and will be aesthetically pleasing. The land has laid fallow for generations and there is no indication that it would be otherwise be developed in the near future. We believe this development will improve property values and utility in the vicinity.

Be detrimental to public health, safety or general welfare?

The proposed use will not be detrimental to the public health, safety or general welfare. There will be no significant health or safety impacts from the operation of the facility, as sated the projects has minimal traffic generation and no dangerous processes will be carried out on site. The facility will be funded utilizing private funds, will pay impacts fees and property taxes.

Is the design of the project compatible with the existing and proposed development within the district and its surrounding?

The project is immediately adjacent to an existing congregate care facility. The design will be complementary to the existing facility. With respect to other existing developments, this project will provide additional transitional buffer between the residential development to the North and East and the industrial development to the South and West. The property occupies a prominent location on Butterfield Boulevard and the project will provide an appealing development and, similar to the congregate care facility next door, will screen the existing industrially zoned sites from Butterfield.

Will the proposed use allow retail sales or groceries, food, or beverage items upon automobile service station premises?

No, the proposed use does not allow retail sales of groceries, food or beverage items upon automobile services station premises.

July 8, 2016

Please contact me if you need any additional information.

Sincerely,



James Palda
Vice President