

JUN 23 2016

CITY OF MORGAN HILL

Vila Monte  
17440 Monterey Rd.  
Morgan Hill CA 95037

3/21/2016

Re: Conditional Use Permit - Letter of Justification

We request the conditional use based on the following Statement of Proposed Operations:

Letter of Justification:

Our intended use for this CUP submittal is to expand our existing Care Facility from 28 beds to 84 beds and continue our care of seniors and individuals with special needs. The Council has approved rezoning legislation to rezone existing R-3(C) Conditional zoning which allows this use, but specifically caps the allowed number of beds at 28. The adoption of Ordinance No. 2186 New Series rezones the property to R-3 Medium Density Residential District and allows us to apply for expansion of the existing facility from 28 beds to 84 beds by this conditional use permit submittal.

We have a staff of highly trained medical and personal care professionals that fulfill a promise of quality resident-centered care programs. To many of our residents, they consider our facility their home. To us, we consider them family.

Specifically:

Is the site suitable and adequate for the proposed use?

- ***The proposed building and existing site are suitable and adequate for the intended use.***

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 development would not adversely impact beyond the planned capacity of the street system and the project has completed an environmental review.***

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;
  - ***No, the addition of this facility will improve the existing structure and surrounding property to positively impact the welfare of the immediate residents and employees.***
- or impair the utility or value of property of other persons located in the vicinity of the site;
  - ***No, this project should positively impact property values by improving an existing building and intensifying the landscaping/streetscape.***
- or be detrimental to public health, safety or general welfare?
  - ***No.***
- Is the design of the project compatible with the existing and proposed development within the district and its surroundings?
  - ***Yes***
- Will the proposed use allow retail sales of groceries, food, or beverage items upon automobile service station premises?
  - ***No the proposed use is restricted to a care facility.***

UP2016-0010: PEAK - AMAS